

LP-22-00002



"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A **preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020** for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Two large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

*****Final plat application and associated fees will be required at time of request for final plat processing. Please see the final plat application for current fees.**

APPLICATION FEES:

\$2,960.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$1,215.00*	Kittitas County Public Works
\$524.00	Kittitas County Fire Marshal
\$560.00	Kittitas County Public Health
\$5,259.00	Total fees due for this application submittal (One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>3-14-22</u>	RECEIPT # <u>CD2200724</u>	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; margin: 5px 0;">MAR 14 2022</div> <div style="font-weight: bold; margin: 5px 0;">Kittitas County CDS</div> <div style="font-size: 0.8em; margin: 5px 0;">DATE STAMP IN BOX</div>
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GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: John F Barker
Mailing Address: 920 Mohar Rd.
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 206.755.3842
Email Address: john98922@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: see above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Marc Kirkpatrick, PE
Mailing Address: Encompass Engineers 407 Swiftwater Blvd.
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-674-7433
Email Address: MKirkpatrick@EncompassES.net

4. **Street address of property:**

Address: 920 Mohar Rd
City/State/ZIP: Cle Elum WA 98922

5. **Legal description of property (attach additional sheets as necessary):**

see attached survey + legal

6. **Tax parcel number:** 19296 + 205534 + 14362

7. **Property size:** 38.47 (acres)

8. **Land Use Information:**

Zoning: Rural 5 Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum 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.
10. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle)
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?** Mohar Rd.

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

Date:

X _____

**Signature of Land Owner of Record
(Required for application submittal):**

Date:

x **John F Barker**

Digitally signed by John F Barker
DN: cn=John F Barker, o, ou,
email=john98922@gmail.com, c=US
Date: 2022.03.08 14:18:03 -08'00'



MOHAR FARM CLUSTER PLAT PROJECT NARRATIVE

OVERVIEW:

The purpose of this application is to create 7 lots and 2 Open Space Tracts from Parcel Numbers 205534, 14362 & 19296 consisting of 38.47 acres. The subject property is located within the Rural 5 Zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be a Class B Water System.

TRANSPORTATION:

Access to Mohar county road via private access easements.

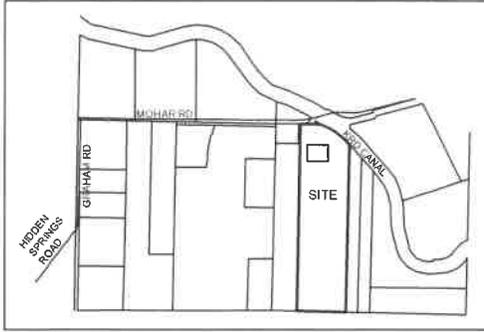
COMMENTS:

Attached are copies of the proposed plat for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS PLAT APPLICATION.

MOHAR FARM PRELIMINARY CLUSTER PLAT

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3, T. 19 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S.

PROPERTY OWNERS:

JOHN FORREST BARKER
620 MOHAR ROAD
CLE ELUM, WA 98922

PROPERTY INFORMATION:

PARCEL NO. MAP NO.
205534 19-15-03040-0006
14362 19-15-03040-0018
19286 19-15-03040-0020

AREA: 38.47 ACRES TOTAL
LOTS: 7
TRACTS: 2
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC
ZONE: RURAL 6

LOT AREA TABLE	
LOT #	AREA (ACRES)
1	0.68
2	0.73
3	0.61
4	0.66
5	0.78
6	0.91

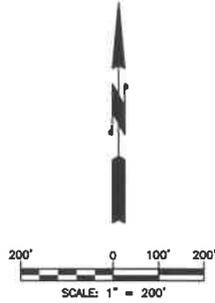
ADJACENT PROPERTY OWNERS:

APN 17877
APN 215534
MELODY STEELE
680 MOHAR ROAD
CLE ELUM WA 98922-9005

APN 206436
APN 136436
ROSEBURG FAMILY LLC
210 LUND LANE
CLE ELUM WA 98922

APN 185534
RICHARD JOHN WHITE
19335 NE 146TH ST
WOODINVILLE WA 98072

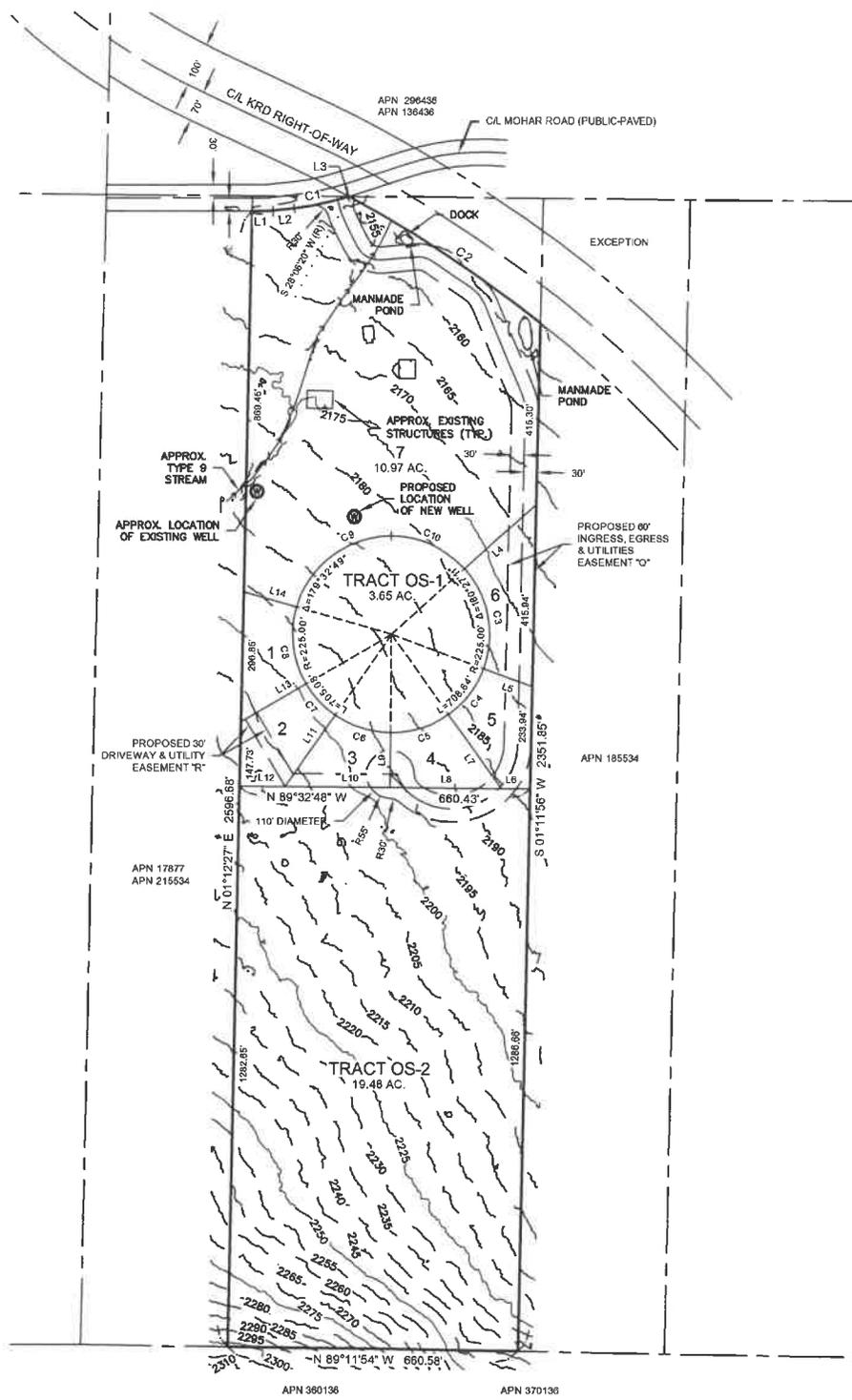
APN 370136
APN 360136
ROBERT DRESSEL
19315 99TH ST NW
VAUGHN WA 98394-9639



**LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY -
SUBDIVISION GUARANTEE NO. G-6329-12275:**

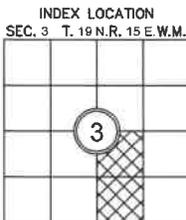
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; EXCEPT THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE RIGHT OF WAY OF THE KITITAS RECLAMATION DISTRICT IRRIGATION CANAL AS CONVEYED TO SAID DISTRICT BY GUARDIANS DEED RECORDED DECEMBER 8, 1946, UNDER AUDITOR'S FILE NO. 84412, EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., BEING ALL OF THAT PORTION ON THE NORTHERLY OR LEFT HAND SIDE (LOOKING DOWNSTREAM) OF THE RIGHT OF WAY OF THE MAIN CANAL OF THE KITITAS RECLAMATION DISTRICT, AS DESCRIBED BELOW.

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, WHICH POINT IS SOUTH 89°30' WEST, 1313.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, THENCE SOUTH 1°00' WEST, 321.0 FEET; THENCE NORTH 50°45' WEST, 565.0 FEET; THENCE NORTH 89°30' EAST, 398.0 FEET TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF MOHAR ROAD.



LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 89°57'42" E	34.32'
L2	N 83°51'18" E	61.32'
L3	N 72°01'18" E	3.17'
L4	N 47°54'29" E	218.32'
L5	S 69°40'00" E	116.58'
L6	N 89°32'48" W	63.26'
L7	S 35°38'27" E	208.04'
L8	N 89°32'48" W	264.90'
L9	S 0°27'11" W	126.06'
L10	N 89°32'48" W	239.42'
L11	S 34°49'23" W	199.11'
L12	N 89°32'48" W	102.85'
L13	S 59°43'09" W	170.93'
L14	N 73°51'35" W	124.43'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	602.90'	124.53'	11°50'00"
C2	2795.00'	522.32'	10°42'28"
C3	225.00'	245.14'	62°26'31"
C4	225.00'	133.75'	34°03'33"
C5	225.00'	141.61'	36°03'38"
C6	225.00'	134.97'	34°22'12"
C7	225.00'	67.77'	24°53'46"
C8	225.00'	182.30'	46°26'16"
C9	225.00'	290.05'	73°51'35"
C10	225.00'	188.13'	47°54'29"



Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

PRELIMINARY MOHAR FARM CLUSTER PLAT
PREPARED FOR
JOHN BARKER
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY - WASHINGTON

DWN BY G.W./D.L.P.	DATE 03/2022	JOB NO. 211932
CHKD BY M.K.K./D.L.P.	SCALE 1" = 200'	SHEET 1 OF 1

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: **MOHAR FARM COMMUNITY CLUSTER PLAT**

2. Name of applicant: JOHN FORREST BARKER

3. Address and phone number of applicant and contact person:

920 MOHAR ROAD, CLE ELUM, WA 98922 206-755-3842

4. Date checklist prepared: **March 8, 2022**

5. Agency requesting checklist:

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

6. Proposed timing or schedule (including phasing, if applicable):

2022

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

NO

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

NONE EXCEPT AS REQUIRED FOR FURTHER APPROVALS

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **NO**

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

PRELIMINARY AND FINAL PLATS, HEALTH DEPT., GRADING AND BUILDING PERMITS

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

THE MOHAR FARM COMMUNITY CLUSTER PLAT IS INTENDED TO CREATE 6 NEW RESIDENTIAL BUILDING LOTS (in addition to one lot for the existing Home) TO ALLOW IMPROVEMENTS COMPATIBLE WITH THE EXISTING HISTORIC MOHAR FARM.

THE OBJECTIVES INCLUDE PRESERVING AND ENHANCING THE MOUNTAIN FARM AND FOREST SETTING, ENSURING DESIGNS THAT ARE APPROPRIATE TO THE UNIQUENESS OF THE PLACE, AND CREATING AND MAINTAINING A UNIFIED DESIGN AESTHETIC THROUGHOUT THE FARM AND COMMUNITY.

MOHAR FARM IS A 38 ACRE REMNANT OF THE ORIGINAL 80 ACRE HOMESTEAD OF ANNA BEDNAR ROTHLSBERGER (MOHAR) ORIGINATING IN THE EARLY 1900S. THE ORIGINAL HOME AND BARN STILL EXIST, AND THE CURRENT OWNER PURCHASED THE PROPERTY IN 1998 FROM THE MOHAR FAMILY. MANY IMPROVEMENTS HAVE BEEN MADE TO THE ORIGINAL FARMSTEAD, BUT THE ORIGINAL CHARACTER IS STILL INTACT. WITH RURAL 5 ACRE ZONING, THE FARM PLAT PROPOSES 6 NEW BUILDING LOTS SURROUNDING A PERMANENT OPEN SPACE FIELD SURROUNDED BY TREES. PERMANENT FOREST OPEN SPACE WILL REMAIN ON THE REMAINING 23 ACRE FORESTED AREA AS WELL.

DESIGN GUIDELINES WILL BE DEVELOPED FOR ALL NEW BUILDINGS, BUILDING ADDITIONS, SITE WORK, LANDSCAPING AND ANY SUBSEQUENT CHANGES OR ALTERATION TO EXISTING STRUCTURES.

A NEW ACCESS ROAD IS PROPOSED FROM THE EXISTING DRIVEWAY ON MOHAR ROAD THAT WILL FOLLOW THE PERIMETER OF THE FARM AND PROVIDE ACCESS TO ALL OF THE NEW LOTS. A GROUP B WATER SUPPLY SYSTEM WILL BE DEVELOPED SERVING A TOTAL OF SIX DWELLING UNITS.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

920 MOHAR ROAD, CLE ELUM, WA 98922

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other GENTLY SLOPING

b. What is the steepest slope on the site (approximate percent slope)? 5-6%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The Natural Resource Conservation Service Soils maps for Kittitas County lists the following soils in the project vicinity:

ROSLYN-NATKIM-RACKER are soils that support dry to moist forestland the soils are gently sloping to very steep. Elevation is 1,900 to 2,600 feet. The mean annual precipitation is 30 to 60 inches, the mean annual air temperature is about 45 degrees f, and the frost-free period is 80 to 120 days.this map unit makes up 3.7 percent of the survey area.

