

LP-22-00003



# 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"

## 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)
  - 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
<b>\$5,259.00</b>	<b>Total fees due for this application submittal (One check made payable to KCCDS)</b>

\*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): <hr style="border: 0; border-top: 1px solid black;"/>	DATE: 6/24/22	RECEIPT # CD22-02113	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <p style="font-size: 1.1em;">JUN 24 2022</p> <p style="font-size: 0.8em;">Kittitas County CDS DATE STAMP IN BOX</p>
---------------------------------------------------------------------------------------------------------	------------------	-------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

GENERAL APPLICATION INFORMATION

**RECEIVED**  
JUN 24 2022

Kittitas County CDS

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*  
Name: Haybrook Land Holdings  
Mailing Address: PO Box 1359  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 962-6666  
Email Address: matt@tandchomes.net
  
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: Matt Willard managing member Haybrook LH  
Mailing Address: P.O. Box 1359  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-859-3934  
Email Address: matt@tandchomes.net
  
3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*  
Name: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242  
Email Address: chris@cruseandassoc.com
  
4. **Street address of property:**  
Address: NKA Look Rd  
City/State/ZIP: Ellensburg WA 98926
  
5. **Legal description of property (attach additional sheets as necessary):**  
Parcel D1 of Book 39 of Surveys at Pages 9-11  
See title report for full description
  
6. **Tax parcel number:** 639136
  
7. **Property size:** 14.09 (acres)
  
8. **Land Use Information:**  
Zoning: Urb-Res      Comp Plan Land Use Designation: Urban

**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?** Look Road

**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:

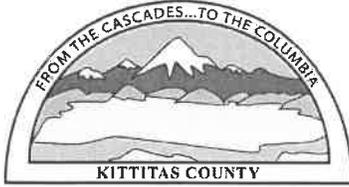
X *Matt Miller* *6-23-22*

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

Date:

X *Matt Miller* *6-23-22*

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JUN 24 2022  
Kittitas County CDS



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD22-02113**

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

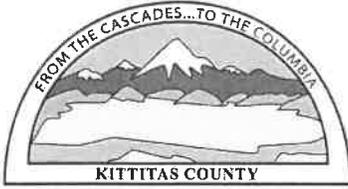
**Payer/Payee:** HAYBROOK LAND HOLDINGS LLC  
PO BOX 1359  
ELLENSBURG WA 98926-1359

**Cashier:** PAIGE MCNORVELL  
**Payment Type:** CHECK (1134)

**Date:** 06/24/2022

**LP-22-00003      Long Plat to preliminary approval      XXXXX LOOK RD ELLENSBURG**

<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
<b>LP-22-00003 TOTALS:</b>	<b>\$5,259.00</b>	<b>\$5,259.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$5,259.00</b>	



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD22-02114**

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

**Payer/Payee:** HAYBROOK LAND HOLDINGS LLC  
PO BOX 1359  
ELLENSBURG WA 98926-1359

**Cashier:** PAIGE MCNORVELL  
**Payment Type:** CHECK (1125)

**Date:** 06/24/2022

SE-22-00058 SEPA		XXXXX LOOK RD ELLENSBURG		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
SEPA Checklist (Health)	\$275.00	\$275.00	\$0.00	
SEPA Checklist	\$600.00	\$600.00	\$0.00	
SEPA Review (PW)	\$950.00	\$950.00	\$0.00	
<b>SE-22-00058 TOTALS:</b>		<b>\$1,825.00</b>	<b>\$1,825.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>			<b>\$1,825.00</b>	

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-48087052

**RECEIVED**  
JUN 24 2022

## GUARANTEE

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: June 11, 2022

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

CHICAGO TITLE INSURANCE COMPANY



By:   
President  
ATTEST  
  
Secretary

*Hannah Hall*

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-48087052

# SUBDIVISION GUARANTEE

Order No.: 548699AM  
Guarantee No.: 72156-48087052  
Dated: June 11, 2022

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.40

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel D1 of that certain Survey as recorded December 20, 2013, in Book 39 of Surveys, pages 9 through 11, under Auditor's File No. [201312200041](#), records of Kittitas County, Washington; being a portion of Lot 3, HF Meadows No. 3, as per plat thereof recorded in Book 8 of Plats, at pages 131 and 132, under Auditor's File No. [199710280021](#), and a portion of Parcel D of that certain survey as recorded June 1, 1994 in Book 20 of Surveys, pages 48 and 49, under Auditor's File No. [571299](#), records of said County; all in the Southwest Quarter of, Section 30, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Haybrook Land Holding, LLC, a Washington Limited Liability Company

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-48087052

**(SCHEDULE B)**

Order No: 548699AM  
Policy No: 72156-48087052

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$184.09  
Tax ID #: 639136  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$92.05  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$92.04  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2022

7. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental

Subdivision Guarantee Policy Number: 72156-48087052

assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

8. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. [208267](#), no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

9. Right of way to convey water and the right to connect the said ditch with Wilson Creek at any point North of "Sanders Mill Pond" at any time by means of a pipe to be used by said corporation for fire purposes only and for the use of the college of the First Presbyterian Church of Ellensburg and the grounds thereof donated to the Trustees of said church as granted to the Capitol Hill Water Works Company, a corporation, by deed dated February 1, 1889, and recorded in [Book J of Deeds, page 451](#).
10. The right to construct, install, operate, renew and forever maintain a pipeline for the conveyance of water across the above and other lands, together with a right of way 20 feet in width for the purposes of a road, as contained in agreement dated June 6, 1911, and recorded in [Book 23 of Deeds, page 217](#), granting said rights of way and other privileges to the Ellensburg Water Supply Company, a corporation.

Said pipeline right-of-way was further conveyed to the City of Ellensburg, a municipal corporation, by deed dated May 29, 1933, recorded May 31, 1933 in Book 54 of Deeds, page 35, under Auditor's File No. [112624](#).

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: Electric transmission and distribution line  
Dated: February 22, 1928  
[Book 46 of Deeds, Page 440](#)  
Affects: A portion of said premises
12. A right of way and easement for the purpose of constructing and maintaining water conduits, flumes and mains, together with any and all appliances or apparatus necessary or convenient to operate the same, heretofore conveyed to the Ellensburg Water Supply Company by deed dated December 29, 1892, and recorded in [Book P of Deeds, page 535](#), and as further conveyed to the Ellensburg Gas & Water Company, a corporation (successor in interest to the Ellensburg Water Supply Company), by deed dated May 29, 1933, and recorded in [Book 54 of Deeds, page 42](#).
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Between: Stephen A. Willard, a single man, and Ruby Willard, a married woman as her sole and separate estate  
Recorded: June 20, 1995  
Instrument No.: [582459](#)  
Volume: 366, Page: 1222
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Haybrook No. 1, SP-94-25,  
Recorded: June 20, 1995  
Book: D of Short Plats Page: 231 through 234  
Instrument No.: [582458](#)

Subdivision Guarantee Policy Number: 72156-48087052

Matters shown:

- a) Easements thereon
  - b) Notes thereon
  - c) Dedications thereon
15. Watermaster Agreement, including the terms and provisions thereof,  
Recorded: July 13, 2000  
Instrument No.: [200007130033](#)  
Between: Son Vida I, Limited Partnership  
And: The Public
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)  
disclosed by HF Meadows No. 3  
Recorded: October 28, 1997  
Book: 8 of Plats Page: 131 and 132  
Instrument No.: [199710280021](#)  
Matters shown:  
a) Approximate 100 year floodplain shown thereon  
b) Wilson Creek shown thereon  
c) Fencelines thereon  
d) Dedications thereon  
e) Notes thereon
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)  
disclosed by survey,  
Recorded: December 20, 2013  
Book: 39 of Surveys Page: 9 through 11  
Instrument No.: [201312200041](#)  
Matters shown:  
a) Easements thereon  
b) Centerline of Wilson Creek  
c) Location of a bridge  
d) Notes thereon
18. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy  
or policies will not insure against loss arising by reason of any lack of a right of access to and from  
the Land.
- We note "Easement Q" on the face of said survey. We have not found that said easement has  
been formally granted of record.
19. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or  
former bed of the Wilson Creek, if it is navigable.
20. Any question of location, boundary or area related to the Wilson Creek, including, but not limited  
to, any past or future changes in it.
21. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from  
the rights of the public, appropriators, or riparian owners to use any waters, which may now cover  
the Land or to use any portion of the Land which is now or may formerly have been covered by  
water.

**END OF EXCEPTIONS**

Subdivision Guarantee Policy Number: 72156-48087052

**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel D1, Book 39/pgs 9-11, being ptn Lot 3, HF Meadows No. 3, Bk 8/pgs 131-132, and ptn Parcel D, Bk 20/pgs 48-49; all in SW Quarter Section 30, Township 18N, Range 19E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### ***A. Background*** [HELP]

1. Name of proposed project, if applicable:  
Haybrook Farms Phase 3
2. Name of applicant:  
Matt Willard, Mgr, Haybrook Land Holdings LLC
3. Address and phone number of applicant and contact person:

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JUN 24 2022  
Kittitas County CDS

PO Box 1359  
Ellensburg, WA 98926

4. Date checklist prepared:  
6/2/2022
5. Agency requesting checklist:  
Kittitas County
6. Proposed timing or schedule (including phasing, if applicable):  
Fall 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Wetland Study attached
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.  
None
10. List any government approvals or permits that will be needed for your proposal, if known.  
Preliminary Plat Approval for Long Plat
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.)  
9 Lot Long Plat for residential lots
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.

## **B. Environmental Elements** [HELP]

### 1. **Earth** [help]

- a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other Pasture

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

2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

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

BrickMill Gravelly and Namum Ashy Loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

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.

No excavation, grading other than house construction

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No possible erosion due to flat landscape

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

3000 Square Feet per lot

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

Best practices and compliance with county codes

## 2. Air [\[help\]](#)

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.

Ordinary related to home construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NOT APPLICABLE

## 3. Water [\[help\]](#)

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.

No wetlands. Wilson Creek is proximate but completely outside of critical area setbacks from building sites.

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.

None

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.

None

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.

None

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

1) Will groundwater be withdrawn from a well for drinking water or other purposes? 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.

No discharge to ground water. Group B well contemplated for lots in this application.

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.

Lots will be served by septic tanks subject to county site evaluation and construction standards.

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.

No flow into other waters; no runoff

2) Could waste materials enter ground or surface waters? If so, generally describe.

None

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable

**4. Plants** [help]

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

House size excavation

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

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Home sites will be landscaped consistent with county water ordinances.

e. List all noxious weeds and invasive species known to be on or near the site.

None

**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.

Songbirds

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

None

c. Is the site part of a migration route? If so, explain.

No

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

NONE

e. List any invasive animal species known to be on or near the site.

None

**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.

As required by County Ordinance and State Energy Code

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?

List other proposed measures to reduce or control energy impacts, if any:

As required by State Energy Code

**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.

None

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.

Not Applicable

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.

As required by Kittitas County

5) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Normal associated house construction effects

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.

Daily work hours

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

None other than compliance with codes

### 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.

Pasture. No adjacent effects.

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?

Has been in agriculture but not agriculture classified as long term significance

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:

No

c. Describe any structures on the site.

None

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

No

e. What is the current zoning classification of the site?

Residential

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

Residential

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

Not Applicable

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?

2 people per residential lot

i. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No conflict with adjacent land use

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not Applicable

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

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

Nine Single Family Units

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:

Not Applicable

**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?

Per code

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

Not Applicable

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

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

Normal residential during daytime

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

No

c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable

d. Proposed measures to reduce or control light and glare impacts, if any:

None

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

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

None

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:

Not Applicable

**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.

None

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.

None

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.

Not Applicable

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.

Not Applicable

**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.

Look Road. Access by private road.

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 per Residential Code of County

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?

2.5/ Day or other metric used by County

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:

Not Applicable

#### **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.

Only as available to County residents

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

Not Applicable

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

City Gas, Garbage

- 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.

Well, Septic, Electric, Gas

**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: Matt Willard mgr.

Name of signee Matt Willard

Position and Agency/Organization Mgr, Haybrook Land Holdings LLC

Date Submitted: \_\_\_\_\_

**D. Supplemental sheet for nonproject actions [HELP]**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not Applicable

Proposed measures to avoid or reduce such increases are:

Not Applicable

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not Applicable

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable

3. How would the proposal be likely to deplete energy or natural resources?

Not Applicable

Proposed measures to protect or conserve energy and natural resources are:

Not Applicable

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

Will not effect any Critical Area

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not Applicable

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not Applicable

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable

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

Not Applicable



**Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

June 6, 2022

Matt Willard  
Haybrook Landholdings, LLC  
PO Box 1359  
Ellensburg, Washington 98926

**RECEIVED**  
JUN 24 2022  
Kittitas County CDS

RE: Critical Area Report – Parcel #639136  
Kittitas County, Washington  
SWC Job #22-142

Dear Matt,

This report describes our observations of any jurisdictional wetlands, streams and/or buffers on or within 250' of Parcel #639136.