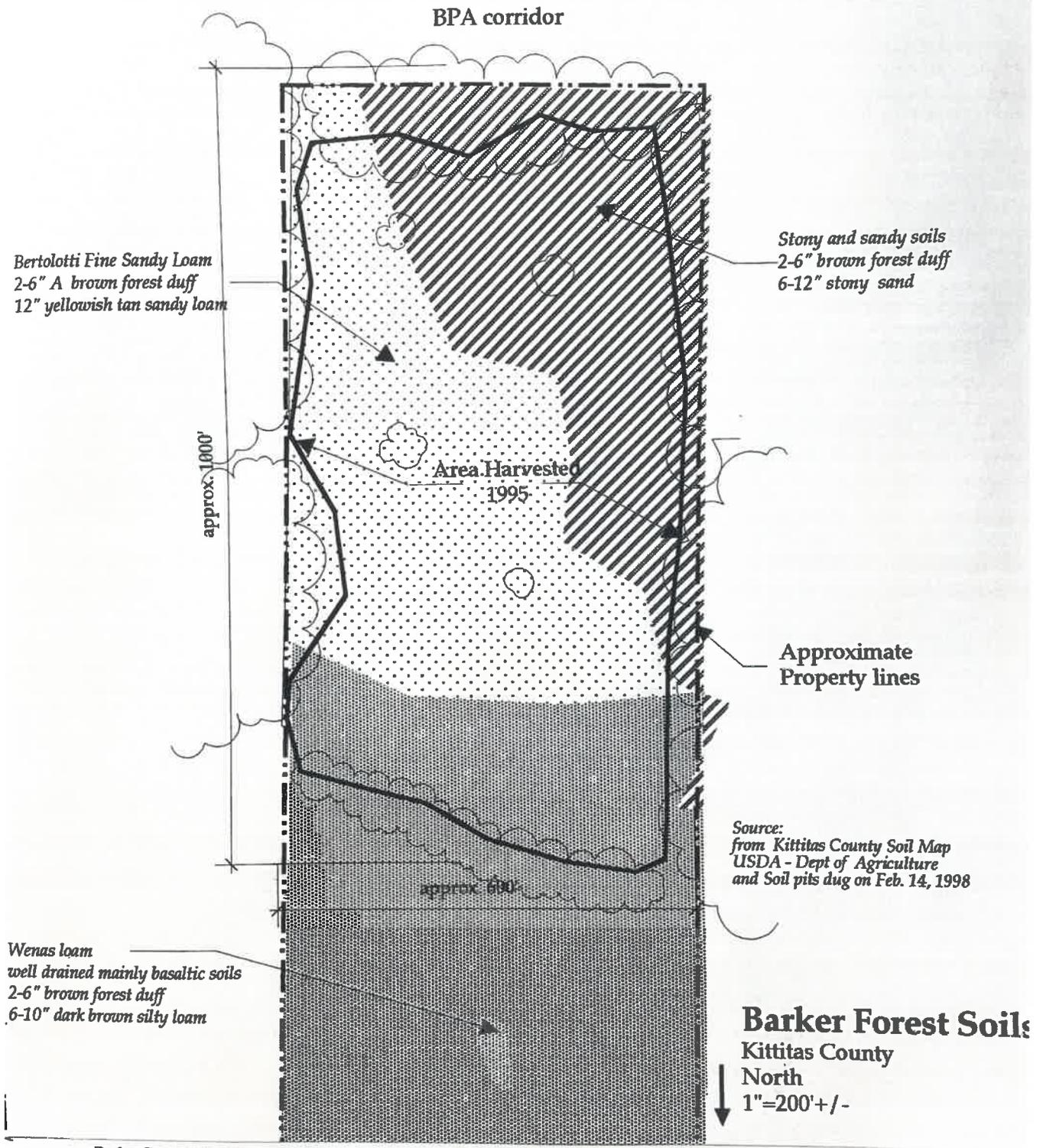
ROSLYN SOILS are very deep. They formed in glacial drift with a mantle of loess and volcanic ash. They are on terraces, valleysides, and kame terraces. The mean annual precipitation is about 35 inches.

NATKIM SOILS are very deep. They formed in glacial till and colluvium derived from andesite and basalt mixed with volcanic ash. They are on mountain slopes and glacial trough valleys..

RACKER SOILS are very deep. They formed in glacial outwash with a mantle of volcanic ash. They are on outwash terraces.

See also attached soils map based on a soils information provided by Kittitas County Soils Map.

4. SOIL PRODUCTIVITY INFORMATION: Based on the soils maps and several test pits that we have reviewed, the soil appears to be a dark silty loam on the northern 25% portion of the forest land, and a sandy or stony soil on the southern 75% of the forest land.



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. GRADING FOR APPROXIMATELY 2000 FOOT-LONG ACCESS ROAD, INVOLVING 42,900 SF OF DISTURBANCE, AND APPROXIMATELY 800 CUBIC YARDS OF GRAVEL
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. YES, HOWEVER SLOPES ARE VERY GENTLE AND EXISTING VEGETATION WILL BE RETAINED FOR EROSION CONTROL
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? APPROXIMATELY 4-5% OF THE SITE WILL EVENTUALLY BE IMPERVIOUS SURFACES
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: BMPs FROM THE WASHINGTON STATE STORMWATER MANUAL FOR EASTERN WASHINGTON WILL BE EMPLOYED.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. CONSTRUCTION EQUIPMENT AND DUST DURING CONSTRUCTION. WOOD FIRES AFTER COMPLETION
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NONE KNOWN
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: WATER TO CONTROL DUST DURING CONSTRUCTION

3. Water

- a. Surface Water: [\[help\]](#)
 - 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 stream or river it flows into. INTERMITTENT (UNKNOWN TYPE 9) STREAM FLOWS INTO KRD MAINLINE CANAL SEVERAL SMALL CONSTRUCTED FARM PONDS
 - 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. YES EXISTING AND PROPOSED ACCESS ROAD CROSSS STREAM AND IS ADJACENT TO SMALL FARM PONDS
 - 3) Estimate the amount of 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. NONE
 - 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. STORMWATER RUNOFF MAY ENTER FARM PONDS AND KRD CANAL

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? YES If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. A GROUP B WATER SUPPLY SYSTEM WILL BE DEVELOPED SERVING A TOTAL OF SIX SINGLE FAMILY HOMES .
- 2) Describe waste material 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. DOMESTIC ONSITE SEWAGE FOR SIX HOMES IS PROPOSED

c. Water runoff (including stormwater):

- 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. STORMWATER AND SURFACE RUNOFF WILL BE ROUTED INTO SWALES AND INFILTRATION PONDS IN ACCORDANCE WITH WASHINGTON STATE ECOLOGY STORMWATER BMPs.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. YES HOWEVER BIOFILTRATION IN INFILTRATION WILL MITIGATE AND REMOVE WASTE MATERIALS
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NOT IN A SIGNIFICANT WAY

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: BMPs PER WASHINGTON STATE STORMWATER MANUAL FOR EASTERN WASHINGTON WILL BE EMPLOYED AS APPROPRIATE.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: MAPLE, ASPEN, OAK, HAWTHORN, APPLE, POPLAR, LOCUST, LARCH
- evergreen tree: FIR, PINE, JUNIPER
- shrubs: SNOWBERRY, ROSE, HAZELNUT
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops. (AT ADJACENT HERITAGE FARM)

wet soil plants: CATTAIL, BUTTERCUP, SEDGES, RUSHES, CAMAS, WILLOW

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? GRASSES AND A FEW SMALL PINES
- c. List threatened and endangered species known to be on or near the site. THERE ARE NO LISTED ENDANGERED OR THREATENED PLANTS THAT OCCUR WITHIN THE GENERAL PROJECT VICINITY.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: 250 NATIVE AND ADAPTED TREE SPECIES HAVE BEEN PLANTED AROUND THE 500 FOOT DIAMETER CIRCLE TO PROVIDE SHADE, SCREENING, SHELTER AND HABITAT FOR THE NEW HOMESITES
- e. List all noxious weeds and invasive species known to be on or near the site. RUSSIAN KNAPWEED, CANADIAN THISTLE, OXALIS DAISY, HOUNDSTOOTH

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: HAWK, HERON, EAGLE, SONGBIRDS

mammals: DEER, BEAR, ELK:

_____ fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. THE PROJECT IS LOCATED 3 MILES FROM DOWNTOWN CLE ELUM SEVERAL SPECIES LISTED ON THE THREATENED OR ENDANGERED SPECIES LIST (CANADA LYNX, GRAY WOLF, YELLOW-BILLED CUCKOO, BULL TROUT) ARE ASSOCIATED WITH THE FOREST AREAS IN THIS GENERAL AREA BUT ARE NOT ANTICIPATED TO BE AFFECTED BY THIS PROJECT.
- c. Is the site part of a migration route? If so, explain. YES ELK AND DEER (AND PERHAPS COUGAR AND BEAR) WILDLIFE TRAILS EXIST SOUTH OF THE PROPOSED DEVELOPMENT
- d. Proposed measures to preserve or enhance wildlife, if any: WILDLIFE TRAILS AND HABITAT WILL BE PRESERVED AND MAINTAINED IN PERPETUITY SOUTH OF THE DEVELOPMENT SITE
- e. List any invasive animal species known to be on or near the site. NONE KNOWN

6. **Energy and Natural Resources** [\[help\]](#)

- 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. ELECTRICITY, WOOD, SOLAR, AND/OR WIND WILL BE USED FOR HEATING THE HOMES.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. NO
- c. What kinds of energy conservation features are included in the plans of this proposal? ALL HOMES WILL BE SITED FOR OPTIMAL PASSIVE SOLAR
List other proposed measures to reduce or control energy impacts, if any: ALL HOMES WILL BE BUILT TO THE LATEST COUNTY AND STATE ENERGY CODE STANDARDS.

7. **Environmental Health** [\[help\]](#)

- 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 any known or possible contamination at the site from present or past uses. NONE
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. ADJACENT TO BPA ELECTRICAL TRANSMISSION CORRIDOR, APPROXIMATELY 1000 FEET TO THE SOUTH
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. NONE
 - 4) Describe special emergency services that might be required. NONE
 - 5) 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)? SOME NOISE AT TIMES WHEN ITS RAINING FROM "BUZZING" POWER LINES TO SOUTH
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. SHORT TERM CONSTRUCTION NOISES DURING WORKING HOURS
- 3) Proposed measures to reduce or control noise impacts, if any: LIMIT CONSTRUCTION HOURS, LIMIT SHOOTING ORV AND OTHER LOUD ACTIVITIES WITH NEW RESIDENTS

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. SITE IS NOW OPEN SPACE, TIMBER, HABITAT AND RECREATION LAND. AGRICULTURE ONLY OCCURS ON ADJACENT FARMSTEAD (ORCHARDS, GREENHOUSE, GARDENS, LIVESTOCK) PROPOSAL DOES NOT AFFECT FARMSTEAD.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? PROJECT SITE HASN'T BEEN IN FARM OR FOREST USE FOR AT LEAST 25 YEARS. NO COMMERCIAL AGRICULTURAL OR FOREST LAND WILL BE IMPACTED.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: THE OLD FARM IS ORGANIC, SMALL SCALE WITH NO NEED FOR OVERSIZED EQUIPMENT OR PESTICIDES.
- c. Describe any structures on the site. THE HISTORIC FARMSTEAD AND EXISTING BARN IS UNTOUCHED BY THE PROPOSAL.
- d. Will any structures be demolished? If so, what? NO
- e. What is the current zoning classification of the site? RURAL 5
- f. What is the current comprehensive plan designation of the site? RURAL RESIDENTIAL
- g. If applicable, what is the current shoreline master program designation of the site? NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. NO
- i. Approximately how many people would reside or work in the completed project? 20
- j. Approximately how many people would the completed project displace? NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any: NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLIANCE WITH KC TITLE 16.09 REGARDING CLUSTER PLATTING
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: PRESERVATION AND RESTORATION OF ALL HISTORIC FARMLANDS, STRUCTURES, & PLANTING NEW TREES EVERY YEAR.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. THE PROPOSAL WOULD ALLOW SIX MIDDLE INCOME HOMES
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. NONE
- c. Proposed measures to reduce or control housing impacts, if any: NONE

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 30 FEET, STONE, CONCRETE, WOOD AND METAL.

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

- b. Proposed measures to reduce or control aesthetic impacts, if any: ALL NEW STRUCTURES WILL BE CONSTRUCTED IN AN AESTHETICALLY COMPATIBLE MANNER WITH THE HERITAGE FARM

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? NEW RESIDENTIAL LIGHTING

- b. Could light or glare from the finished project be a safety hazard or interfere with views? YES

- 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: ADOPT "DARK SKY INITIATIVE" RULES REGARDING EXTERIOR LIGHTING

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? XC SKIING, MOUNTAIN BIKING, OFF ROAD BIKING, SNOWMOBILING AND HUNTING ALONG THE BPA CORRIDOR

- b. Would the proposed project displace any existing recreational uses? If so, describe. NO

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: WE WILL CONTINUE TO MOW NONMOTORIZED TRAILS ONSITE, BUT NOT ALLOW MOTORIZED OFF ROAD USE ONSITE. NO CHANGES TO BPA CORRIDOR RECREATIONAL USES. 23 ACRES OF THE 38 ACRE PROPERTY IS PROVIDED AS OPEN SPACE IN THE PROPOSAL.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. HISTORIC MOHAR FARM BARN AND HOUSE ARE BOTH APPROXIMATELY 110 YEARS OLD.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. NO



Anna Mohar

**ANNA (BEDNAR)
(ROTHLISBERGER) MOHAR**

We came to Roslyn on the train in about 1900. I was wearing my little red coat with the 6 gold buttons and Mother was carrying a box of food for us to eat. I was born in Wisconsin in 1897, so I was 2 or 3 at the time, and I don't remember how many of my sisters and brothers came with us. My mother Anna Bednar had 14 children; but only 4 of my brothers and 2 of my sisters lived to grow up.

My dad Joe Bednar was a miner; but he bought the ranch below Sky Meadows and built us a two story log house. (Tony Ross lives in it now.) After we moved there, my dad boarded in Roslyn and worked in the mines for 6 more years. My little brother and I would sit on the doorstep in the evening listening for the Roslyn mine whistle. Three times it blew, they would work the next day; one whistle, they didn't; and that meant our dad would be walking home. We would wait for him at Cassassa Road because he always brought an orange or candy.

One day my mother says to me, "Well, you're 5 years old, you'd better get to work." So my dad put my little brother and me to work hauling hay.

When I was 9 years old, I was milking cows. When I was 13, my dad planted an orchard; I kept that acre weeded.

I married Charlie Rothlisberger in 1917, and we moved to this farm. His family owned the Rothlisberger Meat Market in town. We had two children, Ella and John. But Charlie died when John was a few months old and I ended up living in Roslyn where I married Tony Mohar.

Tony was a miner. After we were married, I wanted to get him out of the mines; so we came back to the ranch to farm. Times were hard. People talk about the depression? What depression? We were always poor. I could make soup with one noodle. In 1927, Tony drove the horse-drawn rig to pick up all the Peoh Point kids, and take them to school. When he got sick, I took over for one week at 27 below zero, the horses' noses were covered with frost, and I got up at 4 in the morning to feed them before I started. It didn't pay much money, but it helped. When Tony farmed, I did too. I cut, and raked, and hauled hay. When the boys were in the Army (World War II), I milked 36 cows a day, selling the cream to the Creamery. I had 300 chickens and the Autorest Cafe bought my eggs. It was war time, and a Seattle, WA doctor contracted for potatoes. So everybody on Peoh Point had little bit of potatoes here, little bit of potatoes there. I picked potatoes for two years.