*Above: Vicinity Map of site (Parcel #639136)*

The irregular shaped 14.09 acre parcel is located on the east side of Look Road and within portions of Sections 25, Township 18 North, Range 18, and Section 30, Township 18 North, Range 19 East of the W.M in Kittitas County, Washington.



*Above: Aerial photograph of the study area from Kittitas Mapsifter website.*

## **METHODOLOGY**

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site and areas within 250' of the site on May 24, 2022.

The site was reviewed using methodology described in the **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)** (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990

Edited and Revised Edition of the ***Munsell Soil Color Charts***  
(Kollmorgen Instruments Corp. 1990).

Wetlands in Kittitas County are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update* dated June 2014 Publication No. 14-06-018.

The ordinary high water mark (OHWM) of any streams was located based upon the criteria described in the *Washington Department of Ecology draft publication Determining The Ordinary High Water Mark on Streams In Washington State* (WADOE Publication 08-06-001, March 2008).

## **OBSERVATIONS**

### *Existing Site Documentation.*

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas Taxsifter website, National Wetland Inventory Map, WDNR Fpars Stream Typing Map, Kittitas County flood & critical areas mapping, WDFW Priority Habitats and Species Maps, and the NRCS Soil Survey online mapping and Data.

### **Kittitas Taxsifter Website**

The Kittitas Taxsifter website with streams and wetland layers activated depicts a serpentine, narrow emergent wetland in the location of Wilson Creek on the east side of the site. This was taken from the USFWS NWI map.



*Above: Kittitas County TaxsiFTER with wetland and stream layers activated.*

### **National Wetlands Inventory (NWI)**

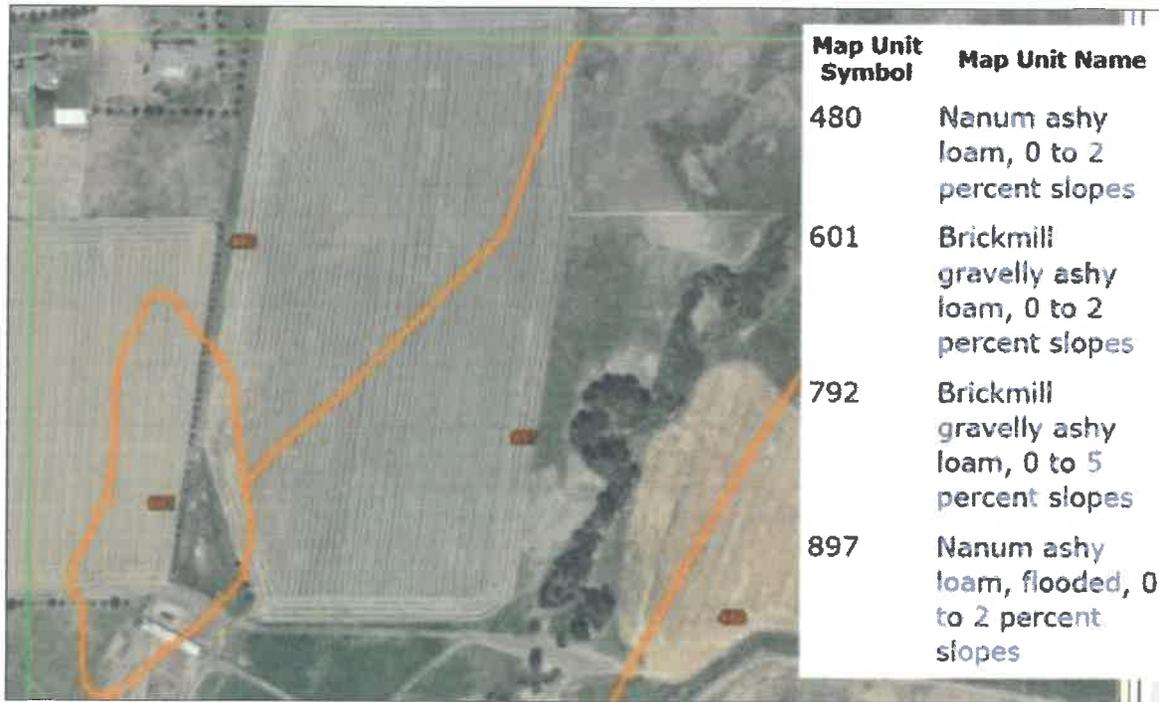
The NWI map depicts the same wetland as the Kittitas County website. In fact the TaxsiFTER mapping was taken from the NWI maps. These wetlands were interpreted from aerial photographs by the US Fish and Wildlife Service using 2017 aerial photographs with no ground-truthing.



*Above: NWI map of the area of the site*

### **Soil Survey**

According to the NRCS Soil Mapper website, the site is mapped as containing Brickmill gravelly, and Nanum ashy loam. Nanum soils are “somewhat poorly drained” and Brickmill soils are moderately well drained. All of these soils are formed in alluvium with some volcanic ash in the upper part. None of these soils are considered “hydric” or wetland soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).



*Above: NRCS soil map of the site.*

**WADNR FPARS website**

According to the WADNR FPARS website with stream types layers activated depicts Wilson Creek on the eastern edge of the site as a Type S (Shoreline) water.



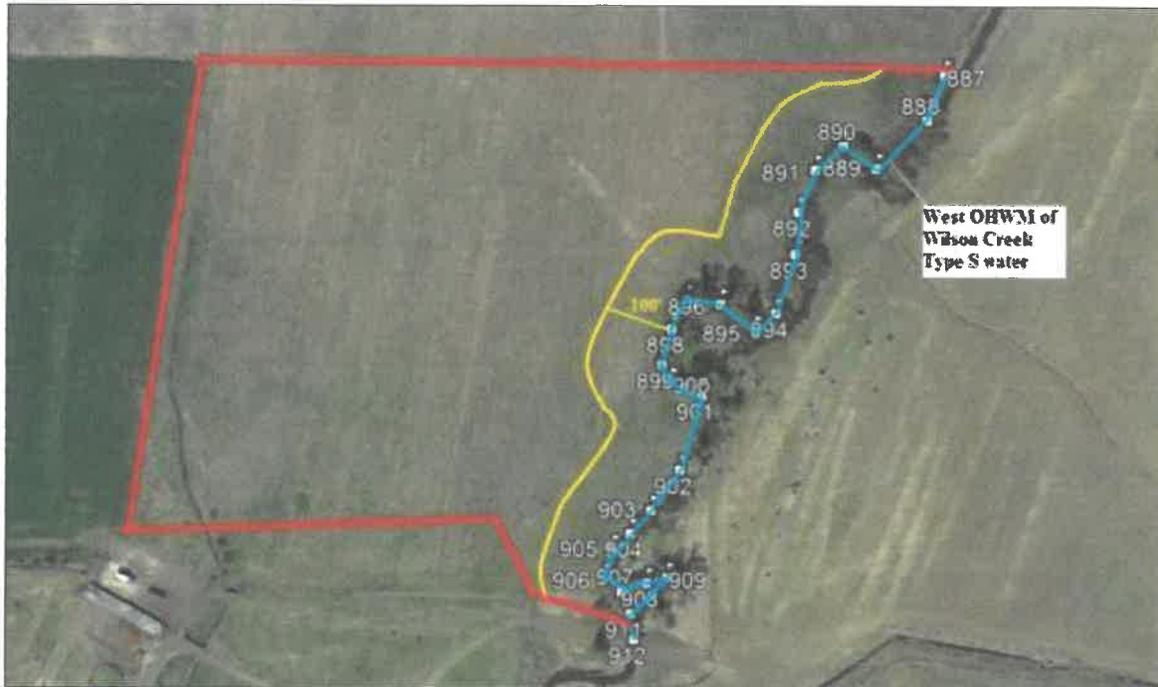
*Above: WDNR Fpars Stream Mapping of the area of the site.*

### **Field observations**

The site consists of a agricultural pasture used to grow timothy hay and alfalfa. The site is bordered by an alfalfa field to the west and north, actively grazed pasture to the south, and Wilson Creek on the eastern edge of the site.

The site is routinely flood irrigated. However, flood irrigation was not being conducted on the site during our site inspection.

The site at the time of our field inspection was planted in timothy hay. The eastern side of the site contains a narrow forested area along Wilson Creek. This area contains black cottonwood, crack willow, Hawthorne, rose, snowberry and Oregon grape.



*Above: Gps mapping of the west ordinary high water mark of Wilson Creek, a Type S water. The 100' buffer is also depicted in yellow.*

Soil pits excavated throughout the site revealed a moist, silt loam with a color of 10YR 2/2. No evidence of wetland hydrology was present on the site.

No wetlands were found on or near the site. Wilson Creek is a mapped Shoreline of the State (Type S water). The western OHWM of the creek was gps located with points 887-912. No flags were placed as the stream edge is actively grazed by cattle which would remove the flagging.

According to the Kittitas County Shoreline Master Program, Wilson Creek has a shoreline designation of Rural Conservancy. Shoreline waters with the Rural Conservancy designation have a 100' buffer measured from the ordinary high water mark of the creek.

**Table 5.5-1. Standard Shoreline Buffers (Type S Waters)**

<b>Shoreline Environment Designation</b>	<b>Type S Standard Shoreline Buffer Width (feet)</b>
Urban Conservancy	100
Shoreline Residential	100
Rural Conservancy	100
Natural	150

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at [esewall@sewallwc.com](mailto:esewall@sewallwc.com) .

Sincerely,  
*Sewall Wetland Consulting, Inc.*



Ed Sewall  
Senior Wetlands Ecologist PWS #212

Attached: Data sheets

## **REFERENCES**

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Kittitas County Municipal Code

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

WETLAND DETERMINATION DATA FORM - Arid West Region

SW side of site

Project/Site: Haybrook City/County: Kittitas Sampling Date: 5-19-22  
 Applicant/Owner: \_\_\_\_\_ State: WA Sampling Point: DP#1  
 Investigator(s): Ed Sewell Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	
Remarks: <u>- above normal rainfall</u> <u>- agricultural field</u>	

**VEGETATION - Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				<b>Prevalence Index worksheet:</b>
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
= Total Cover				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____)				<b>Hydrophytic Vegetation Indicators:</b>
1. <u>Phleum pratense</u>	<u>100</u>		<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. _____				<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. _____				<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
= Total Cover				
Woody Vine Stratum (Plot size: _____)				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____				
2. _____				
= Total Cover				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____

Remarks: \_\_\_\_\_

**SOIL**

Sampling Point: DP 1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR 2/2						silt loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

- Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**
- Histosol (A1)
  - Histic Epipedon (A2)
  - Black Histic (A3)
  - Hydrogen Sulfide (A4)
  - Stratified Layers (A5) (LRR C)
  - 1 cm Muck (A9) (LRR D)
  - Depleted Below Dark Surface (A11)
  - Thick Dark Surface (A12)
  - Sandy Mucky Mineral (S1)
  - Sandy Gleyed Matrix (S4)
  - Sandy Redox (S5)
  - Stripped Matrix (S6)
  - Loamy Mucky Mineral (F1)
  - Loamy Gleyed Matrix (F2)
  - Depleted Matrix (F3)
  - Redox Dark Surface (F5)
  - Depleted Dark Surface (F7)
  - Redox Depressions (F8)
  - Vernal Pools (F9)

- Indicators for Problematic Hydric Soils<sup>3</sup>:**
- 1 cm Muck (A9) (LRR C)
  - 2 cm Muck (A10) (LRR B)
  - Reduced Vertic (F18)
  - Red Parent Material (TF2)
  - Other (Explain in Remarks)
- <sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

- Wetland Hydrology Indicators:**
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Primary Indicators (minimum of one required; check all that apply)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Secondary Indicators (2 or more required)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> Surface Water (A1)<br><input type="checkbox"/> High Water Table (A2)<br><input type="checkbox"/> Saturation (A3)<br><input type="checkbox"/> Water Marks (B1) (Nonriverine)<br><input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)<br><input type="checkbox"/> Drift Deposits (B3) (Nonriverine)<br><input type="checkbox"/> Surface Soil Cracks (B6)<br><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)<br><input type="checkbox"/> Water-Stained Leaves (B9)  | <input type="checkbox"/> Salt Crust (B11)<br><input type="checkbox"/> Biotic Crust (B12)<br><input type="checkbox"/> Aquatic Invertebrates (B13)<br><input type="checkbox"/> Hydrogen Sulfide Odor (C1)<br><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)<br><input type="checkbox"/> Presence of Reduced Iron (C4)<br><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)<br><input type="checkbox"/> Thin Muck Surface (C7)<br><input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Water Marks (B1) (Riverine)<br><input type="checkbox"/> Sediment Deposits (B2) (Riverine)<br><input type="checkbox"/> Drift Deposits (B3) (Riverine)<br><input type="checkbox"/> Drainage Patterns (B10)<br><input type="checkbox"/> Dry-Season Water Table (C2)<br><input type="checkbox"/> Crayfish Burrows (C8)<br><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)<br><input type="checkbox"/> Shallow Aquitard (D3)<br><input type="checkbox"/> FAC-Neutral Test (D5) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

west side of site

Project/Site: Haybrook City/County: Kittitas Sampling Date: 5-17-22  
 Applicant/Owner: \_\_\_\_\_ State: WA Sampling Point: DP#2  
 Investigator(s): SI Summ Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>above normal rainfall</u>	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				<b>Prevalence Index worksheet:</b>
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
= Total Cover				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____)				<b>Hydrophytic Vegetation Indicators:</b>
1. <u>Phlox pilosa</u>	<u>100</u>		<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. _____	_____	_____	_____	<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. _____	_____	_____	_____	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____				
2. _____				
= Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____		Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____		
Remarks:				

**SOIL**

Sampling Point: DPD2

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10 YR 3/2						silt loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |                                                            |                                                     |
|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F6)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |                                                     |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (Inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- |                                                                    |                                                                        |
|--------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    |

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**WETLAND DETERMINATION DATA FORM - Arid West Region**

*center of site*

Project/Site: Haybrook City/County: Kittitas Sampling Date: 5-19-22  
 Applicant/Owner: \_\_\_\_\_ State: WA Sampling Point: D#3  
 Investigator(s): Ed Sevall Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>above road rainfall</u>	

**VEGETATION - Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>60</u> x 3 = <u>180</u> FACU species _____ x 4 = _____ UPL species <u>20</u> x 5 = <u>100</u> Column Totals: <u>80</u> (A) <u>280</u> (B) Prevalence Index = B/A = <u>2.25</u>
<b>Sapling/Shrub Stratum (Plot size: _____)</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ = Total Cover				
<b>Herb Stratum (Plot size: _____)</b> 1. <u>Phlox pilularis</u> <u>60</u> <u>FAC</u> 2. <u>Bromus tectorum</u> <u>20</u> <u>NI</u> 3. <u>Sisymbrium irio</u> <u>10</u> <u>NI</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ = Total Cover				
<b>Woody Vine Stratum (Plot size: _____)</b> 1. _____ 2. _____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____

**SOIL**

Sampling Point: DP#3

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
14	16M 2/2						S. 7/10	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |                                                            |                                                     |
|------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)           |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)       |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1)   |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)   |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C)    | <input type="checkbox"/> Depleted Matrix (F3)       |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D)            | <input type="checkbox"/> Redox Dark Surface (F5)    |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Depressions (F8)     |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Vernal Pools (F9)          |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          |                                                     |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- |                                                                    |                                                                        |
|--------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Biotic Crust (B12)                            |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine)            | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)      | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine)         | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Thin Muck Surface (C7)                        |
| <input type="checkbox"/> Water-Stained Leaves (B9)                 | <input type="checkbox"/> Other (Explain in Remarks)                    |

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**WETLAND DETERMINATION DATA FORM – Arid West Region**

*Just west of Wilson Creek*

Project/Site: Hagbrook City/County: Kittitas Sampling Date: 5-14-22

Applicant/Owner: \_\_\_\_\_ State: WA Sampling Point: DP #4

Investigator(s): Ed Smith Section, Township, Range: \_\_\_\_\_

Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_

Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_

Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)

Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_

Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>above normal range</u>	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:																
1. <u>Populus balsamifera</u>	<u>40</u>		<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)  Total Number of Dominant Species Across All Strata: _____ (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)																
2. _____																				
3. _____																				
4. _____																				
= Total Cover				<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x 1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x 2 = _____</td> </tr> <tr> <td>FAC species <u>40</u></td> <td>x 3 = <u>120</u></td> </tr> <tr> <td>FACU species <u>60</u></td> <td>x 4 = <u>240</u></td> </tr> <tr> <td>UPL species _____</td> <td>x 5 = _____</td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>360</u> (B)</td> </tr> <tr> <td align="center" colspan="2">Prevalence Index = B/A = <u>3.6</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x 1 = _____	FACW species _____	x 2 = _____	FAC species <u>40</u>	x 3 = <u>120</u>	FACU species <u>60</u>	x 4 = <u>240</u>	UPL species _____	x 5 = _____	Column Totals: <u>100</u> (A)	<u>360</u> (B)	Prevalence Index = B/A = <u>3.6</u>	
Total % Cover of:	Multiply by:																			
OBL species _____	x 1 = _____																			
FACW species _____	x 2 = _____																			
FAC species <u>40</u>	x 3 = <u>120</u>																			
FACU species <u>60</u>	x 4 = <u>240</u>																			
UPL species _____	x 5 = _____																			
Column Totals: <u>100</u> (A)	<u>360</u> (B)																			
Prevalence Index = B/A = <u>3.6</u>																				
<b>Sapling/Shrub Stratum (Plot size: _____)</b>																				
1. <u>Symphoricarpos albus</u>	<u>60</u>		<u>FACU</u>																	
2. _____																				
3. _____																				
4. _____																				
5. _____																				
= Total Cover																				
<b>Herb Stratum (Plot size: _____)</b>																				
1. _____																				
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
= Total Cover																				
<b>Woody Vine Stratum (Plot size: _____)</b>																				
1. _____																				
2. _____																				
= Total Cover																				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____																				
Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>																				
Remarks: _____																				

**SOIL**

Sampling Point: D#4

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
14	10M3L3						SW 1m	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

- Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**
- Histosol (A1)
  - Histic Epipedon (A2)
  - Black Histic (A3)
  - Hydrogen Sulfide (A4)
  - Stratified Layers (A5) (LRR C)
  - 1 cm Muck (A9) (LRR D)
  - Depleted Below Dark Surface (A11)
  - Thick Dark Surface (A12)
  - Sandy Mucky Mineral (S1)
  - Sandy Gleyed Matrix (S4)
  - Sandy Redox (S5)
  - Stripped Matrix (S6)
  - Loamy Mucky Mineral (F1)
  - Loamy Gleyed Matrix (F2)
  - Depleted Matrix (F3)
  - Redox Dark Surface (F5)
  - Depleted Dark Surface (F7)
  - Redox Depressions (F8)
  - Vernal Pools (F9)

- Indicators for Problematic Hydric Soils<sup>3</sup>:**
- 1 cm Muck (A9) (LRR C)
  - 2 cm Muck (A10) (LRR B)
  - Reduced Vertic (F18)
  - Red Parent Material (TF2)
  - Other (Explain in Remarks)
- <sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (Inches): \_\_\_\_\_

**Hydric Soil Present?** Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

- Wetland Hydrology Indicators:**
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Primary Indicators (minimum of one required; check all that apply)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Secondary Indicators (2 or more required)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> Surface Water (A1)<br><input type="checkbox"/> High Water Table (A2)<br><input type="checkbox"/> Saturation (A3)<br><input type="checkbox"/> Water Marks (B1) (Nonriverine)<br><input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)<br><input type="checkbox"/> Drift Deposits (B3) (Nonriverine)<br><input type="checkbox"/> Surface Soil Cracks (B6)<br><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)<br><input type="checkbox"/> Water-Stained Leaves (B9)  | <input type="checkbox"/> Salt Crust (B11)<br><input type="checkbox"/> Biotic Crust (B12)<br><input type="checkbox"/> Aquatic Invertebrates (B13)<br><input type="checkbox"/> Hydrogen Sulfide Odor (C1)<br><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)<br><input type="checkbox"/> Presence of Reduced Iron (C4)<br><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)<br><input type="checkbox"/> Thin Muck Surface (C7)<br><input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Water Marks (B1) (Riverine)<br><input type="checkbox"/> Sediment Deposits (B2) (Riverine)<br><input type="checkbox"/> Drift Deposits (B3) (Riverine)<br><input type="checkbox"/> Drainage Patterns (B10)<br><input type="checkbox"/> Dry-Season Water Table (C2)<br><input type="checkbox"/> Crayfish Burrows (C8)<br><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)<br><input type="checkbox"/> Shallow Aquitard (D3)<br><input type="checkbox"/> FAC-Neutral Test (D5) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_

Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**WETLAND DETERMINATION DATA FORM – Arid West Region**

*west of  
willow creek*

Project/Site: Hog Creek City/County: Kittitas Sampling Date: DP#5  
 Applicant/Owner: \_\_\_\_\_ State: WA Sampling Point: \_\_\_\_\_  
 Investigator(s): SA Sand Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_ Slope (%): \_\_\_\_\_  
 Subregion (LRR): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: \_\_\_\_\_ NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>above normal on all</u>	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (A/B)
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet:
1. <u>Crataegus sp</u>	<u>40</u>		<u>FACW</u>	Total % Cover of: _____ Multiply by: _____
2. <u>Rosa pratincola</u>	<u>60</u>		<u>FACW</u>	OBL species _____ x 1 = _____
3. _____	_____	_____	_____	FACW species _____ x 2 = _____
4. _____	_____	_____	_____	FAC species _____ x 3 = _____
5. _____	_____	_____	_____	FACU species _____ x 4 = _____
= Total Cover				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. <u>Dibaea picta</u>	<u>30</u>		<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. _____	_____	_____	_____	<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. _____	_____	_____	_____	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**SOIL**

Sampling Point: DP #5

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
14	10YR 3/2						silt loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present?    Yes \_\_\_\_\_    No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<u>Primary Indicators (minimum of one required; check all that apply)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present?    Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_

Water Table Present?    Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_

Saturation Present?    Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present?    Yes \_\_\_\_\_    No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

NARRATIVE - Haybrook Farms Phase 3  
Chris Cruse <chris@cruseandassoc.com>  
Thu 6/23/2022 6:30 AM  
To:

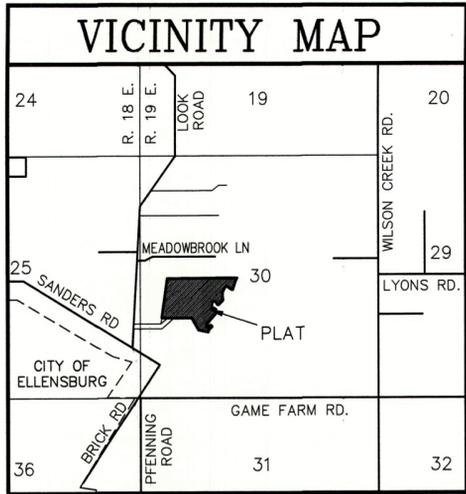
- file@cruseandassoc.com <file@cruseandassoc.com>

Narrative - This application is to subdivide 14.09-acre tax parcel 639136 into 9 lots. Currently there are not any improvements onsite and the land has been used for agricultural purposes. All proposed parcels will be on community system with individual septic systems approved by the health department. Access to all lots will be by a private road to be constructed and approved by the county engineer.

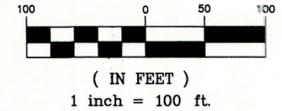
See the application map for additional information.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
chris@cruseandassoc.com

**RECEIVED**  
JUN 24 2022  
Kittitas County CDS



**HAYBROOK FARMS PHASE 3**  
**PART OF SECTION 30, T. 18 N., R. 19 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**  
 - PRELIMINARY PLAT -



**LEGEND**

- 
- 
- 
- 

**RECEIVED**  
 JUN 24 2022  
 Kittitas County CDS

**OWNER:**

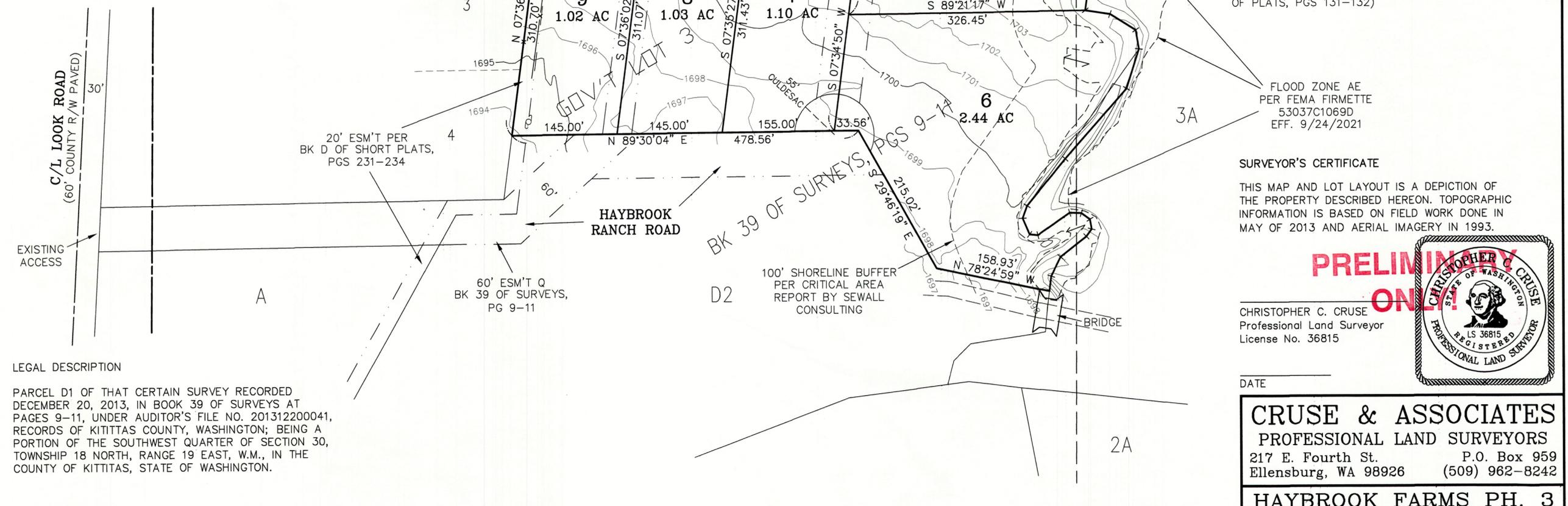
HAYBROOK LAND HOLDINGS LLC  
 PO BOX 1359  
 ELLENSBURG, WA 98926-1359

TOTAL ACREAGE: 14.09 ACRES  
 NO. OF LOTS: 9  
 ZONE: URBAN RESIDENTIAL/AIRPORT OVERLAY  
 ASSESSOR'S PARCEL NO. 639136

SOURCE OF WATER: GROUP B WELL  
 SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS  
 DRAINAGE: NO IMPROVEMENTS PER THIS APP.  
 ACCESS: PRIVATE DRIVEWAY

25 30  
 CALC., FALLS  
 IN FIELD  
 NOT SET  
 ILLUSTRATED  
 NOT VISITED  
 R. 18 E.  
 R. 19 E.