Tony and I had 3 children: the boys, Norman and Donald, have orchards at Grandview, WA; and Anna (Gehring) lives in Oregon. Ella (Morrison) and John still live here. The years go by fast. I am the last of the pioneers who settled here on Peoh Point. Tony died in 1951, so now I keep busy crocheting my curtains and tending my sheep. *As told to Pat Woodell by Anna Mohar*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation,

archaeological surveys, historic maps, GIS data, etc. I have contacted Kittitas County Historical Society, (see attached citation above about Anna Bednar (Rothlisberger) Mohar)

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. PROJECT WILL NOT DISTURB HISTORIC BUILDINGS OR HISTORIC FARMSITE. 23 ACRES OF THE 38 ACRE PROPERTY IS PROVIDED AS OPEN SPACE IN THE PROPOSAL.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. EXISTING DRIVEWAY FROM MOHAR ROAD WILL BE EMPLOYED FOR ACCESS, ALTHOUGH IT WILL BE IMPROVED TO COUNTY STANDARDS
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? NO
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? PARKING WILL BE PROVIDED ON EACH RESIDENTIAL LOT, NONE WILL BE ELIMINATED
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). NO
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? ??
10 TRIPS NO MODEL USED.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NO
- h. Proposed measures to reduce or control transportation impacts, if any: NONE

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. YES
- b. Proposed measures to reduce or control direct impacts on public services, if any. ROADS WILL BE CONSTRUCTED TO ALLOW FOR FIRE AND EMERGENCY VEHICLES

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
ELECTRICITY, natural gas, WATER, REFUSE SERVICE, TELEPHONE, ~~sanitary sewer~~, SEPTIC SYSTEM,

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. ELECTRICAL SERVICE (PSE), ONSITE SEPTIC SYSTEM, NEW CLASS B WELL AND WATER SYSTEM

C. Signature [\[HELP\]](#)

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:

Name of signee JOHN F BARKER

Position and Agency/Organization OWNER

Date Submitted: **March 9, 2022**



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD22-00724

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: ENCOMPASS ENGINEERING &
SURVEYING
165 NE JUNIPER ST SUITE 201
ISSAQUAH WA 98027

Cashier: KATHY BOOTS
Payment Type: CHECK (4266)

Date: 03/14/2022

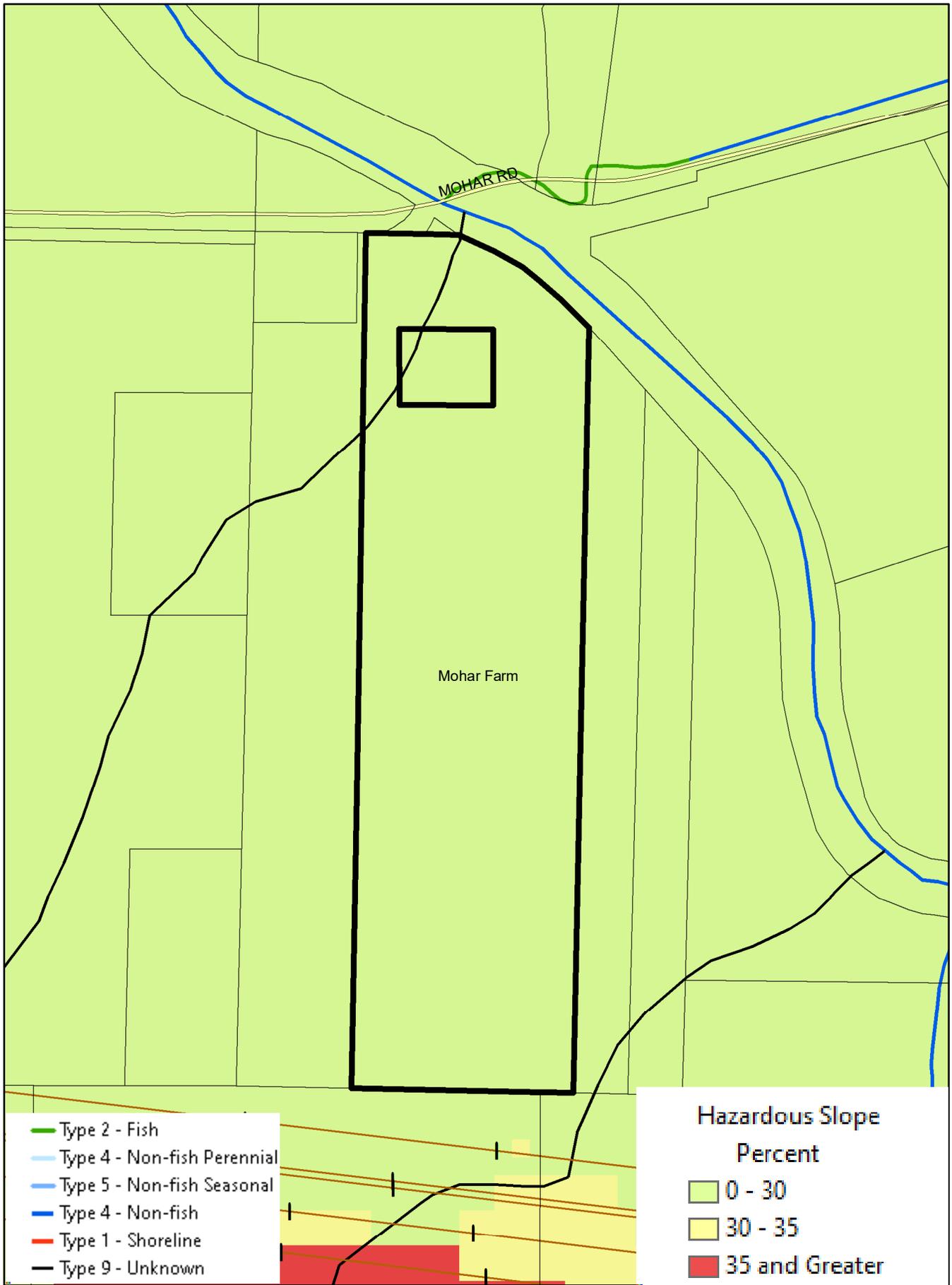
LP-22-00002 Long Plat to preliminary approval

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Long Plat (Fire)	\$524.00	\$524.00	\$0.00
Preliminary Plat (Health)	\$560.00	\$560.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review	\$1,215.00	\$1,215.00	\$0.00
Preliminary Plat	\$2,960.00	\$2,960.00	\$0.00
LP-22-00002 TOTALS:	\$5,259.00	\$5,259.00	\$0.00
TOTAL PAID:		\$5,259.00	