ILLUSTRATED  
 NOT VISITED



**SURVEYOR'S CERTIFICATE**  
 THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN MAY OF 2013 AND AERIAL IMAGERY IN 1993.

**PRELIMINARY ONLY!**



CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815

DATE \_\_\_\_\_

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**HAYBROOK FARMS PH. 3**

**LEGAL DESCRIPTION**  
 PARCEL D1 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 201312200041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**From:** [Jeremiah Cromie](#)  
**To:** ["matt@tandchomes.net"](mailto:matt@tandchomes.net)  
**Cc:** ["chris@cruseandassoc.com"](mailto:chris@cruseandassoc.com); [Jeremy Johnston](#)  
**Subject:** LP-22-00003 Haybrook Farms Ph 3 - Deemed Complete  
**Date:** Monday, July 18, 2022 10:41:27 AM  
**Attachments:** [LP-22-00003 Haybrook Farms Ph 3 Deemed Complete.pdf](#)

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Good morning,

Please see the attached correspondence regarding your long plat application. I have also placed hard copies in the mail.

The sign mentioned in the letter will be ready to pick at the CDS office tomorrow (7/19/22) for posting on site with instructions.

Let me know if there are any questions.

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)



# 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"

July 18, 2022

Haybrook Land Holdings LLC

Attn: Matt Willard

PO Box 1359

Ellensburg, WA 98926

Chris Cruse

PO Box 959

Ellensburg, WA 98926

## RE: Haybrook Farms Ph 3 Long Plat (LP-22-00003) – Deemed Complete

Parcel# 639136

Dear applicants,

The application packet for a 9-lot plat was received on June 24, 2022 and has been determined complete on July 18, 2022. The proposed project includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres totaling 14.09 acres. The subject property is parcel 639136, in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

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

1. The site must be posted in accordance with KCC15A. A Sign will be ready for pickup at Community Development Services on July 19, 2022 along with posting instructions and an Affidavit of Posting form to be signed and returned with a picture of the posted sign 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 the application 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 509-962-7046 or by e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Sincerely,