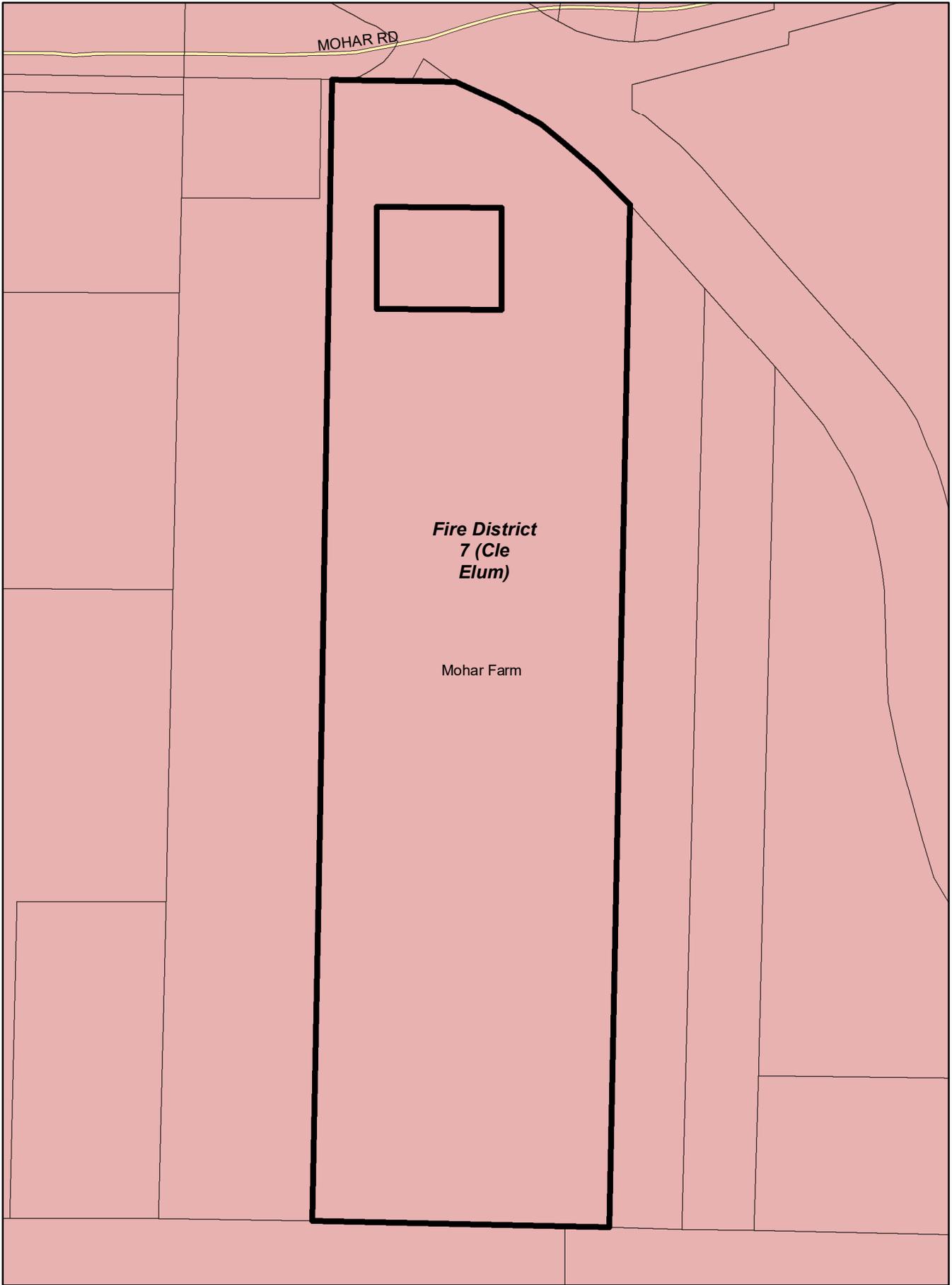
LP-22-00002
Mohar Farm

Aerial View



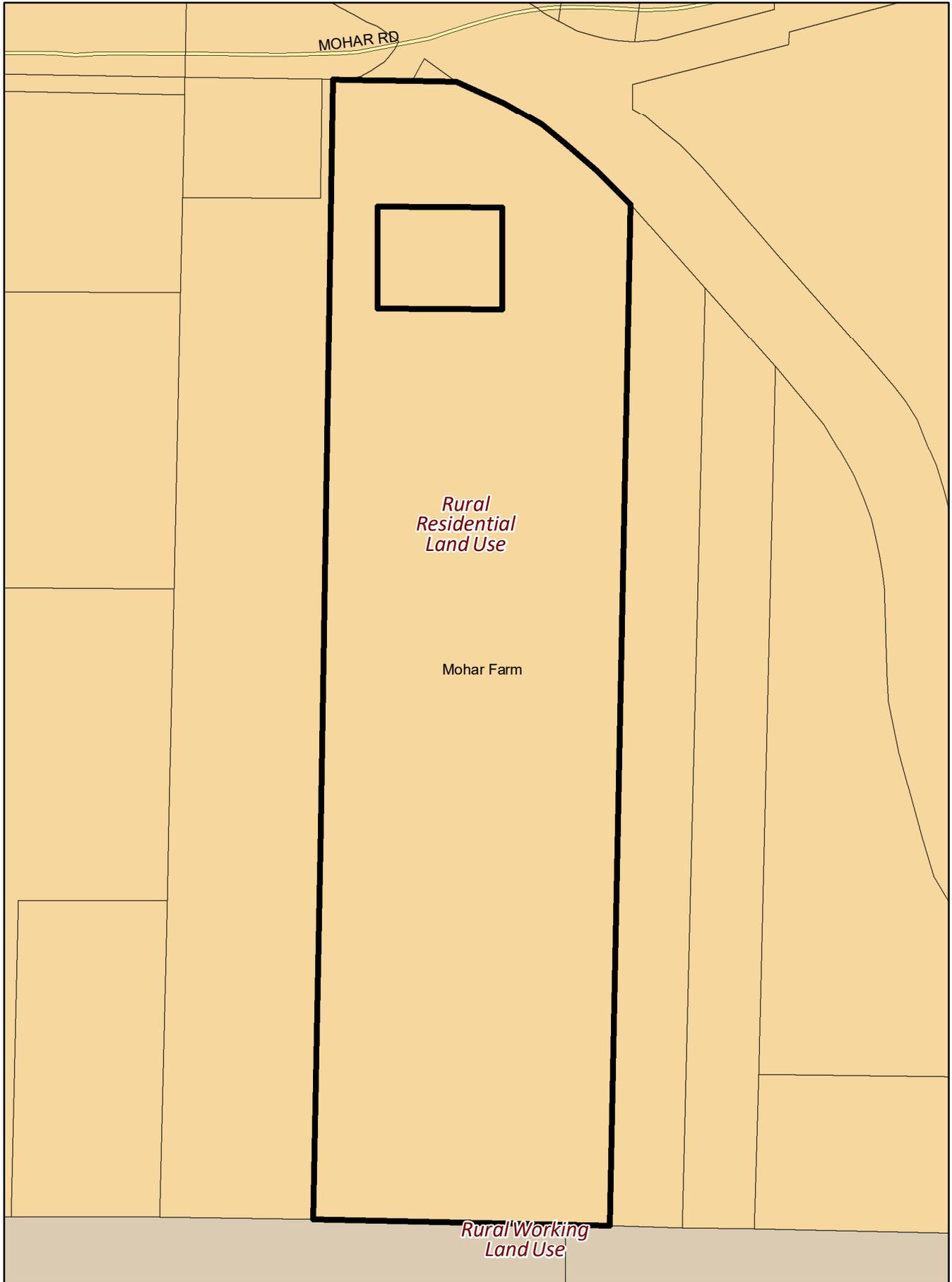
LP-22-00002
Mohar Farm

Critical Areas



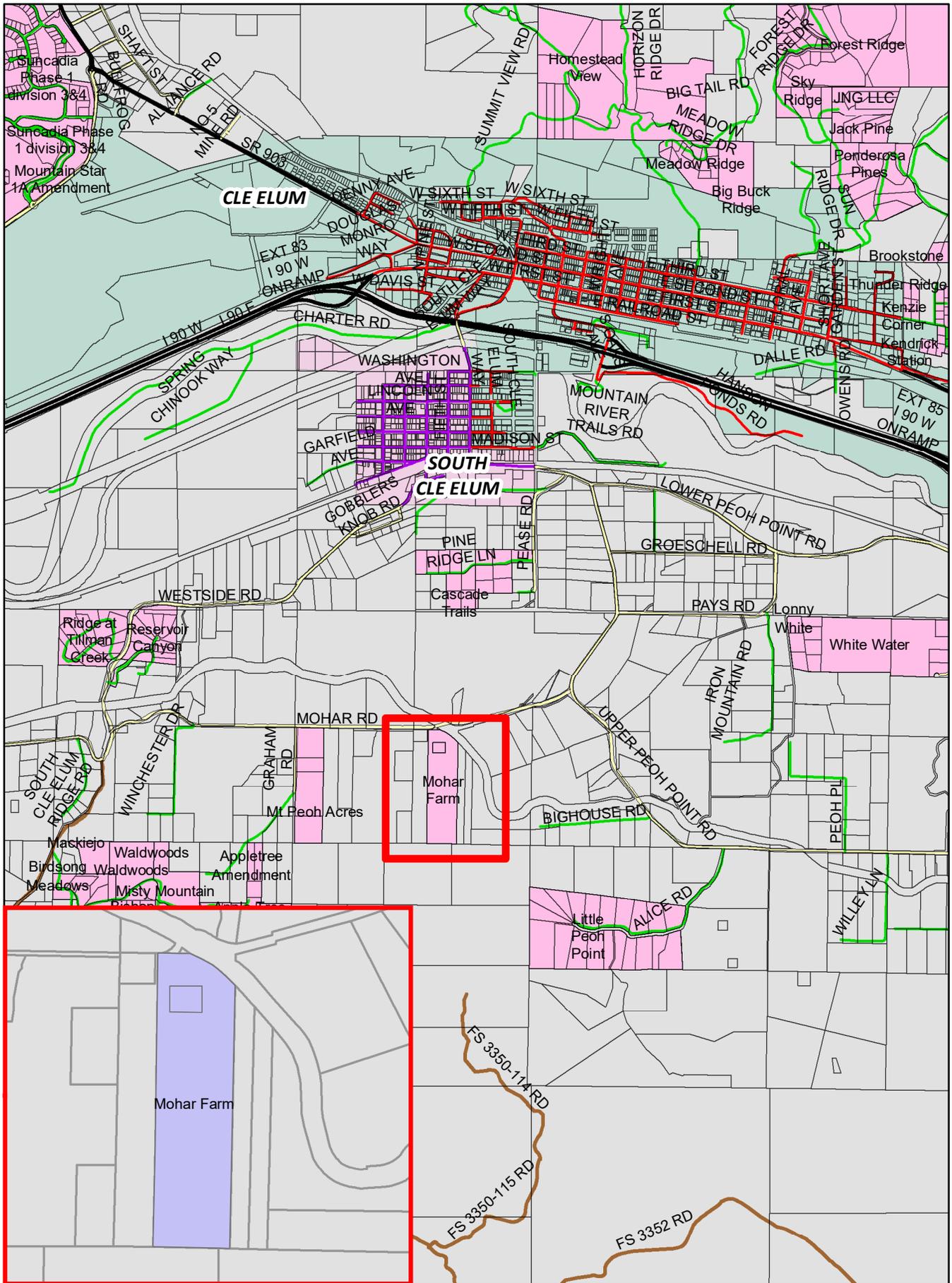
LP-22-00002
Mohar Farm

Fire District



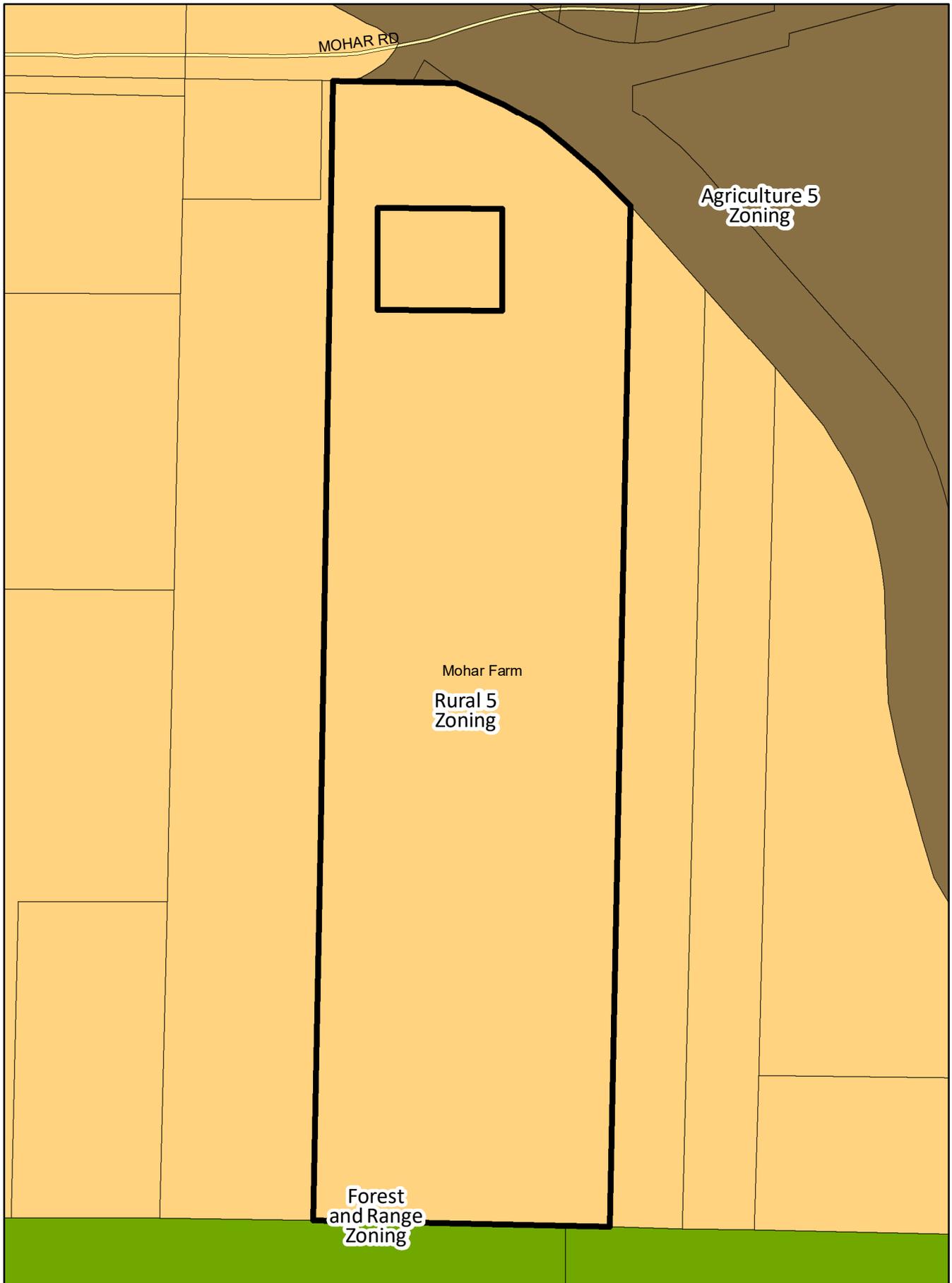
LP-22-00002
Mohar Farm

Land Use



LP-22-00002
Mohar Farm

Vicinity View



LP-22-00002
Mohar Farm

Zoning

From: [Rachael Stevie \(CD\)](#)
To: ["john98922@gmail.com"](mailto:john98922@gmail.com)
Cc: [Marc Kirkpatrick](#); [Ginger Weiser](#); [Jeremy Johnston](#)
Subject: LP-22-00002 Mohar Farm - Deemed Complete
Date: Wednesday, March 16, 2022 12:30:00 PM
Attachments: [image001.png](#)
[LP-22-00002 Mohar Farm Deemed Complete.pdf](#)
[LP-22-00002 Mohar Farm Site Posting Map.pdf](#)
[LP-22-00002 Mohar Farm Affidavit of Posting.pdf](#)

Good afternoon,

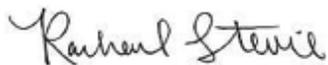
Please see attached correspondence regarding your long plat application.

Your sign is ready to be picked up at the front desk of Community Development Services. Once I receive the affidavit of posting along with pictures of the posted sign, I can notice your application and get the comment period started. You can email those directly to me.

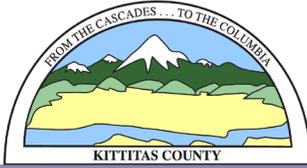
There are physical copies of the attached documents attached to your sign.

Please let me know if you have any questions at all.

Thanks so much and have a great rest of your afternoon.



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

March 16, 2022

John F. Barker
920 Mohar Rd
Cle Elum, WA 98922
john98922@gmail.com

sent via email

RE: Mohar Farm Long Plat (LP-22-00002) – Deemed Complete

Parcel# 19296

Parcel# 205534

Parcel# 14362

Dear Mr. Barker,

The application packet for a 7-lot cluster plat was received on March 14, 2022 and has been determined complete on March 16, 2022. The proposed project includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject properties are parcels 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

In accordance with the provisions of KCC 15A.030.060, the following will occur:

1. The site must be posted in accordance with KCC15A. Sign(s) are ready for pickup at Community Development Services along with posting instructions and an Affidavit of Posting form to be signed and returned with a picture of the posted sign(s) prior to a Notice of Application being issued.
2. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. Consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
3. As requested by the County, additional materials may be required before this matter is brought before the Hearings Examiner.
4. An open record hearing will be scheduled before the Kittitas County Hearings Examiner to consider both applications where public testimony may be given and a final decision will be made.

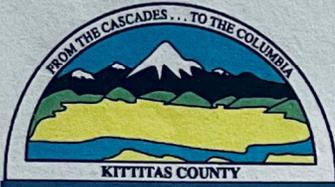
If you have any questions regarding this matter, I can be reached by phone at 509-962-7637 or by e-mail at rachael.stevie.cd@co.kittitas.wa.us.

Sincerely,

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Marc Kirkpatrick, Surveyor*
Jeremy Johnston, Planning Official

via email
via email



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

"Building Partnerships - Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

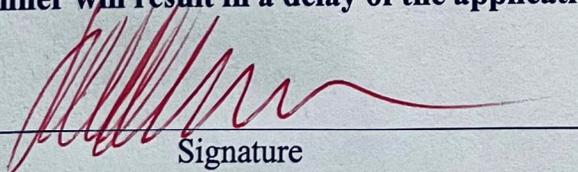
1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: March 16, 2022	PLANNER: Rachael Stevie

PROJECT NAME: Mohar Farm Cluster Plat	FILE NUMBER: LP-22-00002
----------------------------------------------	---------------------------------

PLEASE COMPLETE THE FOLLOWING:

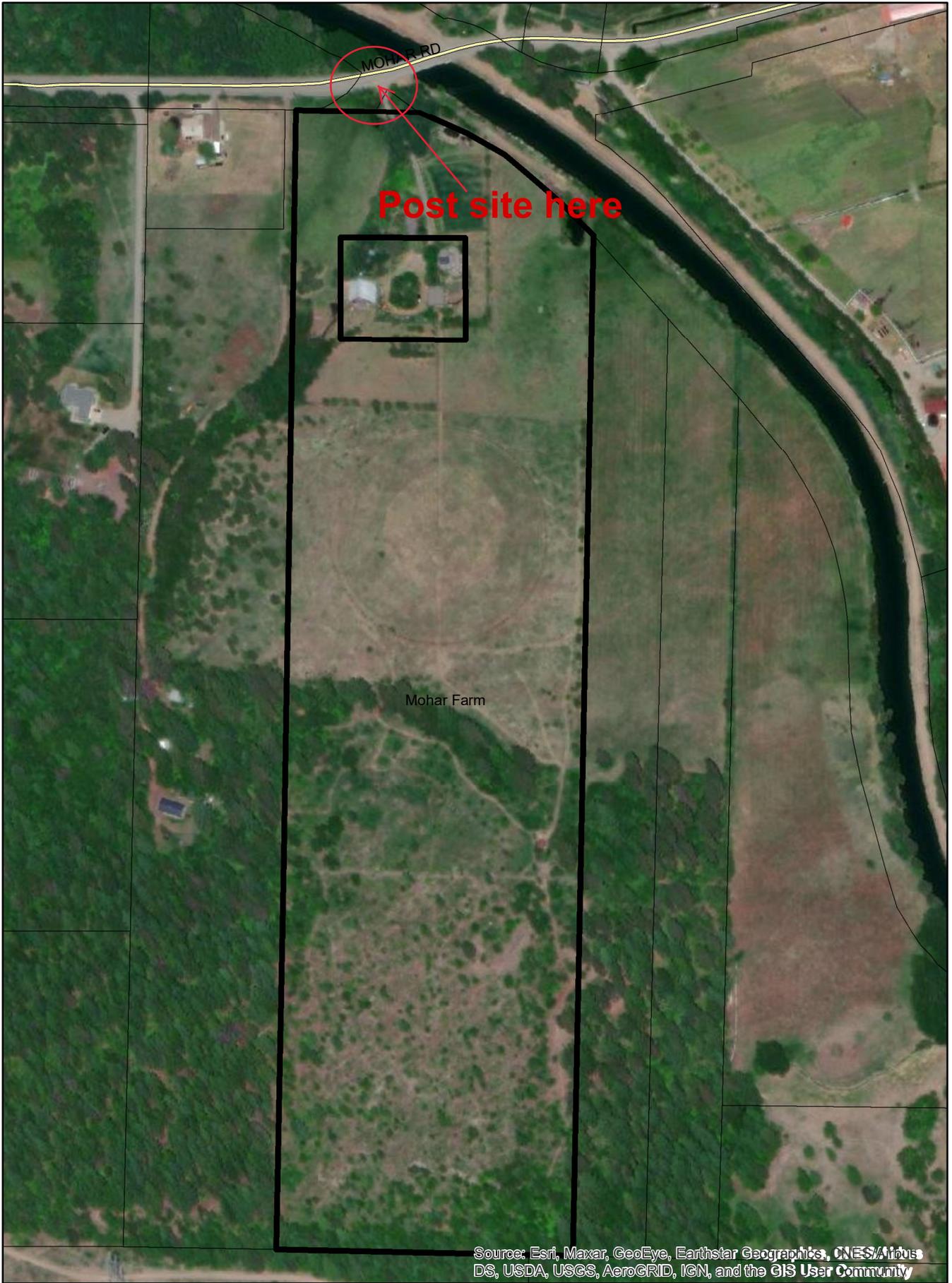
I, JOHN F. BARKER, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**


Signature

March 25, 2022
Date

Please return the above certification to CDS; or email to rachael.stevie.cd@co.kittitas.wa.us; or mail to: Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LP-22-00002
Mohar Farm

Site Posting Map

LAND USE ACTION

LP-22-00002 Mohar Farm Cluster Plat

Project:

Proposed subdivision of one (1) 38.47-acre parcel!

Description:

into seven (7) residential lots and two open space tracts.

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506



LAND USE ACTION

LP-22-00002 Mohar Farm Cluster Plat

Project:
Proposed subdivision of one (1) 38.47-acre parcel

Description:
into seven (7) residential lots and two open space tracts.

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

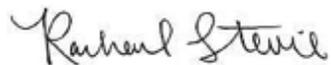
(509) 962-7506

From: [Rachael Stevie \(CD\)](#)
To: [Terry Hamberg](#); "[Jana Stoner](#)"
Subject: LP-22-00002 Mohar Farm - (Publishing) Notice of Application
Date: Monday, March 28, 2022 9:33:00 AM
Attachments: [LP-22-00002 Mohar Farm NOA Legal.pdf](#)
[image001.png](#)
[LP-22-00002 Mohar Farm NOA Legal.docx](#)

Good morning!