Jeremiah Cromie

Planner II

Kittitas County Community Development Services

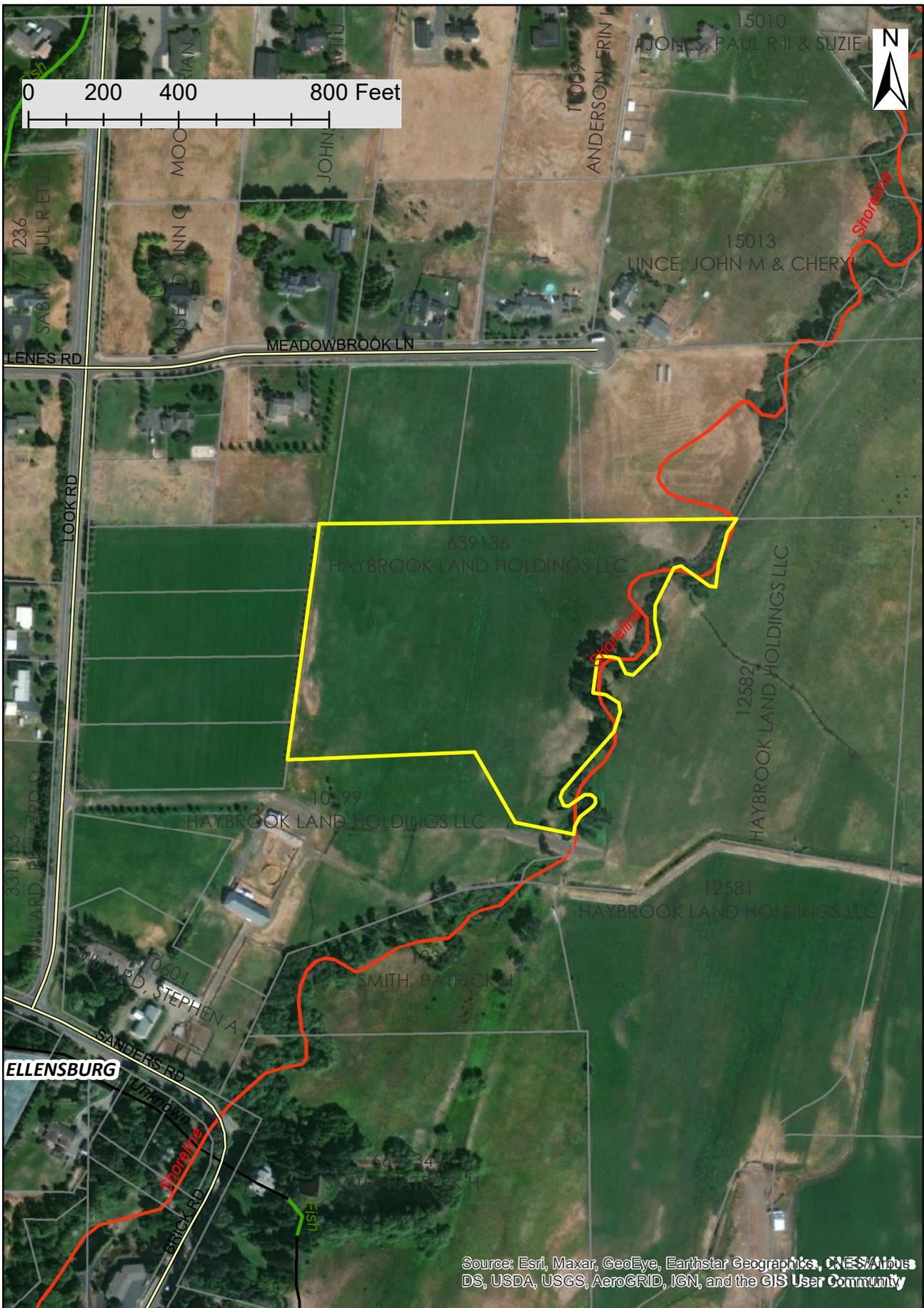
411 N Ruby St # 2, Ellensburg, WA 98926

cc: Chris Cruse, Surveyor

Jeremy Johnston, Planning Official

via email

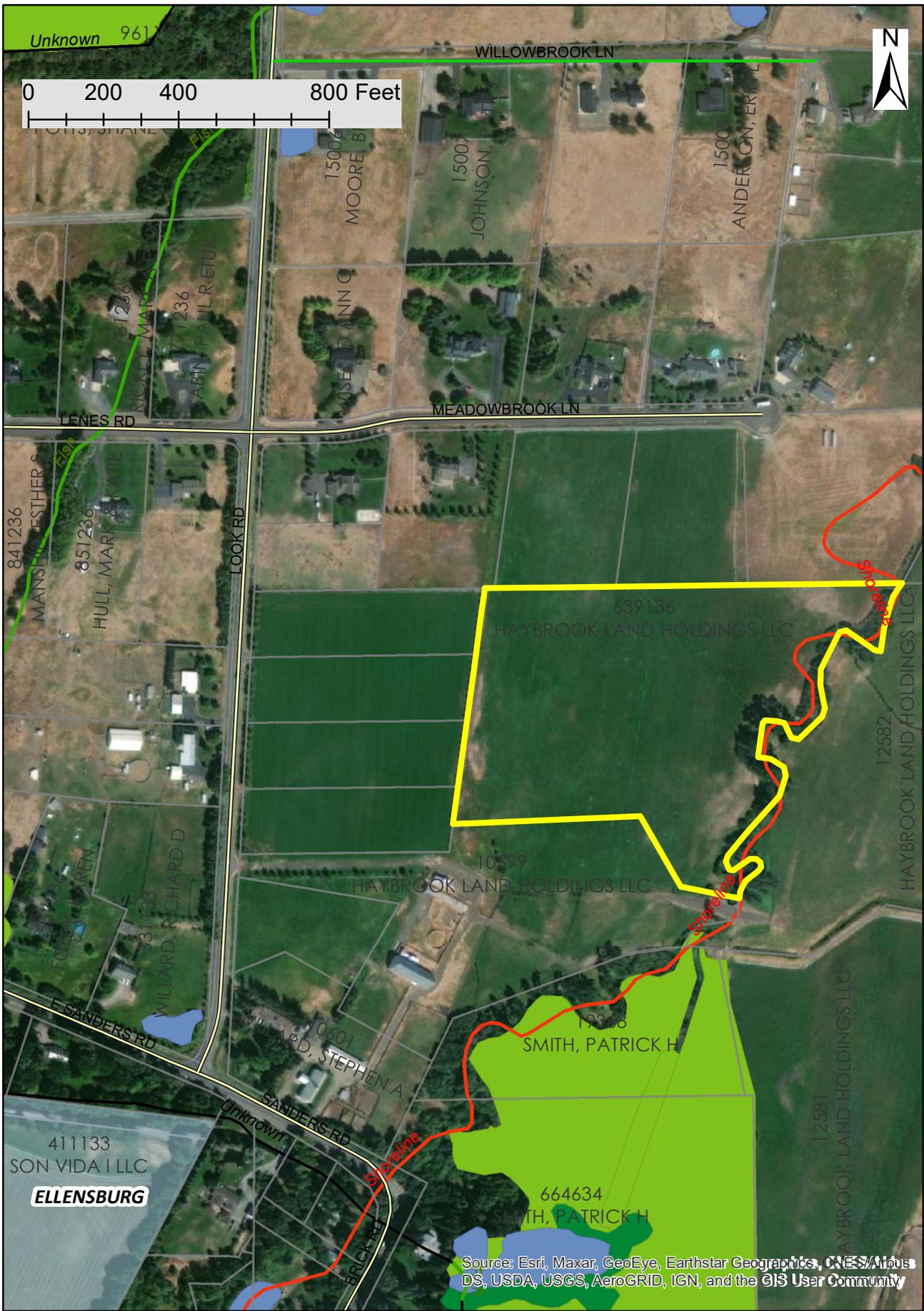
via email



**LP-22-00003 Haybrook Farms  
Ph 3**

**Aerial View**

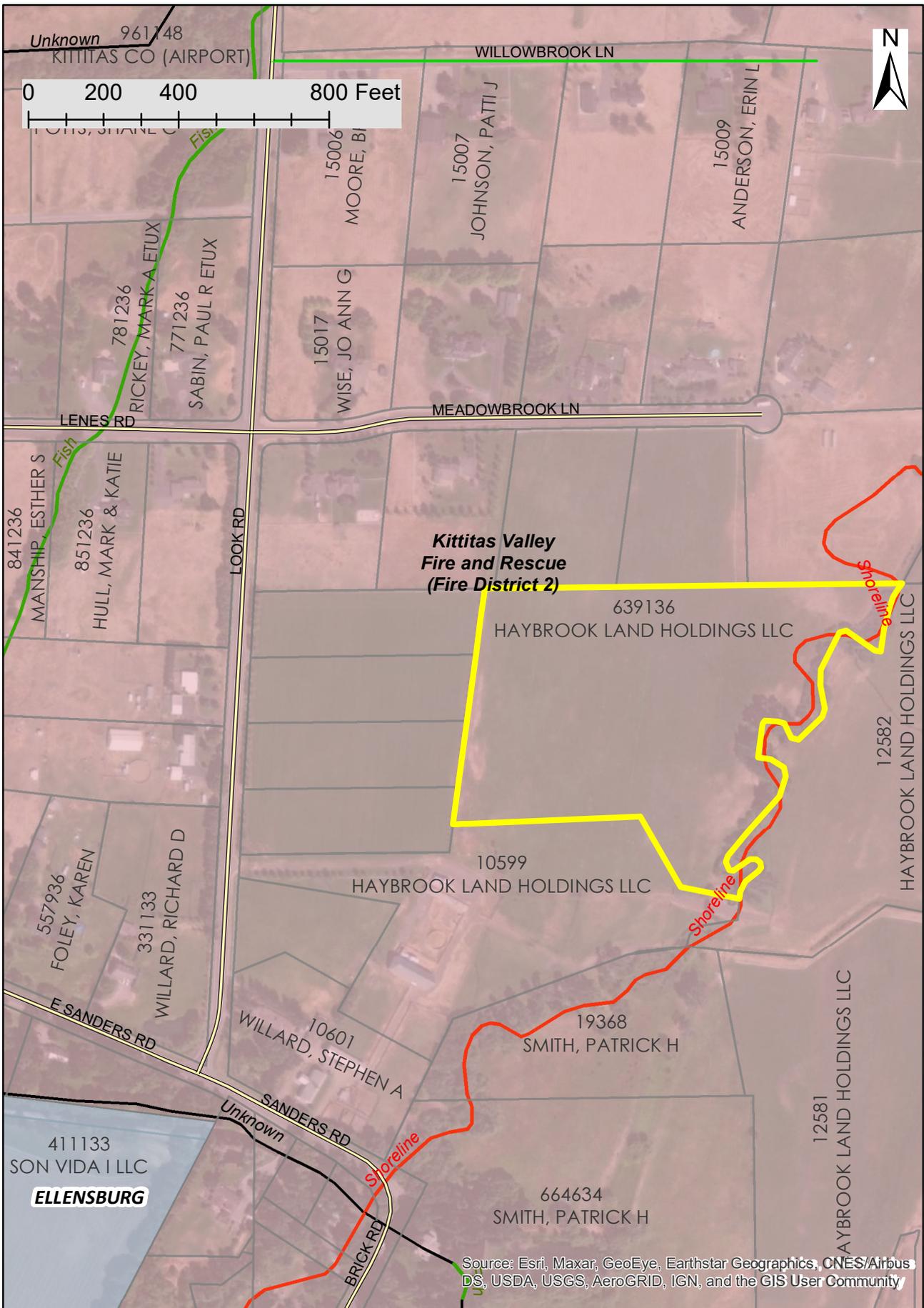
Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

**Critical Areas**

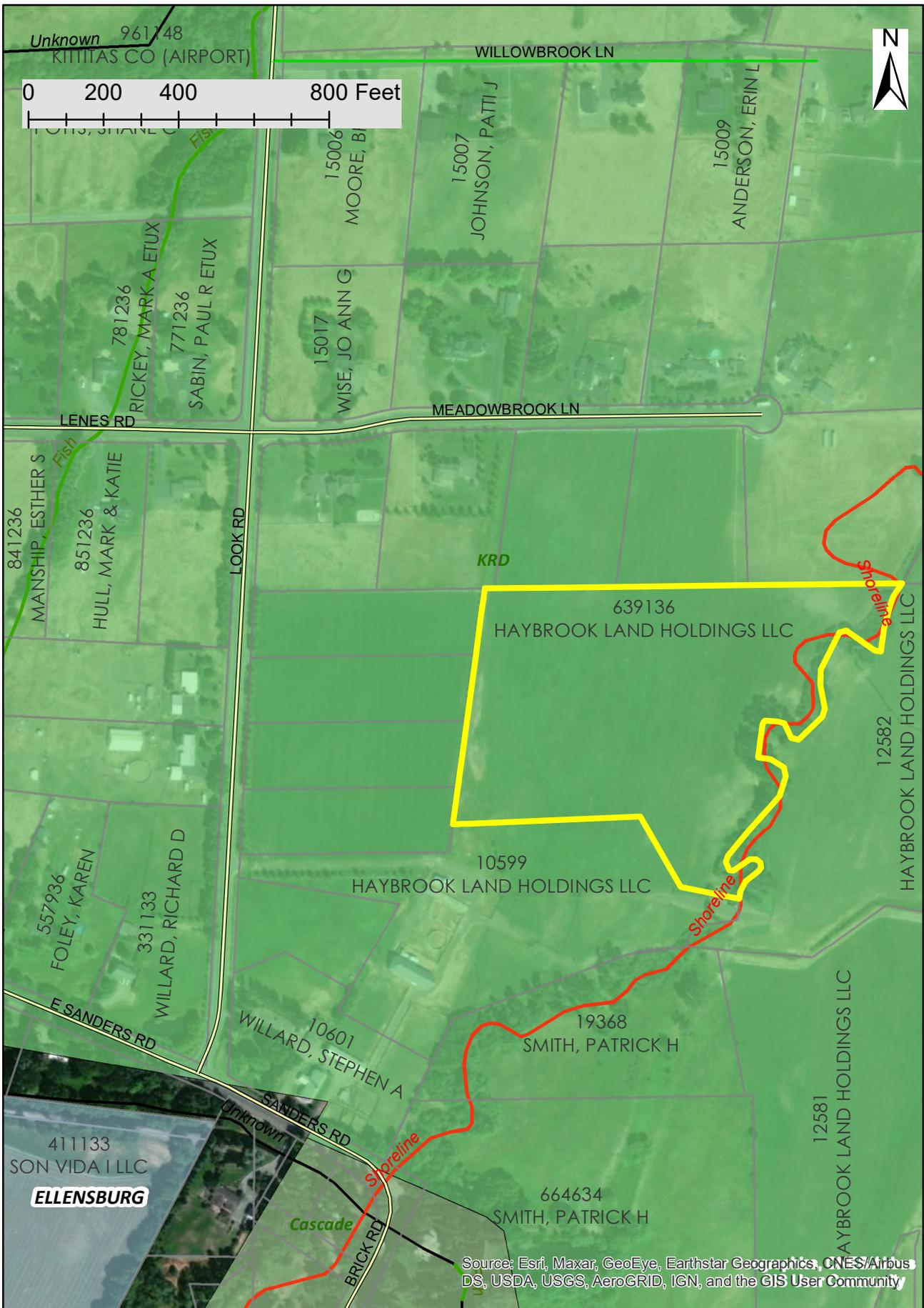
Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

**Fire District**

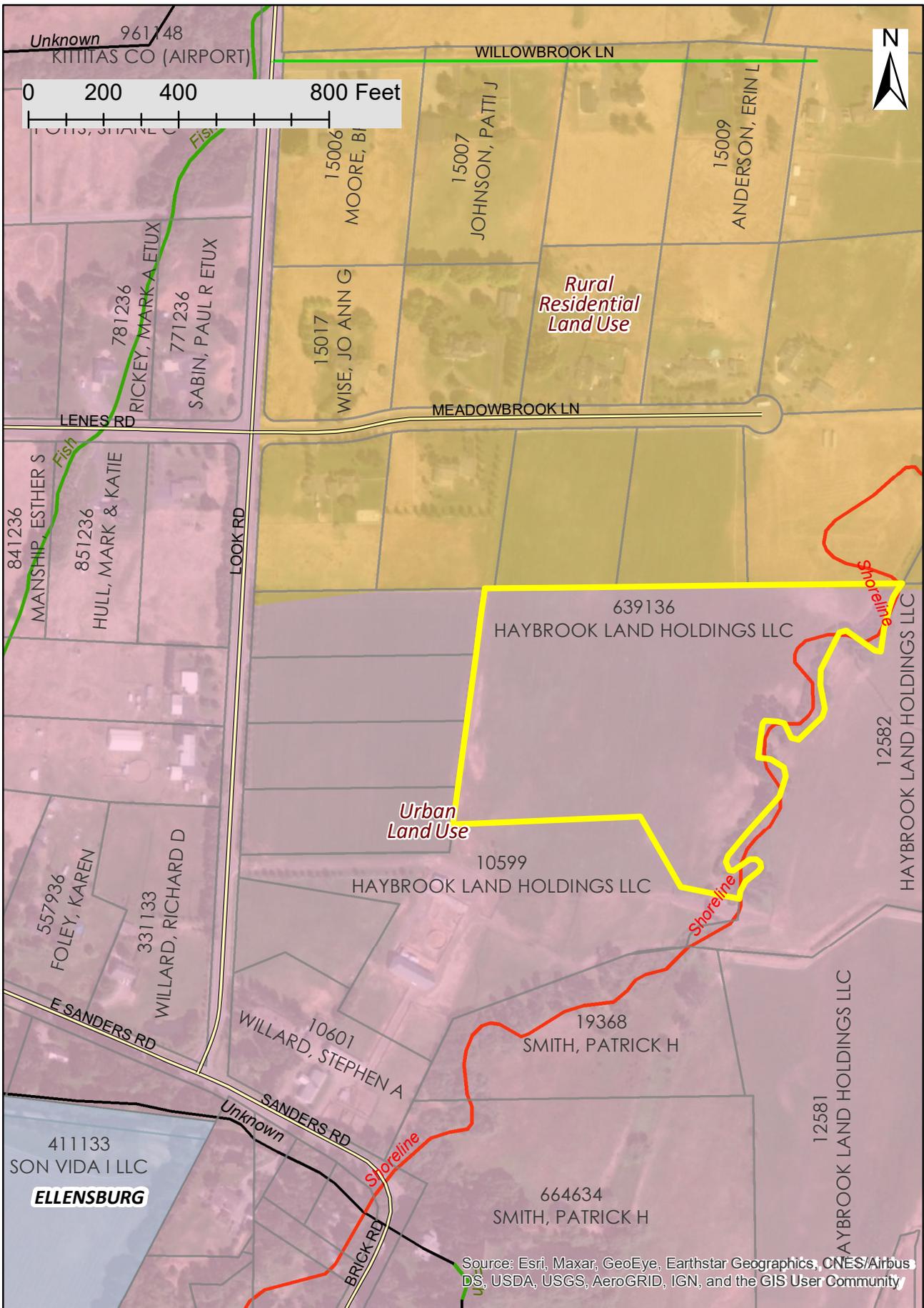
Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

**Irrigation District**

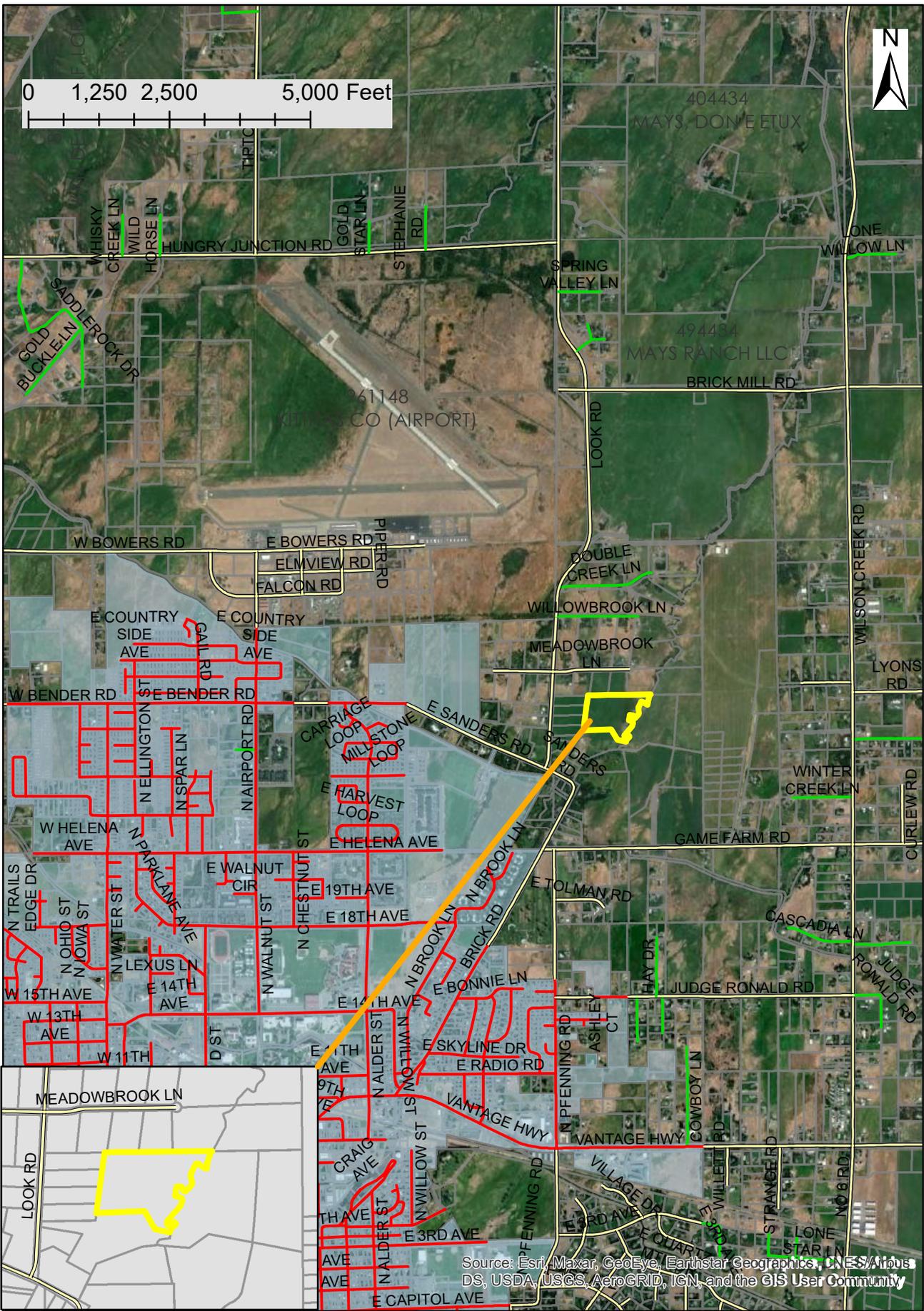
Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