Please see attached notice and publish as requested.

Thanks so much and have a great week.



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

NOTICE OF APPLICATION

Project File Number: LP-22-00002
Project Name: Mohar Farm Cluster Plat
Applicant: John F. Barker

Location: The project area is located approximately 1.75 miles south of the City of Cle Elum off of Mohar Road. It includes 3 parcels owned by John F. Barker. The subject properties are parcels 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

Proposal: John F. Barker, landowner, submitted an application for a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to “Long Plats” then the “Project File Number” as indicated in this notice.
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, April 15, 2022**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat approval, SEPA.

Designated Permit Coordinator (staff contact) Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.

Notice of Application:	Thursday, March 31, 2022
Application Received:	Monday, March 14, 2022
Application Complete:	Wednesday, March 16, 2022

Publish Northern Kittitas County Tribune: Thursday, March 31, 2022 and Thursday, April 7, 2022

From: Rachael Stevie (CD)
To: Ryan McAllister; Kim Dawson; "long@kittcom.org"; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; "ken.grannan@co.kittitas.wa.us"; "Yakama Nation - Environmental Review"; "Corrine Camuso"; "Jessica Lally"; "Noah Oliver"; "casey_barney@yakama.com"; "kozj@yakamafish-nsn.gov"; "Jim Matthews"; "barh@yakamafish-nsn.gov"; "DOE - qcle"; "White, Lori (ECY)"; "formerorchards@ecy.wa.gov"; "wendy.neet@ecy.wa.gov"; "Downes, Scott G (DFW)"; "WDFW - Jennifer Nelson"; "Torrey, Elizabeth M (DFW)"; "sepa@dahp.wa.gov"; "James E Brooks Library - Jorgenja"; "James E Brooks Library - Nelmsk"; Jeremy Larson; Steph Mifflin; "Mau, Russell E (DOH)"; "rivers@dnr.wa.gov"; "Early, Shane (DNR)"; "sepacenter@dnr.wa.gov"; "garren.andrews@dnr.wa.gov"; "martin.mauney@dnr.wa.gov"; "Allison Kimball (brooksideconsulting@gmail.com)"; "(tribune@nkctribune.com)"; "Terry Hamberg"; "Megan Woodruff"; "legals@kvnews.com"; "deborah.i.knaub@usace.army.mil"; "Hendrix, Leah D"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "robert.d.bright10.civ@army.mil"; Haley Mercer; Christy Garcia; "sara@krdistrict.org"; "robertsb@cersd.org"; "planning@cleelum.gov"; "townofsouthcleelum@gmail.com"; "office@kcf7.com"; "Guy Moura (HSY)"; "Aren Orsen (HSY)"; "sam.rushing@colvilletribes.com"; "Matt Boast"; "kdkistler@bpa.gov"; "klarned@fs.fed.us"; "Jacob Prilucik"; "ken.graham@parks.wa.gov"
Subject: LP-22-00002 Mohar Farm - Notice of Application
Date: Thursday, March 31, 2022 8:32:00 AM
Attachments: image001.png
LP-22-00002 Mohar Farm NOA Memo.pdf
LP-22-00002 Mohar Farm SEPA Checklist.pdf

Good morning,

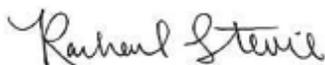
CDS is requesting comment on the following Long Plat application LP-22-00002 Mohar Farm Cluster Plat. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end Friday, April 15, 2022 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

Internal link: [LP-22-00002 Mohar Farm](#)

External link: [LP-22-00002 Mohar Farm](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Long Plats" and then the Project File Number "LP-22-00002 Mohar Farm".

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, March 31, 2022
Application Received: Monday, March 14, 2022
Application Complete: Wednesday, March 16, 2022

Project File Number: LP-22-00002
Project Name: Mohar Farm Cluster Plat
Applicant: John F. Barker

Location: The project area is located approximately 1.75 miles south of the City of Cle Elum off of Mohar Road. It includes 3 parcels owned by John F. Barker. The subject properties are parcels 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

Proposal: John F. Barker, landowner, submitted an application for a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, April 15, 2022**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat approval, SEPA.

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-22-00002) Mohar Farm Cluster Plat

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 31, 2022

I certify that the following documentation:

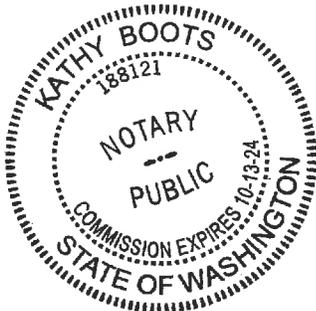
- Notice of Application for LP-22-00002 Mohar Farm Cluster Plat

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 31st day of March 2022



Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires:

~~3-31-22~~ 10-13-2024

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, March 31, 2022 8:32 AM
To: Ryan McAllister; Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; 'ken.grannan@co.kittitas.wa.us'; 'Yakama Nation - Enviromental Review'; 'Corrine Camuso'; 'Jessica Lally'; 'Noah Oliver'; 'casey_barney@yakama.com'; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; 'DOE - gcle'; 'White, Lori (ECY)'; 'formerorchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'WDFW - Jennifer Nelson'; 'Torrey, Elizabeth M (DFW)'; 'sepa@dahp.wa.gov'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Jeremy Larson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'rivers@dnr.wa.gov'; 'Early, Shane (DNR)'; 'sepacenter@dnr.wa.gov'; 'garren.andrews@dnr.wa.gov'; 'martin.mauney@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; ' (tribune@nkctribune.com)'; 'Terry Hamberg'; 'Megan Woodruff'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; 'sara@krdistrict.org'; 'robertsb@cersd.org'; 'planning@cleelum.gov'; 'townofsouthcleelum@gmail.com'; 'office@kcf7.com'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; 'Matt Boast'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob Prilucik'; 'ken.graham@parks.wa.gov'
Subject: LP-22-00002 Mohar Farm - Notice of Application
Attachments: LP-22-00002 Mohar Farm NOA Memo.pdf; LP-22-00002 Mohar Farm SEPA Checklist.pdf

Good morning,

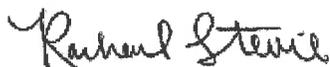
CDS is requesting comment on the following Long Plat application LP-22-00002 Mohar Farm Cluster Plat. Links to the file materials can be found below. I have attached the Notice of Application along with the SEPA Checklist. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end Friday, April 15, 2022 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

Internal link: [LP-22-00002 Mohar Farm](#)

External link: [LP-22-00002 Mohar Farm](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Long Plats” and then the Project File Number “LP-22-00002 Mohar Farm”.

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
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509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

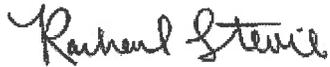
Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Monday, March 28, 2022 9:33 AM
To: Terry Hamberg; 'Jana Stoner'
Subject: LP-22-00002 Mohar Farm - (Publishing) Notice of Application
Attachments: LP-22-00002 Mohar Farm NOA Legal.pdf; LP-22-00002 Mohar Farm NOA Legal.docx

Good morning!

Please see attached notice and publish as requested.

Thanks so much and have a great week.



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

NOTICE OF APPLICATION

Project File Number: LP-22-00002

Project Name: Mohar Farm Cluster Plat

Applicant: John F. Barker

Location: The project area is located approximately 1.75 miles south of the City of Cle Elum off of Mohar Road. It includes 3 parcels owned by John F. Barker. The subject properties are parcels 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

Proposal: John F. Barker, landowner, submitted an application for a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Long Plats" then the "Project File Number" as indicated in this notice.
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, April 15, 2022**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Preliminary and Final Plat approval, SEPA.

Designated Permit Coordinator (staff contact) Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.

Notice of Application:	Thursday, March 31, 2022
Application Received:	Monday, March 14, 2022
Application Complete:	Wednesday, March 16, 2022

Publish Northern Kittitas County Tribune: Thursday, March 31, 2022 and Thursday, April 7, 2022

ASHLEY, BRANDON C & MICHELLE L
770 MOHAR RD
CLE ELUM, WA 98922-8975

BARKER, JOHN FORREST
4519 S 190TH CT
SEATTLE, WA 98188-5110

BIEREK, DIETER M
PO BOX 210
CLE ELUM, WA 98922-0210

BURROWS, GARY J &
1080 MOHAR RD
CLE ELUM, WA 98922-9004

CB SHERIDAN FAMILY LLC
PO BOX 29
SOUTH CLE ELUM, WA 98943-0029

DRESSEL, ROBERT
19315 99TH ST NW
VAUGHN, WA 98394-9639

HARR, JEANNE MARIA
16240 SE 322ND ST
AUBURN, WA 98092

LEMOINE, SHAUN DUANE & HEIDI ALICIA
PO BOX 1404
RONALD, WA 98940-1404

ROSEBURG FAMILY LLC
210 LUND LANE
CLE ELUM, WA 98922

ROSEBURG, ROBERT R JR ETUX
PO BOX 154
SOUTH CLE ELUM, WA 98943-0154

ROSEBURG, WILLIAM S
12902 ROAD 8 NE
MOSES LAKE, WA 98837-9405

SHERIDAN, CHARLENE B
PO BOX 29
SOUTH CLE ELUM, WA 98943

STEELE, MELODY
980 MOHAR RD
CLE ELUM, WA 98922-9005

WHITE, RICHARD JOHN
19733 NE 146TH ST
WOODINVILLE, WA 98072

From: [Early, Shane \(DNR\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Andrews, Garren \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#)
Subject: RE: LP-22-00002 Mohar Farm - Notice of Application
Date: Thursday, March 31, 2022 10:15:16 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning Rachael,

As always, DNR Southeast Region Forest Practices (SE FP) appreciates the opportunity to review and provide comments on SEPA related matters in Kittitas County. Please accept the comment below, after a cursory review of this project area.

- The project area falls within the I-90 East Spotted Owl Special Emphasis Area (SOSEA), however the parcels in question are noted as having “Non-Habitat, potential for future habitat”. Since this area will become further developed, it is unlikely to ever support Northern Spotted Owl again.
- Future landowners of the proposed lots to be created may be subject to needing an approved Forest Practices Application (FPA), if they own more than 2 contiguous acres and plan to convert a portion of their property to non-forestry (i.e. to build a residence, shop, etc.).
- It appears that the northern half of this project area is already devoid of any forest, however the aforementioned need for a FPA is likely to apply to the southern half of the Long Plat area.
- Future landowners should contact DNR SE FP prior to development, so that a forester may conduct a field review (site assessment), as there are some existing cleared areas that could allow for building a home without conducting any forest practices (i.e. logging, stump pulling, etc.).

If Kittitas County or the project proponents have any questions regarding DNR comments, please contact me and I'd be happy to discuss and help clarify any potential permit needs from our agency.

Best regards,

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)



(509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

From: [Mau, Russell E \(DOH\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: LP-22-00002 Mohar Farm - Notice of Application
Date: Friday, April 1, 2022 6:33:21 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Ms. Stevie:

The Department of Health (DOH) Office of Drinking Water (ODW) has a single comment:

- The applicant correctly indicates a Group B public water system for the drinking water utility. Please make sure the applicant knows to work with Kittitas County Health (cc'd on this email) to complete the application for the drinking water system.

If anyone has any questions or concerns, please contact me, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

April 13, 2022

Rachael Stevie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202201448, LP-22-00002

Dear Rachael Stevie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Mohar Farm Cluster Subdivision, proposed by John F. Barker. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

WATER RESOURCES

Groundwater Exempt Uses

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

From: [Laura Bainter](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Mohar Farm Cluster Plat Comment
Date: Thursday, April 14, 2022 11:51:11 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Rachael,

We are wanting to make a comment in regards to the Mohar Farm Cluster Plat. We are colleagues of the land owner, John Barker, and have been following the development process since it was just an idea. John has over 30 years experience as a landscape architect and has put an endless amount of time and effort into this project. His highest priority is land conservation and the farm cluster design that he has come up with allows for the development of a community that preserves and enhances the existing Mohar farmstead. Please let us know if you would like any further comments.

Sincerely,

Laura Bainter and Ben Goroch



Laura Bainter, Washington Sales
[509.304.9098](tel:509.304.9098) / laura@drubru.com
DRU BRU, LLC
10 Pass Life Way, #3
PO Box 121
Snoqualmie Pass, WA 98068
<http://www.drubru.com>





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 14, 2022

Rachael Stevie
Planner I
Kittitas County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2022-04-02375
Property: Kittitas County_Mohar Farm Community Cluster Plat (LP-22-00002)
Re: Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to several streams, which may have been important to Native Americans and/or settlers in the past. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: April 14, 2022

SUBJECT: LP-22-00002 Mohar Farms Preliminary Plat Comments

The following shall be conditions of preliminary approval:

Timing of Improvements:

1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.

Private Roads:

1. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
2. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.
3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Driveways:

1. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015.
2. New joint-use access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
3. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.

4. Maximum grade shall be 10%.
5. Crushed surface depth per WSDOT standards.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner. (KCC 12.05.080)

Plat Notes - Please include the following plat notes on the Final Plat Maps:

1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
2. Maintenance of the access is the responsibility of the property owners who benefit from its use.
3. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
5. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet of each side of interior lot lines. Said easement shall also be used for irrigation.

Plat Approvals - All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170)

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20__.

Kittitas County Engineer

Road Naming - Roads serving six or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. Road names shall be subject to the approval of the Department of Public Works and KITTCOM. Private roads shall be signed with materials approved by the Manual on Uniform Traffic Control Devices (MUTCD) at all times.

Access Permit - An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.

Lot Closure - It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Addressing - Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with 911 address.

Fire Protection - Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Mailbox Placement - Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Grading Permit - Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

Civil Review - All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020)

Transportation Concurrency - A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))

Waterway - Applicant should be aware, as more information is submitted additional permits may be needed to mitigate for the Type 9 stream shown crossing the road easement.

Water Mitigation/Metering:

The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording). This plat is not eligible for the Kittitas County Water Bank, mitigation must be provided from a private water bank.

Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations (see Condition C-1).

The approval of this division of land provides no guarantee that use of water under the ground water 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 (settlement agreement) (see Condition C-2).

Final Plat Review & Recording (Prior to Final Plat Approval)

Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

The following notes shall be placed on the face of the plat:

- C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."
- C-2 "The approval of this division of land provides no guarantee that use of water under the ground water 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."

SURVEY:

1. Legend will need to be on final plat
2. Basis of Bearing will need to be identified per WAC:332-130-050(1)(b)(iii)
3. Plat should have existing and proposed lot lines shown.
4. Acreage from the existing parcels to the proposed parcels does not match.

Of Note:

1. A five feet setback is required from property lines for accesses.
2. Private road certification will be required if proposed parcels will have residences built upon them.
3. A fire apparatus shall be installed per International Fire Code.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 15, 2022

Rachael Stevie
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON LP-22-00002 MOHAR FARM CLUSTER PLAT

Dear Ms. Stevie,

Thank you for the opportunity to comment on the proposed farm cluster plat near Cle Elum. The Washington Department of Fish and Wildlife (WDFW) appreciates the measures taken by the proponent to avoid and minimize impacts to potential critical areas and fish and wildlife habitat with this cluster plat. We would welcome the opportunity to provide technical assistance to the applicants and/or future owners to assist them in maintaining or enhancing the native vegetation and associated wildlife habitat on these lots.

We have not had the opportunity to survey the stream mapped on this property but anticipate road improvements necessary to provide access to the new lots will require a new water crossing structure and likely a Hydraulic Project Approval permit from WDFW. Prior to any grading and/or improvements to the driveway at the stream crossing, we recommend a site visit with WDFW to assess conditions and whether an HPA is required for the work.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639

Subdivision Comments

To: Rachael Stevie, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 4/15/22

RE: LP-22-00002 Mohar Farm

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed.

Water

Finding 1

The proposed long plat indicates the applicant will develop a Group B water system to serve the project. The location of the well site must be approved prior to drilling and a Group B water system must be approved by the Kittitas County Public Health Department. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

A	Additional Information Required (Prior to Preliminary Plat Approval)
----------	-----------------------------------------------------------------------------

No additional information required



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

B	Final Plat Review & Recording (Prior to Final Plat Approval)
----------	-------------------------------------------------------------------------

On-site sewage

A soil log must be done on each proposed lot.

Water

A Group B public water system must be approved by the Kittitas County Public Health Department with a public water system ID# issued by the Washington State Department of Health, Division of Drinking Water.

C	Final Plat Notes
----------	-------------------------

No additional information required



From: [Jeanne Rudolph](#)
To: rachel.stevie.cd@co.kittitas.wa.us
Subject: Mohar Farm Cluster Plat LP-22-00002
Date: Thursday, April 14, 2022 2:35:49 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

As a landowner near the mohar farm cluster plat, we would like to offer our support to the owner John. Seeing land growth and bringing improvements could allow easier future developments for our own property. Country atmosphere can still remain with the spacing we all have.

Sent from Jeanne Rudolph
Get [Outlook for Android](#)

From: [ECY RE CRO SEPA Coordinator](#)
To: [Rachael Stevie \(CD\)](#)
Subject: 202201448 Additional comments for LP-22-00002
Date: Friday, April 15, 2022 9:08:30 AM
Importance: High

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachael,
I received these additional comments from Alicia Schulz, Shorelands and Environmental Assistance for the Mohar Farm Cluster subdivision.
Would you prefer for me to combine these comments with the early comments I sent from Water Resources into a Revised comment letter?

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for the opportunity to provide comments to this project as it pertains to the Shoreline Management Act of 1971, RCW 90.58; State master program approval/amendment procedures and master program guidelines, WAC 173-26; Wetlands 90.48; and Shoreline management permit and enforcement procedures, Chapter 173-27 WAC.

According to National Wetland Inventory, streams may be present on the property. In addition, wetlands and evidence of hydric soils, such as stream remnants, appear on aerial imagery. There is significant suggestion of critical area may be present. A critical areas study may be necessary to demonstrate avoidance and minimization of impacts.

The proposed development and activities should be consistent with local critical areas ordinances and demonstrate avoidance and minimization where ever applicable. Applicants are required by state and federal permitting agencies to show that they have followed mitigation sequencing and have first avoided and minimized impacts to wetlands wherever practicable. For more information and sample checklists, see <http://www.ecy.wa.gov/programs/sea/wetlands/avoidance.html>.

Ecology staff is available to provide technical assistance to the local jurisdiction by reviewing wetland delineations, ratings, and verifying provided wetland and ordinary high water mark determinations in the field.

Please contact **Alicia Schulz**, Shorelands and Environmental Assistance, alicia.schulz@ecy.wa.gov or (509) 454-4260 if you have any questions about the comments provided.

Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street

From: [Aren Orsen](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Guy Moura](#)
Subject: CCT Comments Re: LP-22-00002 Mohar Farm - Notice of Application
Date: Monday, April 18, 2022 9:23:20 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good Morning Rachael,

Thank you for consulting with the Confederated Tribes of the Colville Reservation. This project lies outside of our traditional territories. Any concerns we have will be adequately represented by other affected tribes.

Thank you for your time,

Aren Orsen

CCT History/Archaeology

Archaeologist II

Aren.Orsen.HSY@colvilletribes.com

509-978-9064

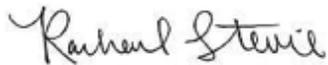
From: [Rachael Stevie \(CD\)](#)
To: ["John Barker"](#)
Cc: ["Marc Kirkpatrick"](#); [Jeremy Johnston](#)
Subject: LP-22-00002 Mohar Farm - Transmittal of Comments
Date: Tuesday, April 19, 2022 8:56:00 AM
Attachments: [LP-22-00002 Mohar Farm Transmittal of Comments.pdf](#)
[image001.png](#)
[LP-22-00002 Mohar Farm Combined Comments.pdf](#)

Good morning,

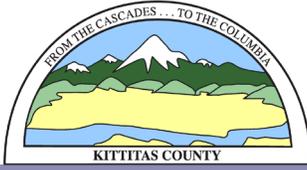
Please see attached correspondence regarding your long plat application.

Let me know if you have any questions.

Thanks so much and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 19, 2022

John F. Barker
920 Mohar Rd
Cle Elum, WA 98922
john98922@gmail.com

RE: Mohar Farm Cluster Plat (LP-22-00002) – Transmittal of Comments

Parcel# 19296

Parcel# 205534

Parcel# 14362

Dear Mr. Barker,

The comment period for the Mohar Farm Preliminary Cluster Plat (LP-22-00002) ended on Friday, April 15, 2022 at 5:00pm. Community Development Services received the following comments:

March 31, 2022	Washington Department of Natural Resources – Shane Early
April 1, 2022	Washington Department of Health, Office of Drinking Water – Russell Mau
April 13, 2022	Washington Department of Ecology – Gwen Clear
April 14, 2022	Public Comment – Laura Bainter
April 14, 2022	Department of Archaeology & Historic Preservation – Sydney Hanson
April 14, 2022	Kittitas County Public Works – Plan Review Team
April 15, 2022	Washington Department of Fish & Wildlife – Jennifer Nelson
April 15, 2022	Kittitas County Public Health – Holly Erdman
April 15, 2022	Public Comment – Jeanne Rudolph
April 15, 2022	Washington Department of Ecology – Alicia Schulz

One comment was received after the comment period ended:

April 18, 2022 Colville Tribes – Aren Orsen

If you wish to provide any responses to any of the received comments, please do so by 5:00 pm on May 6, 2022 so that staff can incorporate any of your responses into the staff report for the public hearing. If you need more time, please just let me know.

If you have any questions regarding this matter, please contact me at (509) 962-7637.

Sincerely,

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

Enclosed: Combined comments via email

cc: *Marc Kirkpatrick, Engineer*
 Jeremy Johnston, Planning Official

via email
via email

MEMO

Date: May 5, 2022

To: Rachael Stevie, Kittitas County Community Development Services

From: John Barker

Re: LP 22-000002 Responses to Preliminary Plat comments

1. WA State DNR SE Region, Shane Early, FPC

I acknowledge the habitat (existing and potential) of the 23 acre open space/habitat portion of the proposed project, and this area is intended to be preserved and enhanced for it's habitat values.

There is no further development of the forested area of this historic farm, except to provide timber, recreation and habitat use. Thousands of trees have been planted to enhance the habitat since I purchased it 25 years ago. Also, the only parcel that will be over 2 acres in size will be managed by the owner of the historic farmstead and it will not be further developed. All building lots for sale are less than one acre in size. The only new homes will be built in areas that are grass and forbs, and are not currently forested.

2. WA State DOH, Office of Drinking Water, Russell E Mau

Comment acknowledged

3. WA State DOE, Gwen Clear, ERC

Comments acknowledged (NPDES required)

4. Laura Bainter/ Ben Gourouch

Comments acknowledged

5. WA State DAHP, Sydney Hanson

Comments acknowledged

The proposed project is near only one intermittent type 9 stream, which over the past 25 years flows for only 30-60 days per year in the spring. This stream has had a driveway over it for at least 75 years, and we are proposing that the access road cross in the same location. The existing driveway will be widened from 14' to 22' feet. The current length of the culvert is 23-ft. My engineer suggests we would want to extend the culvert to accomodate the road widening, and we'd like to meet DFW staff onsite and share what we propose, without doing an HPA. We anticipate the culvert crossing the type 9 stream will be widened from 23' to 26'. No other streams are in the vicinity of the proposal.

All of the existing Mohar Homestead historic barn and farmhouse and outbuildings will be untouched by the proposal, (these are at least 100 years old). The landowner has preserved and restored the historic structures for the past 25 years, and intends to keep these buildings intact.

6. Kittitas County Dept. of Public Works 509-962-7523

comments acknowledged Grading, Water availability, Metering, Grading Permit, etc.

7. WA State DFW, Jennifer Nelson jennifer.nelson@dfw.wa.gov

comments acknowledged,

The existing driveway will be widened from 14' to 22' feet. The current length of the culvert is 23-ft. My engineer suggests we would want to extend the culvert to accommodate the road widening, and we'd like to meet DFW staff onsite and share what we propose, without doing an HPA. We anticipate the culvert crossing the type 9 stream will be widened from 23' to 26'. No other streams are in the vicinity of the proposal.

We'd like to request a site visit to assess type 9 stream crossing improvements.

8. KC Dept of Health, Holly Erdman 509-962-7515

comments acknowledged, well location and soil logs need review

9. Jeanne Rudolph, neighbor

comments acknowledged

10. WA State Dept of Ecology, Alicia Schulz, alicia.schulz@ecy.wa.gov

comments acknowledged, Critical Area Study needed?

11. Colville Tribes, Aren Orsen

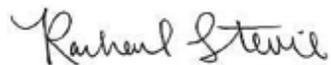
comments acknowledged

From: [Rachael Stevie \(CD\)](#)
To: ["legals@kvnews.com"](#); ["Megan Breckenridge"](#); ["Terry Hamberg"](#); ["Jana Stoner"](#)
Subject: LP-22-00002 Mohar Farm Cluster Plat - (Publishing) Notice of SEPA Action & Public Hearing
Date: Tuesday, June 14, 2022 11:41:00 AM
Attachments: [LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Legal.docx](#)
[image001.png](#)
[LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Legal.pdf](#)

Hello again,

This is for next week 6/23.

Thank you!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Notice of SEPA Action and Public Hearing
Mohar Farm Cluster Plat
LP-22-00002

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on July 14, 2022, to conduct a virtual public hearing to consider the Mohar Farm Preliminary Cluster Plat. The proposed project is a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=ef34d2e2013986a7bae07c9da0862dcaa>
Or,
2. By <https://kittitascountywebex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2483 837 4798 Meeting Password: Hearing
Or,
3. By telephone: 1-408-418-9388 Meeting Number: 2483 837 4798

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Below is the link to a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on June 23, 2022, issue a Mitigated Determination of Non-Significance (MDNS) for the Mohar Farm Cluster Plat.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a

fee of \$1550.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, July 8, 2022**.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plat” file number “LP-22-00002 Mohar Farm,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: June 23, 2022
Publish in: Daily Record - June 23, 2022
NKC Tribune - June 23, 2022 & June 30, 2022

From: [Rachael Stevie \(CD\)](#)
To: "Early, Shane (DNR)"; "garren.andrews@dnr.wa.gov"; YOUNG, BRENDA (DNR); "martin.mauney@dnr.wa.gov"; "Mau, Russell E (DOH)"; "DOE - gcle"; "Laura Bainter"; Hanson, Sydney (DAHP); Candie Leader; "WDFW - Jennifer Nelson"; Holly Erdman; "Jeanne Rudolph"; "Aren Orsen (HSY)"
Cc: "John Barker"; "Marc Kirkpatrick"; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing
Date: Thursday, June 23, 2022 9:19:00 AM
Attachments: [image001.png](#)
[LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Memo.pdf](#)
[LP-22-00002 Mohar Farm Signed MDNS.pdf](#)
[Virtual Public Hearing Instructions.pdf](#)
[Community Wifi Locations.pdf](#)

Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- Instructional Materials for Public Hearing

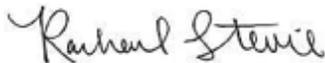
Below are the links to all documents associated with the Mohar Farm Cluster Plat application:

[LP-22-00002 Mohar Farm - External Access](#)

[LP-22-00002 Mohar Farm - Internal Access](#)

Please contact me if you have any questions.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



Notice of SEPA Action and Public Hearing Mohar Farm Cluster Plat LP-22-00002

To: Interested Parties,
Applicant

From: Rachael Stevie, Planner

Date: June 23, 2022

Subject: Mohar Farm Cluster Plat (LP-22-00002)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on July 14, 2022, to conduct a virtual public hearing to consider the Mohar Farm Preliminary Cluster Plat. The proposed project is a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=ef34d2e2013986a7bae07c9da0862dcaa>
Or,
2. By <https://kittitascountywebex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2483 837 4798 Meeting Password: Hearing
Or,
3. By telephone: 1-408-418-9388 Meeting Number: 2483 837 4798

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

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<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on June 23, 2022, issue a Mitigated Determination of Non-Significance (MDNS) for the Mohar Farm Cluster Plat.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse

impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, July 8, 2022**.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Long Plat” file number “LP-22-00002 Mohar Farm,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: June 23, 2022
Publish in: Daily Record - June 23, 2022
NKC Tribune - June 23, 2022 & June 30, 2022



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (LP-22-00002)
Mohar Farm Preliminary Cluster Plat

Description: The applicant, John Baker, is proposing a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation.

Proponent: John F. Baker
920 Mohar Road
Cle Elum, WA 98922

Location: The project area is located approximately 1.75 miles south of the City of Cle Elum off of Mohar Road. It includes 3 parcels: 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will 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) and WAC 197-11. This decision was made after review of a completed environmental checklist, site visit with state agencies and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Long Plat Applications" using the file number "LP-22-00002 Mohar."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Critical Areas

- 1) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant shall not grade until their grading permit is issued.
- 2) The applicant will work with Washington Department of Fish & Wildlife to determine if an HPA permit is required. If it is determined one is required, the applicant will obtain and comply with any conditions of the HPA permit.

Cultural Resources

- 1) Should ground disturbing or other activities related to the grading and clearing result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be

immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **July 8, 2022 at 5pm.**

Questions or Comments regarding this determination can be directed to Rachael Stevie, (509) 962-7637, rachael.stevie.cd@co.kittitas.wa.us.

**Responsible
Official:**


Jeremy Johnston

Title: Kittitas County CDS Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506

Date: June 23, 2022

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, July 8, 2022. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-22-00002) Mohar Farm Cluster Plat

NOTIFICATION OF: Notice of Hearing & SEPA Action

NOTIFICATION MAIL DATE: June 23, 2022

I certify that the following documentation:

- Notice of Hearing & SEPA Action for LP-22-00002 Mohar Farm Cluster Plat

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 23rd day of June 2022



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25

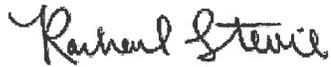
Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Tuesday, June 14, 2022 11:42 AM
To: 'legals@kvnews.com'; 'Megan Breckenridge'; 'Terry Hamberg'; 'Jana Stoner'
Subject: LP-22-00002 Mohar Farm Cluster Plat - (Publishing) Notice of SEPA Action & Public Hearing
Attachments: LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Legal.docx;
LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Legal.pdf

Hello again,

This is for next week 6/23.