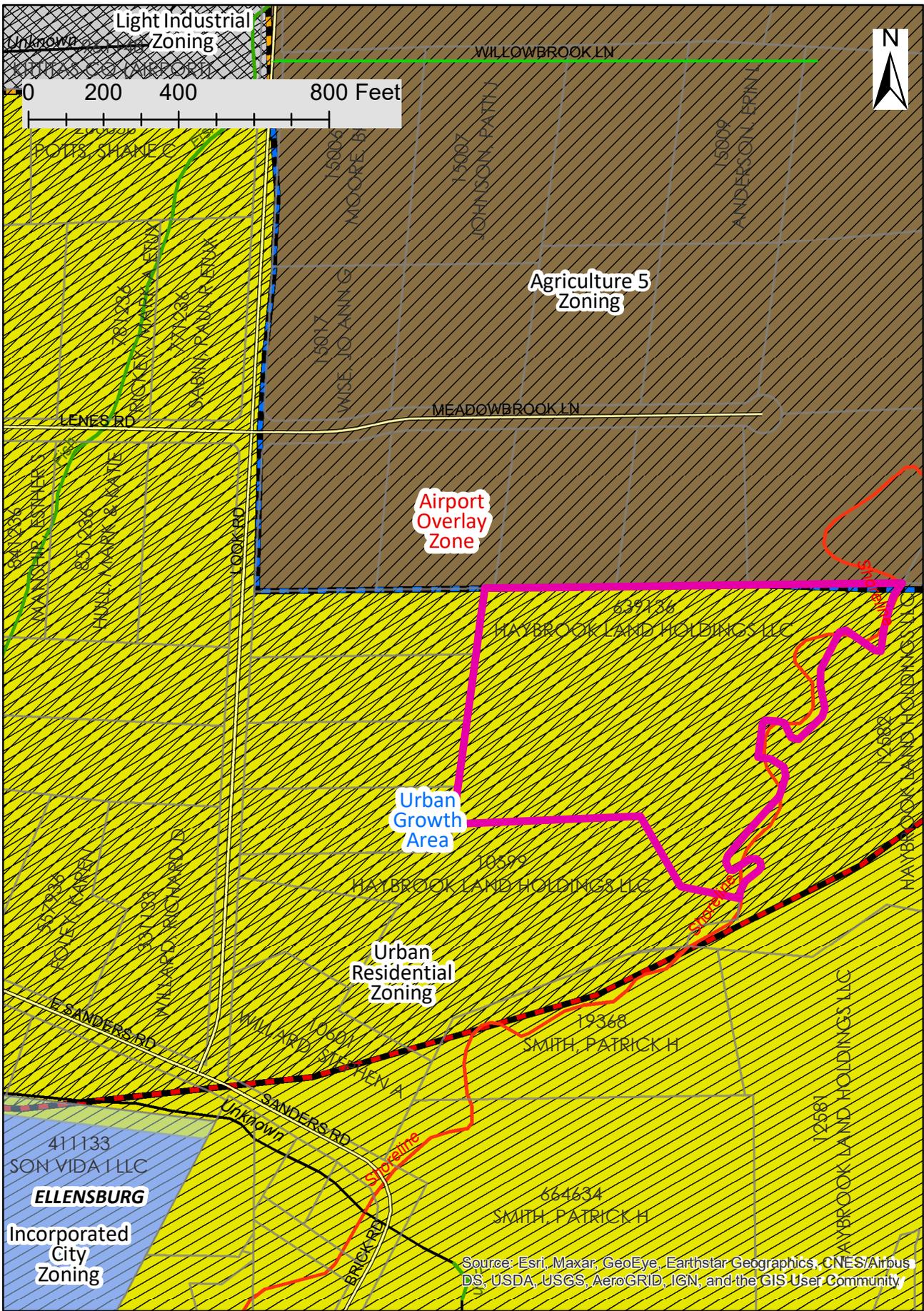
**Land Use**

Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

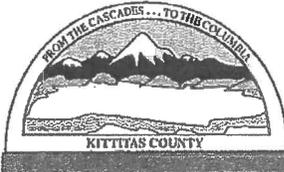
**Vicinity View**  
Index #9



**LP-22-00003 Haybrook Farms  
Ph 3**

**Zoning**

Index #9



**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"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: July 19, 2022	PLANNER: Jeremiah Cromie

PROJECT NAME: Haybrook Farms Ph.3 Plat	FILE NUMBER: LP-22-00003
----------------------------------------	--------------------------

**PLEASE COMPLETE THE FOLLOWING:**

I, Matt Willard, 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.

Matt Willard  
Signature

7-20-22  
Date

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

For Staff Use Only:

Received 7-20-2022

Jeremiah Cromie





# KITTTITAS 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:** Tuesday, July 26, 2022

**Application Received:** Friday, June 24, 2022

**Application Complete:** Monday, July 18, 2022

**Project File Number:** LP-22-00003

**Project Name:** Haybrook Farms Ph. 3

**Applicant:** Haybrook Land Holdings LLC (Matt Willard)

**Location:** One tax parcel (639136), located just northeast of the City of Ellensburg off of Look Road in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

**Proposal:** Matt Willard, authorized agent for Haybrook Land Holdings LLC, landowner, submitted an application for a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential with an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

**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 under “LP-22-00003 Haybrook Farms Ph 3”. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, August 10, 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 under WAC 197-11-355, 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):** Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

**From:** [Jeremiah Cromie](#)  
**To:** [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozj@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mwoodruff@kvnews.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["sara@krdistrict.org"](#); ["yusid@ci.ellensburg.wa.us"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["aylingj@ci.ellensburg.wa.us"](#); ["jonesc@ci.ellensburg.wa.us"](#); ["fwalker@eburg.wednet.edu"](#); ["leslee.caul@esd401.org"](#); ["cindy.ramsey@esd401.org"](#); ["Rich Elliott"](#); ["delvoj@kvfr.org"](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["ken.graham@parks.wa.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["PlattsT@wsdot.wa.gov"](#)  
**Cc:** [Matt Willard](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#); ["chris@cruseandassoc.com"](#)  
**Subject:** LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Tuesday, July 26, 2022 9:35:54 AM  
**Attachments:** [LP-22-00003 Haybrook Farms Ph 3 Notice of Application.pdf](#)  
[LP-22-00003 Haybrook Farms Ph 3 SEPA Checklist.pdf](#)

---

Good morning,

CDS is requesting comments on the following Long Plat Application: **LP-22-00003 Haybrook Farms Ph. 3**. 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 and is using the optional SEPA process under WAC 197-11-355. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end **Wednesday, August 10, 2022 at 5p (PDT). CDS will assume your agency does not wish to provide comment if not received by this date.** Comments submitted beyond this date and time **will not be considered.**

Please let me know if you have any issues accessing the materials.

Internal Link: [LP-22-00003 Haybrook Farms Ph. 3](#)

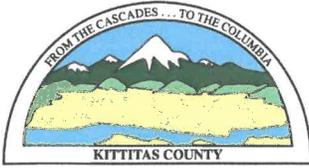
External Link: [LP-22-00003 Haybrook Farms Ph. 3](#)

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-22-00003 Haybrook Farms Ph. 3".

Thank you.

Jeremiah Cromie  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)



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-22-00003) Haybrook Farms Ph. 3 Plat

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: July 26, 2022

I certify that the following documentation:

- Notice of Application for LP-22-00003 Haybrook Farms Ph. 3 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

Jeremiah Cromie  
 Community Development Services Planner II  
 County of Kittitas  
 State of Washington

Subscribed and sworn to before me this 26<sup>th</sup> day of July 2022



  
 \_\_\_\_\_

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

My appointment expires: 12-23-25



# KITTTITAS 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:** Tuesday, July 26, 2022  
**Application Received:** Friday, June 24, 2022  
**Application Complete:** Monday, July 18, 2022

**Project File Number:** LP-22-00003  
**Project Name:** Haybrook Farms Ph. 3  
**Applicant:** Haybrook Land Holdings LLC (Matt Willard)

**Location:** One tax parcel (639136), located just northeast of the City of Ellensburg off of Look Road in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

**Proposal:** Matt Willard, authorized agent for Haybrook Land Holdings LLC, landowner, submitted an application for a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential with an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

**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 under “LP-22-00003 Haybrook Farms Ph 3”. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, August 10, 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 under WAC 197-11-355, 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):** Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

HARTMAN CUTTS, JULIANNE 251 MEADOWBROOK LN ELLENSBURG, WA 98926-9181	HAYBROOK LAND HOLDING LLC PO BOX 1359 ELLENSBURG, WA 98926-1359	MILLER, MARTIN L 1511 SANDERS RD ELLENSBURG, WA 98926
COLLIGNON RAY, CHRISTINE L 241 LOOK RD ELLENSBURG, WA 98926-7300	MOORE FAMILY PROPERTIES LLC 10361 VANTAGE WAY ELLENSBURG, WA 98926	DAY, LEROY C & DOREEN M 1813 SANDERS RD ELLENSBURG, WA 98926-9308
HAYBROOK LAND HOLDINGS LLC PO BOX 1359 ELLENSBURG, WA 98926-1359	DOWD, DUANE ALAN & ROCHELLE KAY 361 MEADOWBROOK LN ELLENSBURG, WA 98926-9180	FOLEY, KAREN 1517 SANDERS RD ELLENSBURG, WA 98926-9356
RICKEY, MARK A ETUX 121 LENES RD ELLENSBURG, WA 98926	ROZNIK, DIANE M & 678 GAME FARM RD ELLENSBURG, WA 98926	ANDERSON, KATHLEEN P 410 GAME FARM RD ELLENSBURG, WA 98926-7271
GLESSNER, WILLIAM W 490 GAME FARM RD ELLENSBURG, WA 98926	WANG, CRYSTAL B & 180 MEADOWBROOK LN ELLENSBURG, WA 98926	KUNTZ, AARON L ETUX 1608 SANDERS RD ELLENSBURG, WA 98926
WILLARD, STEVE 1312 E SANDERS RD ELLENSBURG, WA 98926-9354	GIBSON, ROCKY L ETUX 50 MEADOWBROOK LN ELLENSBURG, WA 98926	WISE, JO ANN G PO BOX 1194 ELLENSBURG, WA 98926
POWNALL, DONALD W ETUX 50 LENES LANE ELLENSBURG, WA 98926	HULL, MARK & KATIE PO BOX 686 ELLENSBURG, WA 98926	SCHANTZ, CHARLES & LINDA PO BOX 594 ELLENSBURG, WA 98926-1917
SMITH, PATRICK H PO BOX 611 ELLENSBURG, WA 98926	OSWALD, PETER C 670 GAME FARM RD ELLENSBURG, WA 98926	SPARKS, BRADLEY L & HARRIETT I 607 S PINE ELLENSBURG, WA 98926
GANT, SCOTT L & MICHELLE A 1021 GAME FARM RD ELLENSBURG, WA 98926-7273	CUTTS, GILMORE R & JULIANNE HARTMAN 251 MEADOWBROOK LN ELLENSBURG, WA 98926-9181	LINCE, JOHN M & CHERYL L 430 MEADOWBROOK LN ELLENSBURG, WA 98926-9178
WILLARD, RICHARD D 16220 COUNTRY RD 356 BUENA VISTA, WA 81211-9752	SABIN, PAUL R ETUX 23595 BOULDER LANE MATTAWA, WA 99349	BADGLEY, MICHAEL J 412 GAME FARM RD ELLENSBURG, WA 98926-7271

<p>SIMPSON, DODIE 201 MEADOWBROOK LN ELLENSBURG, WA 98926-9181</p>	<p>COLLIGNON, ROBERT &amp; CONNIE 291 LOOK RD ELLENSBURG, WA 98926-7300</p>	<p>WILLARD, STEPHEN A PO BOX 1359 ELLENSBURG, WA 98926</p>
<p>SON VIDA I LLC PO BOX 1359 ELLENSBURG, WA 98926</p>	<p>SMITH, RICHARD W &amp; KIMBERLEY KAY 240 GAME FARM RD ELLENSBURG, WA 98926-7270</p>	<p>BURKE, ALAN M PO BOX 638 ELLENSBURG, WA 98926-1918</p>
<p>KOCH, GARY S &amp; PO BOX 1046 ELLENSBURG, WA 98926</p>		

Kittitas County Fire Marshal

Kittitas County Sheriff's Dept.  
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Ellensburg, WA 98926

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[PlattsT@wsdot.wa.gov](mailto:PlattsT@wsdot.wa.gov)

**From:** Jeremiah Cromie  
**To:** [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["shane.early@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mwoodruff@kvnews.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["sara@krdistrict.org"](#); ["yusid@ci.ellensburg.wa.us"](#); ["pubworks@ci.ellensburg.wa.us"](#); ["comdev@ci.ellensburg.wa.us"](#); ["energyservices@ci.ellensburg.wa.us"](#); ["aylingi@ci.ellensburg.wa.us"](#); ["jonesc@ci.ellensburg.wa.us"](#); ["fwalker@eburg.wednet.edu"](#); ["leslee.caul@esd401.org"](#); ["cindy.ramsey@esd401.org"](#); [Rich Elliott](#); ["delvoj@kvfr.org"](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); [matt.boast@kittitaspud.com](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["ken.graham@parks.wa.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["PlattsT@wsdot.wa.gov"](#)  
**Cc:** [Matt Willard](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Rachael Stevie \(CD\)](#); ["chris@cruseandassoc.com"](#)  
**Subject:** LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Tuesday, July 26, 2022 9:35:54 AM  
**Attachments:** [LP-22-00003 Haybrook Farms Ph 3 Notice of Application.pdf](#)  
[LP-22-00003 Haybrook Farms Ph 3 SEPA Checklist.pdf](#)

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Good morning,

CDS is requesting comments on the following Long Plat Application: **LP-22-00003 Haybrook Farms Ph. 3**. 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 and is using the optional SEPA process under WAC 197-11-355. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end **Wednesday, August 10, 2022 at 5p (PDT)**. **CDS will assume your agency does not wish to provide comment if not received by this date.** Comments submitted beyond this date and time **will not be considered**.