Thank you!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/14/22	50096

JEREMY JOHNSTON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
248622	Notice of SEPA Actio	06/23/22	06/23/22	2	\$251.48

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: **\$251.48**
 Paid Amount: **\$0.00**

Amount Due: \$251.48

We Appreciate Your Business!

**Notice of SEPA Action and Public Hearing
Mohar Farm Cluster Plat
LP-22-0002**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on July 14, 2022, to conduct a virtual public hearing to consider the Mohar Farm Preliminary Cluster Plat. The proposed project is a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link: <https://kittitascounty.webex.com/join/join?MTID=ef34d2e2013966a7bae07c9da0862dcaa>
Or,
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2483 837 4798
Meeting Password: Hearing
Or,
3. By telephone: 1-408-418-9368
Meeting Number: 2483 837 4798

Instructions for how to participate in virtual public hearings may be found at: <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Below is the link to a map of free community Wi-Fi locations: <https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551d3f56bcbf>

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on June 23, 2022, issue a Mitigated Determination of Non-Significance (MDNS) for the Mohar Farm Cluster Plat.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than **5:00pm, July 8, 2022**.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Long Plat" file number "LP-22-0002 Mohar Farm," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Rachael Stevie

Dated: June 23, 2022

PUBLISH: Northern Kittitas County Tribune: June 23 & 30, 2022

PUBLISH: Daily Record: June 23, 2022 / LEGAL #:248622

From: [Rachael Stevie \(CD\)](#)
To: "[Early, Shane \(DNR\)](#)"; "[garren.andrews@dnr.wa.gov](#)"; [YOUNG, BRENDA \(DNR\)](#); "[martin.mauney@dnr.wa.gov](#)"; "[Mau, Russell E \(DOH\)](#)"; "[DOE - gcle](#)"; "[Laura Bainter](#)"; [Hanson, Sydney \(DAHP\)](#); [Candie Leader](#); "[WDFW - Jennifer Nelson](#)"; [Holly Erdman](#); "[Jeanne Rudolph](#)"; "[Aren Orsen \(HSY\)](#)"
Cc: "[John Barker](#)"; "[Marc Kirkpatrick](#)"; [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)
Subject: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing
Date: Thursday, June 23, 2022 9:19:00 AM
Attachments: [image001.png](#)
[LP-22-00002 Mohar Farm Notice of SEPA Action & Public Hearing Memo.pdf](#)
[LP-22-00002 Mohar Farm Signed MDNS.pdf](#)
[Virtual Public Hearing Instructions.pdf](#)
[Community Wifi Locations.pdf](#)

Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- Instructional Materials for Public Hearing

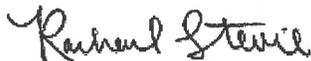
Below are the links to all documents associated with the Mohar Farm Cluster Plat application:

[LP-22-00002 Mohar Farm - External Access](#)

[LP-22-00002 Mohar Farm - Internal Access](#)

Please contact me if you have any questions.

Thank you,



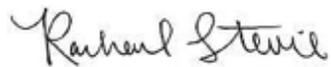
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: [Rachael Stevie \(CD\)](#)
To: "[Megan Breckenridge](#)"; "legals@kvnews.com"
Subject: LP-22-00002 Mohar Farm - (Publishing) Notice of Cancellation of Public Hearing
Date: Wednesday, July 6, 2022 9:38:00 AM
Attachments: [LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing Legal.docx](#)
[image001.png](#)
[LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing Legal.pdf](#)

Hi,

So sorry for the late notice on this!

Thanks!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Notice of Public Hearing CANCELLED
Mohar Farm Cluster Plat
LP-22-00002

NOTICE IS HEREBY given that virtual Public Hearing for the Mohar Farm Cluster Plat which was scheduled for **July 14, 2022 at 6pm** has been **CANCELLED**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

Staff Planner: Rachael Stevie

Dated: July 7, 2022

Publish in: Daily Record - July 7, 2022 and July 12, 2022

From: [Rachael Stevie \(CD\)](#)
To: [Early, Shane \(DNR\); "garren.andrews@dnr.wa.gov"; YOUNG, BRENDA \(DNR\); "MAUNEY, MARTY \(DNR\)"; "Mau, Russell E \(DOH\)"; "DOE - gcle"; "Laura Bainter"; Hanson, Sydney \(DAHP\); Candie Leader; Kelee Hodges; "WDFV - Jennifer Nelson"; Holly Erdman; "Jeanne Rudolph"; "Aren Orsen \(HSY\)"; "treecenter@aol.com"; "Brandon Ashley Gmail"](#)
Cc: ["John Barker"; "Marc Kirkpatrick"; Jeremy Johnston; Kelly Bacon \(CD\); Jeremiah Cromie](#)
Subject: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing
Date: Thursday, July 7, 2022 8:27:00 AM
Attachments: [image001.png](#)
[LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing.pdf](#)

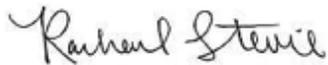
Good morning,

Please see attached correspondence regarding the Mohar Farm Cluster Plat.

The Public Hearing that was previously scheduled for Thursday July 14, 2022 at 6pm has been cancelled. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

The project materials can be accessed at the following link: [Mohar Farm Cluster Plat](#)

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Notice of Public Hearing CANCELLED **Mohar Farm Cluster Plat** **LP-22-00002**

To: Interested Parties,
Applicant

From: Rachael Stevie, Planner

Date: July 7, 2022

Subject: Mohar Farm Cluster Plat (LP-22-00002)

NOTICE IS HEREBY given that the virtual Public Hearing for the Mohar Farm Cluster Plat which was scheduled for **July 14, 2022 at 6pm** has been **CANCELLED**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

Staff Planner: Rachael Stevie

Dated: July 7, 2022
Publish in: Daily Record - July 7, 2022 and July 12, 2022



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (LP-22-00002) Mohar Farm Cluster Plat

NOTIFICATION OF: Notice of Cancellation of Public Hearnig

NOTIFICATION MAIL DATE: July 7, 2022

I certify that the following documentation:

- Notice of Cancellation of Hearing for LP-22-00002 Mohar Farm Cluster Plat

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Rachael Stevie
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 7th day of July 2022





Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

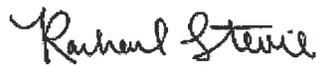
My appointment expires: 12-23-25

From: [Rachael Stevie \(CD\)](#)
To: ["Megan Breckenridge"; "legals@kvnews.com"](#)
Subject: LP-22-00002 Mohar Farm - (Publishing) Notice of Cancellation of Public Hearing
Date: Wednesday, July 6, 2022 9:38:00 AM
Attachments: [LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing Legal.docx](#)
[image001.png](#)
[LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing Legal.pdf](#)

Hi,

So sorry for the late notice on this!

Thanks!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
07/06/22	50096

JEREMY JOHNSTON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
256918	Notice of Public Hea	07/07/22	07/12/22	4	\$88.49

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	\$0.00	Gross:	\$88.49
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$88.49

We Appreciate Your Business!

**Notice of Public Hearing CANCELLED
Mohar Farm Cluster Plat
LP-22-00002**

NOTICE IS HEREBY given that virtual Public Hearing for the Mohar Farm Cluster Plat which was scheduled for **July 14, 2022 at 6pm** has been **CANCELLED**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

Staff Planner: Rachael Stevie

Dated: July 7, 2022

PUBLISH: Daily Record: July 7 & 12, 2022 / LEGAL #:
256918

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, July 7, 2022 8:27 AM
To: Early, Shane (DNR); 'garren.andrews@dnr.wa.gov'; YOUNG, BRENDA (DNR); 'MAUNEY, MARTY (DNR)'; 'Mau, Russell E (DOH)'; 'DOE - gcle'; 'Laura Bainter'; Hanson, Sydney (DAHP); Candie Leader; Kelee Hodges; 'WDFW - Jennifer Nelson'; Holly Erdman; 'Jeanne Rudolph'; 'Aren Orsen (HSY)'; 'treecenter@aol.com'; 'Brandon Ashley Gmail'
Cc: 'John Barker'; 'Marc Kirkpatrick'; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing
Attachments: LP-22-00002 Mohar Farm Notice of Cancellation of Public Hearing.pdf

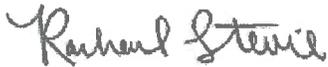
Good morning,

Please see attached correspondence regarding the Mohar Farm Cluster Plat.

The Public Hearing that was previously scheduled for Thursday July 14, 2022 at 6pm has been cancelled. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

The project materials can be accessed at the following link: [Mohar Farm Cluster Plat](#)

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: [Rachael Stevie \(CD\)](#)
To: ["John Barker"](#)
Cc: [Jeremy Johnston](#)
Subject: RE: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing
Date: Thursday, July 7, 2022 4:15:00 PM
Attachments: [image001.png](#)

Good afternoon Mr. Barker,

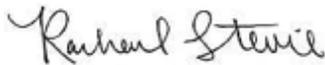
Unfortunately, if there is no way to reconfigure the cluster so that it is no closer than 1320 feet from an existing residence, the project will not meet provisions of KCC 16.09.040(5)(b) so cannot be recommended for approval.

CDS will refund your Long Plat and SEPA Checklist application fees in the amount of \$5259.00. If you wish to submit a Short Plat application, that process typically takes about 4 months, but we will certainly do our best to expedite the process. It is an administrative decision, so there is no site posting, SEPA, or public hearing.

If you would like to submit a regular Long Plat application, the process is the same as the one you just went through but I foresee it taking much less time since staff is already familiar with many aspects of the project.

Please let me know if you wish to withdraw this application, and I will get a refund issued to you as soon as possible.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
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rachael.stevie.cd@co.kittitas.wa.us

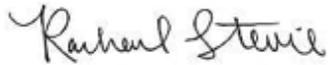
From: Rachael Stevie (CD)
Sent: Thursday, July 7, 2022 11:45 AM
To: 'John Barker' <john98922@gmail.com>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: RE: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing

Hi Mr. Barker,

I plan on having a discussion with the Planning Official today or tomorrow. I will certainly let you know what we come up with. A regular short plat is an option for you, but I will need to find out if the process will need to be started over from scratch with a new application, or if there are options to amend the current application.

I will be in touch with you as soon as I have some more information for you.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: John Barker <john98922@gmail.com>

Sent: Thursday, July 7, 2022 11:41 AM

To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Subject: Re: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachel please keep me posted about any discussions you have about my options. What if I just did a simple short plat of 4 - 5 acre parcels?

On Thu, Jul 7, 2022 at 9:27 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

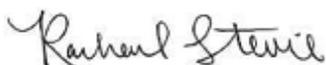
Good morning,

Please see attached correspondence regarding the Mohar Farm Cluster Plat.

The Public Hearing that was previously scheduled for Thursday July 14, 2022 at 6pm has been **cancelled**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

The project materials can be accessed at the following link: [Mohar Farm Cluster Plat](#)

Thank you,



Planner I
Kittitas County
Community Development Services

[411 N. Ruby Street, Suite 2](#)
[Ellensburg, WA 98926](#)
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: Adjacent residence issue
Date: Friday, July 1, 2022 8:28:30 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

206 755 3842

On Fri, Jul 1, 2022 at 8:06 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning Mr. Barker,

I am off today but if you email me your number I can give you a call.

Thanks,

Rachael

From: John Barker <john98922@gmail.com>
Sent: Thursday, June 30, 2022 8:30:13 PM
To: Rachael Stevie (CD)
Subject: Adjacent residence issue

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Rachael

Mark from encompass called and said you'd expressed a concern about the distance from an adjacent unoccupied residence. I believe it's melody Steele's abandoned shack that hasn't been occupied for at least 25 years (since I've owned this property)

Please call or email me at your earliest convenience about this.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please

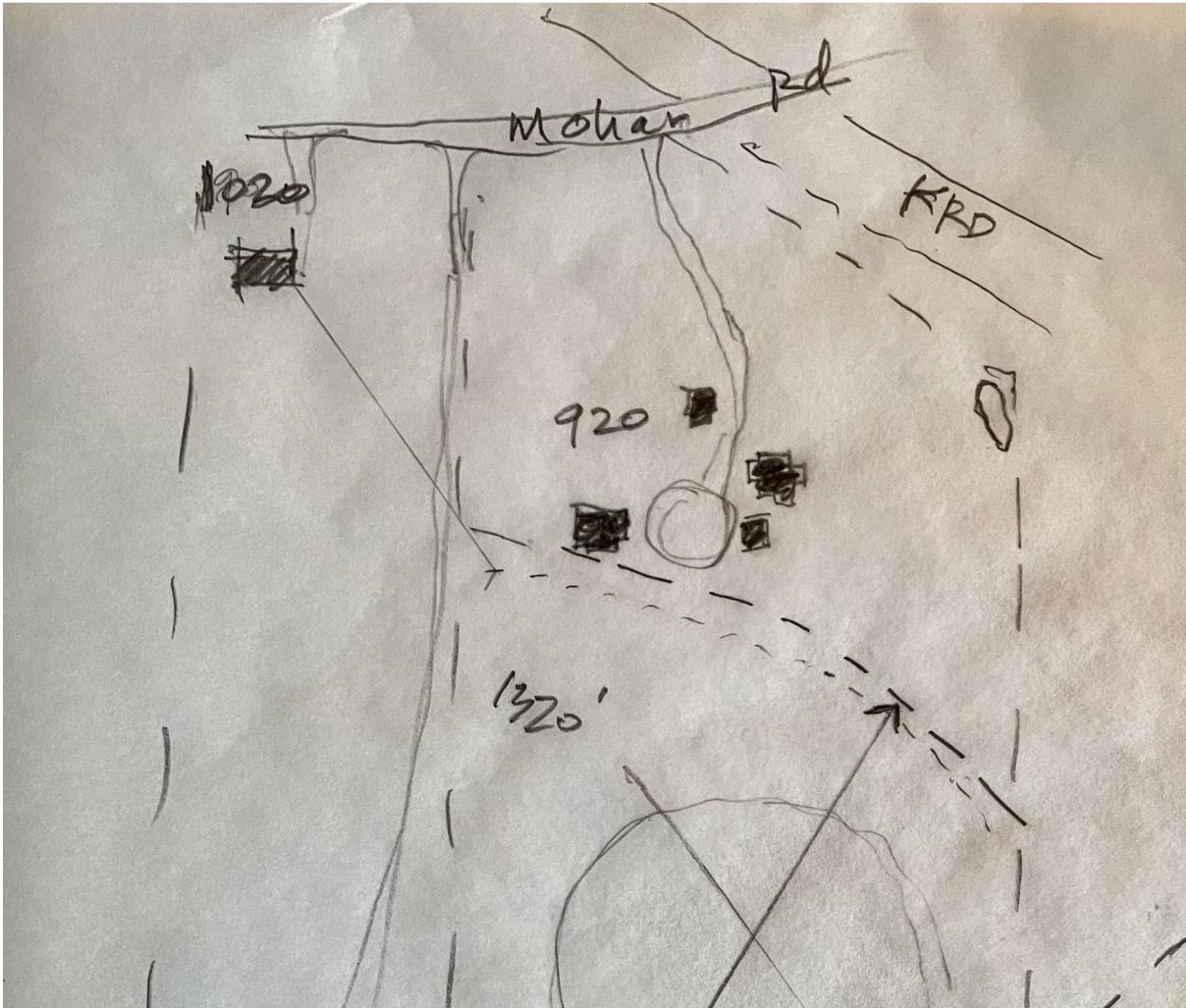
contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

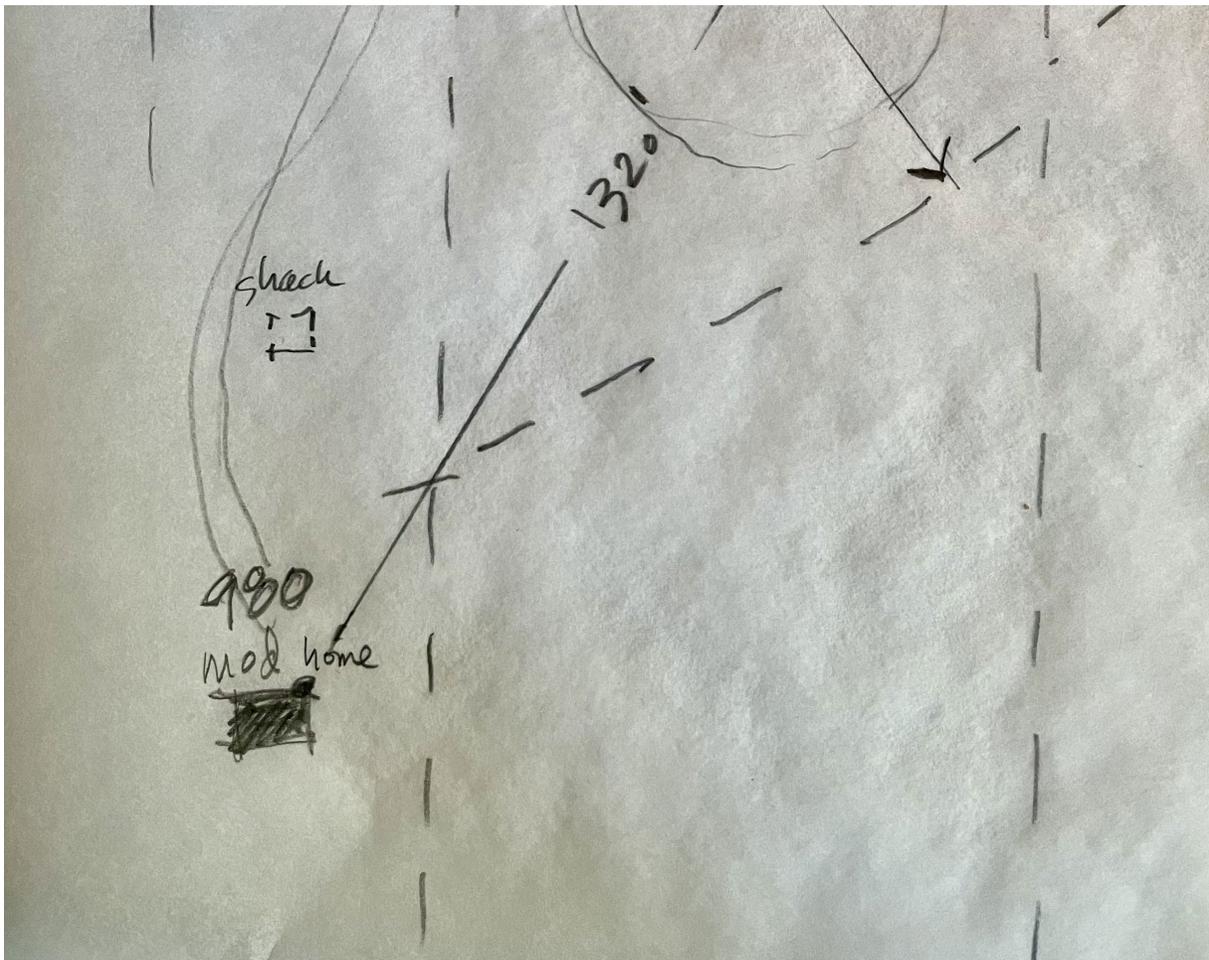
From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Subject: Fwd: Mohar farm cluster plat
Date: Friday, July 1, 2022 9:04:21 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

----- Forwarded message -----

From: **John Barker** <john98922@gmail.com>
Date: Fri, Jul 1, 2022 at 7:25 AM
Subject: Re: Mohar farm cluster plat
To: Marc Kirkpatrick <mkirkpatrick@encompasses.net>





On Fri, Jul 1, 2022 at 7:15 AM John Barker <john98922@gmail.com> wrote:

Marc

If the modular home at 980 mohar and the home at 1020 mohar are affecting my cluster we cannot do the cluster plat.

Hard to believe the county and you and I didn't catch this up til now

On Fri, Jul 1, 2022 at 5:48 AM John Barker <john98922@gmail.com> wrote:

Good morning Marc,

I got your message and re-read the KCC

I found in KCC 16.09.040 5B (DEVELOPMENT REGULATIONS) a citation that cluster plat lots cannot be 1320 feet from an existing residential structure, unless it's on my property. See attached excerpt.

5. Cluster plats are subject to the following provisions:
 - a. The cluster development does not exceed the density permitted by the zone in which the development is located;
 - b. The proposed cluster is not within one thousand three hundred twenty (1,320) feet between the lot lines of any other cluster or existing residential structure unless the residential structure(s) is part of the proposed development;
 - c. The cluster development does not exceed six (6) residences per cluster;
 - d. No residential dwelling within the cluster is further than one hundred (100) feet from another residential dwelling; and
 - e. Sixty percent (60%) of the land outside of the cluster remains in contiguous open space in perpetuity. Open space in cluster plats shall be held in common ownership or maintained at existing land use or agricultural use.

The neighbor west of me, Melody Steele, built a unpermitted shack in the 1970s and no one has lived in it for at least 30 years. Further south in the woods, she brought in a manufactured home (in about 2000) and it is unoccupied.

There might be a way to shift all the lots north and west to be 1/4 mile away but that would really change my vision for the project. It would also cause a delay.

I'll sketch up something to explore that idea.

The hearing is scheduled for July 14

Let's talk soon

(Rachael is off til 7/6)

Thanks

John

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Subject: Mohar Farm Plat
Date: Friday, July 1, 2022 7:44:58 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Mr Johnston

My farm plat seems to be within 1320 of adjacent neighboring residences thereby making it non compliant. I'd like to discuss this with you before the hearing.

Please call at your earliest convenience

Thanks

John Barker

From: [John Barker](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing
Date: Wednesday, June 29, 2022 8:17:40 AM
Attachments: [image001.png](#)

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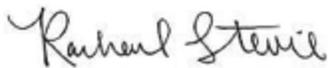
Thanks Rachael!

On Wed, Jun 29, 2022 at 8:10 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning,

My apologies! I know your name but I didn't catch the typo. I will make sure you're Barker in every doc going forward.

Thank you,



Planner I

Kittitas County

Community Development Services

[411 N. Ruby Street, Suite 2](#)

[Ellensburg, WA 98926](#)

509-962-7637

rachael.stevie.cd@co.kittitas.wa.us

From: John Barker <john98922@gmail.com>
Sent: Wednesday, June 29, 2022 5:43 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Re: LP-22-00002 Mohar Farm Cluster Plat - Notice of SEPA Action & Public Hearing

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Good morning Rachael

Thanks for sending the latest. Please make sure you correct the spelling of my name when it's included in critical documents

(Barker not Baker). It's a common mistake

Thanks

John

On Thu, Jun 23, 2022 at 9:20 AM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning,

Attached to this email you will find:

- Notice of SEPA Action and Public Hearing,
- SEPA Mitigated Determination of Nonsignificance (MDNS), and
- Instructional Materials for Public Hearing

Below are the links to all documents associated with the Mohar Farm Cluster Plat application:

[LP-22-00002 Mohar Farm - External Access](#)

From: [Rachael Stevie \(CD\)](#)
To: [John Barker](#)
Subject: Re: LP-22-00002 Mohar Farm - Hearing Dates
Date: Monday, May 9, 2022 12:35:57 PM
Attachments: [image001.png](#)

Ok, July 14 at 6pm it is. You will receive the hearing link a few weeks before then. I anticipate issuing an MDNS and not requiring a Critical Areas Report or Archaeological survey as conditions of the SEPA determination. You will have a chance to review my staff report before the hearing.

Thank you so much.

Rachael Stevie

From: John Barker <john98922@gmail.com>
Sent: Monday, May 9, 2022 12:07:14 PM
To: Rachael Stevie (CD)
Subject: Re: LP-22-00002 Mohar Farm - Hearing Dates

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Hello Rachael

I think it'd be best to have the hearing on July 14 as I'll be out of the country the earlier dates

Thanks

John

On Mon, May 9, 2022 at 11:49 AM Rachael Stevie (CD)
<rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning Mr. Barker,

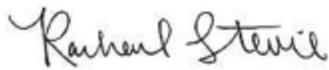
I know you are out of town from June 8th on, and I was hoping to be able to schedule our hearing for the end of May, but unfortunately I'm not going to be able to make that happen. (I was out for over a week with an unexpected illness).

In order for the decision to be issued within 90 days of the application being deemed complete (minus the days we were waiting for the signs to be posted), the hearing would have to be done on June 9, 2022.

Would you like to schedule the hearing for June 9? It will be held via WebEx, so if you are available, you can attend electronically. If you want to wait until you get back from your trip, we can extend the 90 day deadline as long as we both agree on it. The other available hearing dates would be June 23, July 14 and July 28.

Please let me know what date would work best for you.

Thanks so much!



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rachael.stevie.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Rachael Stevie \(CD\)](#)
To: [John Barker](#)
Subject: RE: Illustrative Site Plan
Date: Thursday, June 30, 2022 8:03:00 AM
Attachments: [image001.png](#)

Good morning,

Yes, I will add this to the record. During the hearing you will have a chance to speak, and if you would like, I can bring this image up on the screen while you talk about it.

I am currently working on my staff report and I will have it to you by next Thursday so you have a chance to review the conditions and we can talk about any concerns before the hearing.

Thank you,

Rachael Stevie
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Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: John Barker <john98922@gmail.com>
Sent: Thursday, June 30, 2022 6:48 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Illustrative Site Plan

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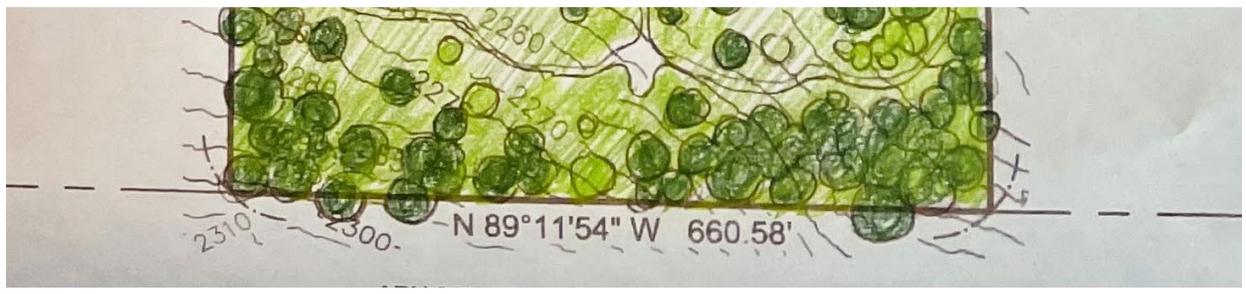
Rachael

I have an illustrative site plan for the mohar farm plat. Would this be useful for the hearing? (It does refine the design so there are small changes to the road alignment)

I'd appreciate your thoughts.

John





From: [Maria Go](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: LP-22-00002 Mohar Farm - Attached is my neighbor public comment in response to LP-22-00002 Mohar Farm
Date: Monday, July 18, 2022 2:44:42 PM
Attachments: [20220713 LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster.pdf](#)
[image001.png](#)

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Ms Rachael Stevie

refer: attached 20220713 LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster.pdf

Please keep me advised as it relates to Mohar Farm as appropriate and in regards to potential future considerations of developments adjacent to my residence. Attached is my public comment in response to LP-22-00002 Mohar Farm.

/s/ Melody Steele

Sent: Thu, Jul 7, 2022 8:27 am
Subject: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing

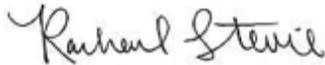
Good morning,

Please see attached correspondence regarding the Mohar Farm Cluster Plat.

The Public Hearing that was previously scheduled for Thursday July 14, 2022 at 6pm has been **cancelled**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

The project materials can be accessed at the following link: [Mohar Farm Cluster Plat](#)

Thank you,



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rachael.stevie.cd@co.kittitas.wa.us

Public Comment address to Kittitas County C/O Rachael.Stevie CD
July 13, 2022

LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster

20220713 using aerial professional-objective distance that is relatively accurate and using the “circle boundary” which is understood to be potential area for structural development. This indicates 7 neighbor’s within area of effects analysis for long plot clusters for John Barker’s existing plans for cluster “development” ..



John Barker’s method was a crude sketch using the furthest edge of cluster boundaries to a few neighbors. This appears as “stretching the true influence of effects” within the “SEPA” analysis. Refer to his July 1, 2022 correspondence with claims, sketch, references *KCC 16.09.040 5B citation that cluster plat lots cannot be 1320 feet from an existing residential structure, unless it’s on my property.*

Additional response per July 1, 2022 LP-22-00002 Mohar Farm Correspondence - Per as submitted by John Barker to Kittitas CDC sketch with claims. All claims are false. In rebuttal, my experience with John Barker has long history of him trespassing, poaching an elk on my property, dumping debris on my property, planting trees and brush on my property even after he had it surveyed professionally and knew the boundaries. After I gave him a one time option to remove the planted vegetation he added on north end of my property or forfeit it. I made it clear he was not to manage my property. Since then he added fence guards to vegetation he planted on my property, and he has posted my property as if it was his. He has removed my trees and vegetation mid-section near boundary, and removed my boundary markers. He was driving through my property to access his back half and I had to lock my gate to stop this. I strongly object to this continuous dis-respect and false claims. I reside at 980 Mohar Road. I activity manage the property. I have been a peaceful neighbor to all. Let it be known, John Barkers claims July 1, 2022 in regards to property adjacent to west of his proposed cluster are false and it is grounds for further objections. I strongly object to Mohar "clusters".

/s/ Melody Steele

980 Mohar Road

Cle Elum, WA 98648