Please let me know if you have any issues accessing the materials.

Internal Link: [LP-22-00003 Haybrook Farms Ph. 3](#)

External Link: [LP-22-00003 Haybrook Farms Ph. 3](#)

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-22-00003 Haybrook Farms Ph. 3".

Thank you.

Jeremiah Cromie  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**From:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>  
**Sent:** Monday, July 25, 2022 8:38 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Subject:** Ad: 264056 / Re: LP-22-00003 Haybrook Farms Ph 3 (Publishing) - Notice of Application  
**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.

Good morning Jeremiah,

I hope you had a nice weekend! Please see attached for your legal proof scheduled to run on July 26 (tomorrow) and August 2.

**Please let me know if you approve or would like changes made by our 10:30am deadline this morning.**

Thank you so much!

## Megan Breckenridge

Advertising Assistant  
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Office: (509) 925-1414, ext. 570253  
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[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Monday, July 25, 2022 8:12 AM  
**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>; Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>  
**Subject:** LP-22-00003 Haybrook Farms Ph 3 (Publishing) - Notice of Application

**CAUTION, this email originated from outside the organization.**

Good morning,

Please publish the attached legal in the Daily Record on the following dates:

**July 26, 2022**

**August 2, 2022**

Let me know if you have any questions.

Thanks!

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

**NOTICE OF APPLICATION**

**Project File Number:** LP-22-00003  
**Project Name:** Haybrook Farms Ph. 3 Plat  
**Applicant:** Haybrook Land Holdings LLC (Matt Willard)

**Location:** One tax parcel (639136), located just northeast of the City of Ellensburg off of Look Road in in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

**Proposal:** Matt Willard, authorized agent for Haybrook Land Holdings LLC, landowner, submitted an application for a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential with an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

**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 under "LP-22-00003 Haybrook Farms Ph. 3. Phone: (509) 962 7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, August 10, 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 under WAC 197-11-355, 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)**  
Jeremiah Cromie, Staff Planner: (509) 962-7046; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

Notice of Application: Tuesday, July 26, 2022  
Application Received: Friday, June 24, 2022  
Application Complete: Monday, July 18, 2022

PUBLISH: Daily Record: July 26, 2022 and August 2, 2022 / LEGAL #: 264056

**From:** [Megan Breckenridge](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: 264056 / Re: LP-22-00003 Haybrook Farms Ph 3 (Publishing) - Notice of Application  
**Date:** Monday, July 25, 2022 9:41:01 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.

Thank you for your final approval, Jeremiah!

Have a great day!

## Megan Breckenridge

Advertising Assistant  
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Office: (509) 925-1414, ext. 570253  
Direct Dial: (509) 204-8250  
mbreckenridge@kvnews.com / legals@kvnews.com  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Monday, July 25, 2022 9:34 AM  
**To:** Megan Breckenridge <mbreckenridge@kvnews.com>  
**Subject:** RE: 264056 / Re: LP-22-00003 Haybrook Farms Ph 3 (Publishing) - Notice of Application

**CAUTION, this email originated from outside the organization.**

Megan,

This looks fine and I give approval.

Thanks.

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Legals**

**NOTICE OF APPLICATION**

Notice of Application: Thursday, July 28, 2022  
 Application Received: Friday, April 17, 2015  
 Application Complete: Friday, May 15, 2015

**Project File Number (a):** CU-15-00002, SD-15-00001, SP-15-00001

**Project Name:** Yakima River Campground

**Applicant/Agent:** Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner

**Location:** 2 parcels (approximately 86.58 acres), located approximately 0.3 miles east of the SR 970 & SR 10 intersection along SR 10, in a portion of Section 04, T19N R16E, W/4 in Kittitas County, bearing Assessor's map numbers 19-16-04020-0002 & 19-16-04050-0401.

**Proposal:** Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner, submitted an application packet that included a zoning conditional use permit application, shoreline substantial development permit application, and 2-lot short plat application to operate a new campground/RV park on approximately 26 acres of the site for overnight accommodations not to exceed a 14-night stay. The campground will include: caretaker/office residence, kitchen/dining hall/activity center facility, camping area (172 spaces), shower/restroom facility, camping cabins on existing foundations (18 units), and outdoor recreation areas. The proposed uses are allowed with a conditional use permit in the Forest & Range and Rural 5 zones per KCC 17-15.060.1.E - Recreation, campground and recreation, outdoor.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-clanning.aspx?Title:Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-clanning.aspx?Title:Conditional%20Use%20Permits). Phone: (509) 962-7506

**Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, August 29, 2022. Any person has the right to comment on the application and request a copy of the decision, once made.**

**Environmental Review (SEPA):** 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. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

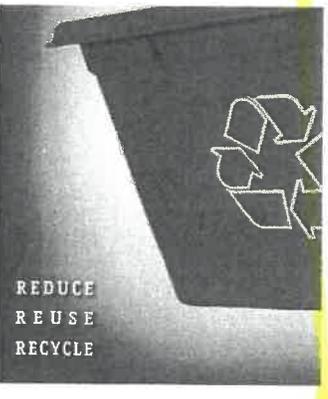
**Required Permits:** Conditional Use Permit, Shoreline Substantial Development Permit, Short Plat approval, SEPA, Building Permit (s) & others as deemed necessary.

**Required Studies:** Updated Critical Areas Study

**Designated Permit Coordinator (staff contact):** Kelly Bacon, Planner I: (509) 962-7539; email at [kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

**PUBLISH:** Northern Tribune: July 28, 2022 and August 4, 2022

**PUBLISH:** Daily Record: July 28, 2022 and August 4, 2022 / LEGAL #: 264984



**Legals**

**Notice of SEPA Action**  
 Kubeja  
 SE-22-00058

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 August 4, 2022, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Christopher & Haley Kubeja. The applicants are proposing to convert 3 acres to non-forestry land for construction of a residence and future shop which requires a Class IV Forest Practices Act permit per the Department of Natural Resources. The subject property is in a Forest and Range zoning district with a Rural Working land use designation. The property is located at 2057 Creekside Road, Cle Elum, WA 98922. Tax parcel# 92005, located approximately 1.64 miles northeast of the City of Cle Elum in a portion of the northwest ¼ and southwest ¼ of Section 19, Township 20, Range 16, bearing Assessor's Map# 20-16-19000-0014 in Kittitas County.

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. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website, <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications, file number SE-22-00058 Kubeja).

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, August 18, 2022.**

Direct questions regarding this proposal to:  
 Jeremiah Cromie  
 411 N. Ruby St, Suite 2  
 Ellensburg, WA, 98926  
 509-962-7506  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Date: August 4, 2022**  
**Publish Daily Record: August 4, 2022**  
**Publish NKCT Tribune: August 4, 2022**  
**Appeal Period Ends: August 18, 2022**

**PUBLISH:** Daily Record: August 4, 2022 / LEGAL # 267166

**NOTICE OF APPLICATION**

**Project Name (File Number):** Bell (SE-22-00061)

**Applicants:** Lydye Bell

**Location:** 630 Silver Creek Lane, Easton, WA 98922. Parcel # 531336 in Section 02, Township 20, Range 13 bearing Kittitas County Assessor Map Number 20-13-02051-0030.

**Proposal:** The applicant, Lydye Bell is proposing to clear 2 acres of land and excavate for a single-family home which requires a Class IV Forest Practices Act permit per the Department of Natural Resources. The subject parcel is in Rural 5 zoning with a Rural Residential land use designation.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St, Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "Miscellaneous SEPA," then to the application number "SE-22-00061 Bell."

**Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than Friday, August 19, 2022 at 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.**

**Designated Permit Coordinator (staff contact):** Jeremiah Cromie (509) 962-7048; email at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Notice of Application:** Thursday, August 4, 2022  
**Application Received:** Thursday, July 21, 2022  
**Publication Date:** Thursday, August 4, 2022

**PUBLISH:** NKCT: August 4, 2022

**PUBLISH:** Daily Record: August 4, 2022 / LEGAL #: 267656

**Legals**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN the City Council of the City of Ellensburg will hold a public hearing at the regular meeting on Monday, August 15, 2022, at 7:00 p.m. This meeting will be held both in person in the Council Chambers and virtually via Zoom, to present and discuss the 2022-2027 Transit Development Plan.

NOTICE IS FURTHER GIVEN that all persons interested may appear at such time and place and be heard for or against the matter, or pre-register on the city council webpage, or written comments may be filed with the City Clerk, 501 North Anderson Street, or via email: [cityclerk@ci.ellensburg.wa.us](mailto:cityclerk@ci.ellensburg.wa.us) prior to August 15, 2022.

*The City of Ellensburg strives to make our meetings and activities readily accessible by individuals with disabilities. Please furnish your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email [ADAcoordinator@ci.ellensburg.wa.us](mailto:ADAcoordinator@ci.ellensburg.wa.us).*

DATED this 2nd day of August, 2022.

Beith Leader  
 City Clerk

**PUBLISH:** Daily Record: August 4, 2022 / LEGAL #: 267745

**CERTIFICATION OF ORDINANCE ENACTMENT**  
 CITY OF ELLENSBURG, WASHINGTON  
 501 North Anderson Street  
 Ellensburg, Washington 98926

The following ordinances were duly and regularly passed by the Ellensburg City Council on 8/4/2022:

**ORDINANCE NO. 4892**  
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, RELATING TO CHAPTER 15.260 "SUBDIVISIONS" AND AMENDING SECTION 15.260.070 OF THE ELLENSBURG CITY CODE.

**ORDINANCE NO. 4893**  
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, RELATING TO ZONING AND AMENDING TITLE 15 OF THE ELLENSBURG CITY CODE BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF ELLENSBURG FROM RESIDENTIAL SUBURBAN (R-S) TO COMMERCIAL HIGHWAY (C-H).

**ORDINANCE NO. 4894**  
 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG, WASHINGTON, RELATING TO ZONING AND AMENDING TITLE 15 OF THE ELLENSBURG CITY CODE BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF ELLENSBURG FROM RESIDENTIAL SUBURBAN (R-S) AND RESIDENTIAL MEDIUM (R-M) TO RESIDENTIAL MEDIUM (R-M).

The above ordinances are on file with the undersigned, at the office of the City Clerk, where the same is open to the public inspection. A copy of the full text of the ordinances will be mailed upon request.

Beith Leader/City Clerk

**PUBLISH:** Daily Record: August 4, 2022 / LEGAL #: 267762

**Employers hit the hire button with the Classifieds**

**Local Deals**  
 Every Day of the Week!

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Tuesday, July 26, 2022 10:27:35 AM

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**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. Cromie:

DOH has noted that there is at least one other similar submittal – “Haybrook Farms Phase 2” – so DOH ODW does have an additional comment (or reinforce a previous comment):

- The applicant needs to communicate with Ecology – even if separating their applications into smaller pieces does not counter that all of the development under the title “Haybrook” is a single project and drinking water use needs to be evaluated as a collective. The Hirst decision confirmed this definition and implication of “project”.

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](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

---

**From:** Mau, Russell E (DOH)  
**Sent:** Tuesday, July 26, 2022 10:24 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** Smits, Brenda M (DOH) <[brenda.smits@doh.wa.gov](mailto:brenda.smits@doh.wa.gov)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application

Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application and has the following comments:

- The applicant identifies “well” as drinking water source under “Utilities” in the SEPA checklist. The applicant needs to communicate with both Kittitas County Health and the State of Washington Department of Ecology (Ecology) regarding management of groundwater – under Ecology regulations, the development is considered a “project” and any and all groundwater withdrawals for the 9 lot development need to be evaluated as a collective.
- Based on the number of lots, if developed as a public water system, this would appear to be a Group B water system that would be evaluated entirely under the Kittitas County Health administrative authority.

Those are the full set of DOH ODW comments.

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](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Tuesday, July 26, 2022 9:36 AM

**To:** Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; jesse.cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; holly.erdman <[holly.erdman@co.kittitas.wa.us](mailto:holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; 'casey\_barney@yakama.com' <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; 'kozj@yakamafish-nsn.gov' <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; 'matj@yakamafish-nsn.gov' <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; 'barh@yakamafish-nsn.gov' <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; DNR RE AQ LEASING RIVERS <[DNRREAQLEASINGRIVERS@dnr.wa.gov](mailto:DNRREAQLEASINGRIVERS@dnr.wa.gov)>; Early, Shane (DNR) <[Shane.Early@dnr.wa.gov](mailto:Shane.Early@dnr.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; Andrews, Garren (DNR) <[Garren.Andrews@dnr.wa.gov](mailto:Garren.Andrews@dnr.wa.gov)>; MAUNEY, MARTY (DNR) <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; 'brooksideconsulting@gmail.com'

**From:** [Adam Osbekoff](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Thursday, July 28, 2022 9:28:40 AM

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**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.

Hello Jeremiah

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have cultural resource concerns regarding the above mentioned project but defer to more proximate tribes.

Thank you

Adam Osbekoff

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**From:** Jeremiah Cromie [mailto:jeremiah.cromie@co.kittitas.wa.us]  
**Sent:** Tuesday, July 26, 2022 9:36 AM  
**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>;



# Public Works & Utilities Department

## Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

[www.ci.ellensburg.wa.us](http://www.ci.ellensburg.wa.us)

### Memorandum

**Date:** July 29, 2022  
**To:** Jeremiah Cromie, Kittitas County Community Development  
**From:** Darin Yusi, Gas Engineer   
**Re:** Proposed Look Road Subdivision

The following are the City of Ellensburg Gas Division comments for the proposed subdivision off Look Road (Parcel #639136).

#### Natural Gas:

The applicant's parcel is within the City's Natural Gas Territory. There is a natural gas utility map attached showing the existing natural gas infrastructure in the vicinity of the proposed subdivision.

There are no requirements currently in regard to the proposed subdivision and creation of lots. If there is a desire to serve the lots with natural gas or at least install the infrastructure for future homeowner choice, the developer will need to work with the City Gas Division to coordinate the construction and layout of the gas facilities.

To look ahead at the City's natural gas applications and construction details, please go to the following link: <https://www.ci.ellensburg.wa.us/1033/Natural-Gas-Utility>.

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



**Know what's below.  
Call before you dig.**



# CITY OF ELLENSBURG NATURAL GAS DIVISION

UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS: XXX LOOK ROAD DATE: 07/29/2022

CONTACT NAME: HAYBROOK LAND HOLDINGS LLC WORK PHONE: 509-962-8242



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:  
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



## Subdivision Comments

To: Jeremiah Cromie, CDS Planner II

From: Holly Erdman, Environmental Health Specialist II

HE

Date: 8/5/22

RE: LP-22-00003 Haybrook Farms Ph 3

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.

<b>Findings</b>
-----------------

### 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. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each.

### Water

#### Finding 1

The proposed short plat materials indicate the applicant will develop a Group B water system to serve the proposed lots. The applicant must prove legal and physical availability of water for all new uses of water on the proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
----------	-----------------------------------------------------------------------------

No additional information required



<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
----------	-------------------------------------------------------------------------

**On-site sewage**

Soil logs are required on each lot proposed.

**Water**

A Group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation water for the 9 proposed lots must be provided.

<b>C</b>	<b>Final Plat Notes</b>
----------	-------------------------

**REQUIRED PLAT NOTES**

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." and
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" (settlement agreement)



**From:** [Nelson, Jennifer L \(DFW\)](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Friday, August 5, 2022 3:18:17 PM

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**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 afternoon Jeremiah,  
WDFW has reviewed the application materials and we appreciate the designation of Wilson Creek, the riparian management zone and the floodplain on the plat map. Wilson Creek is an important tributary to the Yakima River and it provides habitat for numerous species of native fish and wildlife. Technical and financial support is available to help landowners enhance the riparian habitat on their property and WDFW would be pleased to assist the landowners in this if they're interested.

Thank you for the opportunity to comment and please feel free to reach out with any questions or concerns.

Jen

Jennifer Nelson  
Washington Department of Fish and Wildlife  
Habitat Program  
Ellensburg, WA 98926  
(509) 961-6639 Mobile

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Tuesday, July 26, 2022 9:36 AM

**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; jesse.cox <jesse.cox@co.kittitas.wa.us>; holly.erdman <holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy

**From:** [sara@krdistrict.org](mailto:sara@krdistrict.org)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Monday, August 8, 2022 12:43:34 PM

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**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 Jeremiah,

Haybrook Landholdings (Phase 3) lies within the KRD and will be required to meet the KRD General Subdivision Guidelines. For a copy of the subdivision guidelines please contact the KRD office.

Thank you,

**Sara Vickers**

Lands Clerk/RRA Specialist  
Kittitas Reclamation District  
509-925-6158  
[www.kittitasreclamationdistrict.org](http://www.kittitasreclamationdistrict.org)

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Tuesday, July 26, 2022 9:36 AM  
**To:** Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; 'casey\_barney@yakama.com' <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; 'kozj@yakamafish-nsn.gov' <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; 'matj@yakamafish-nsn.gov' <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; 'barh@yakamafish-nsn.gov' <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; 'tebu461@ecy.wa.gov' <[tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov)>; 'lowh461@ECY.WA.GOV' <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; 'FormerOrchards@ecy.wa.gov' <[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)>; 'wendy.neet@ecy.wa.gov' <[wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov)>; 'Scott.Downes@dfw.wa.gov' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; 'Jennifer.Nelson@dfw.wa.gov' <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; 'Elizabeth.Torrey@dfw.wa.gov' <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; 'sepa@dahp.wa.gov' <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph



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

August 9, 2022

Jeremiah Cromie  
Planner II  
Kittitas County  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2022-08-05281  
Property: Kittitas County\_Haybrook Farms Phase 3 (LP-22-00003)  
Re: Survey Requested

Dear Jeremiah Cromie:

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 Wilson Creek, a resource that 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).

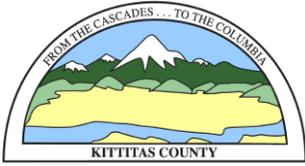
Should you have any questions, please feel free to contact me.

Sincerely,



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





## 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"

August 09, 2022

Jeremiah Cromie  
Planner II  
Kittitas County CDS  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

RE: LP-22-00003 Haybrook Farms- Building & Fire Code Comments

Jeremiah,  
CDS Building division requires that all new structures proposed be permitted and built to the current Kittitas County adopted building codes at the time of plan submittal for construction with the County.

All accesses and roads to be compliant with the 2018 IFC including Appendix D and Kittitas County Public Works requirements. Fire flow requirements are per 2018 IFC including appendices B & C. As development progresses, please contact the Kittitas County Fire Marshal's office regarding fire flow and hydrant requirements.

Regards,

*Jeremy Larson*

Jeremy Larson  
Building Official

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)  
P: 509.962.7559

cc:



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 9, 2022  
**SUBJECT:** LP-22-0003 Haybrook Farms Ph3

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. <b>Timing of Improvements</b><ol style="list-style-type: none"><li>a. 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.</li></ol></li><li>2. <b>Driveways:</b><ol style="list-style-type: none"><li>a. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.</li><li>b. New 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'.</li><li>c. 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.</li><li>d. Maximum grade shall be 10%.</li><li>e. Crushed surface depth per WSDOT standards.</li><li>f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li></ol></li><li>3. <b>Private Roads</b><ol style="list-style-type: none"><li>a. 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,</li></ol></li></ol>
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	<p>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.</p> <ul style="list-style-type: none"> <li>b. 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.</li> <li>c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> </ul> <p>4. Urban Growth Area:</p> <ul style="list-style-type: none"> <li>a. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.</li> <li>b. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignments, geometry, and construction requirements.</li> <li>c. Utilities constructed within the UGA shall comply with the requirements of the affected city.</li> </ul>
ENGINEERING	<p>Applicant should be aware that:</p> <ul style="list-style-type: none"> <li>1. If over 100 CY of material are displaced during construction, a grading permit shall be required. If over 500 CY, an engineered grading permit shall be required. If the applicant plans on applying for final plat prior to building, a bond for construction shall be required.</li> <li>2. Prior to the final platting process, a Civil Review of the plans will be required by Public Works. If the applicant is getting an engineered grading permit, the Civil Review will be included in that permit.</li> <li>3. The applicant will need to certify the road prior to Public Works issuing access permits.</li> </ul>

<p><b>SURVEY</b></p>	<ol style="list-style-type: none"> <li>1. Submitted application does not meet the requirements of WAC:332-130-145 in regards to vertical datum, basis of bearing, benchmarks used, source of contours, etcetera.</li> <li>2. There is no Engineer of Record on the face of the Prelim Plat.</li> </ol> <p>Prior to approval of the Final Plat, the following issues will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. The legal description is not coincident with the title report.</li> <li>2. Controlling corners will need to be noted, and property corners set.</li> <li>3. The boundaries along Wilson Creek will need to be delineated.</li> <li>4. The access easements will need to be labelled, and the new access easement outside the plat boundaries will need to be dedicated via separate easement.</li> <li>5. Lot closures will need to be submitted.</li> </ol>
<p><b>FLOOD</b></p>	<p>The applicant has correctly noted that a portion of lots 4, 5, and 6 of the proposed plat would be located in the 100-year floodplain.</p> <p>Per KCC 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> <li>1. Be consistent with the need to minimize flood damage.</li> <li>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>3. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.</li> <li>5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.</li> </ol>

<p><b>WATER MITIGATION &amp; METERING</b></p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed long plat:</p> <p>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).</p> <p><b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b></p> <p>Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>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.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p> <p>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."</p> <p>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."</p>
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**From:** [Jeremiah Cromie](#)  
**To:** [Matt Willard; "chris@cruseandassoc.com"](#)  
**Cc:** [Jeremy Johnston](#)  
**Subject:** LP-22-00003 Haybrook Farms Ph. 3 - Transmittal of Comments  
**Date:** Tuesday, August 16, 2022 12:40:43 PM  
**Attachments:** [LP-22-00003 Haybrook Farms Ph 3 Transmittal of Comments.pdf](#)  
[LP-22-00003 Haybrook Farms Ph 3 Combined Comments.pdf](#)

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Good afternoon,

Please see the attached correspondence regarding your long plat application (LP-22-00003 Haybrook Farms Ph. 3). I have placed hard copies in the mail as well.

Let me know if you have any questions.

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)



# 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"

August 16, 2022

Haybrook Land Holdings  
Attn: Matt Willard  
PO Box 1359  
Ellensburg, WA 98926

Chris Cruse  
PO Box 959  
Ellensburg, WA 98926

## **RE: Haybrook Farms Ph. 3 Long Plat, LP-22-00003 Transmittal of Comments**

Dear applicants,

The comment period for the Haybrook Farms Ph. 3 Preliminary Long Plat, LP-22-00003 ended on Wednesday, August 10, 2022 at 5:00 pm. Community Development Services received the following comments:

- July 26, 2022 Washington State Department of Health – Office of Drinking Water
- July 28, 2022 Snoqualmie Tribe
- July 29, 2022 City of Ellensburg – Natural Gas Division
- August 5, 2022 Kittitas County Public Health
- August 5, 2022 Washington Department of Fish & Wildlife
- August 8, 2022 Kittitas Reclamation District
- August 9, 2022 Department of Archaeology and Historic Preservation (DAHP)
- August 9, 2022 Community Development Services – Building Department & Fire
- August 10, 2022 Kittitas County Public Works

If you wish to provide any responses to any of the received comments, please do so by 5:00 pm on September 1, 2022 so that staff can incorporate and consider any of your responses into the staff report for the public hearing. If you would like additional time to address any of the comments, please contact me directly to extend the response due date. If you have questions about any comments from an agency, please contact them directly.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

Sincerely,

Jeremiah Cromie  
Planner II

*Enclosed:*

*Comments listed above*

**HAYBROOK LAND HOLDING, LLC**

PO BOX 1359  
Ellensburg, WA 98926  
(509)-962-6666

**Jeremiah Cromie**  
Kittitas County community Development Services  
411 N Ruby Street  
Ellensburg, WA 98926

**RE: Haybrook Farms Phase 3, Long Plat, LP-22-00003**

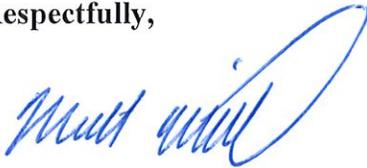
**Dear Jeremiah,**

**The only response to received comments is as follows:**

**Kittitas County, Department of Public Works**  
**Access 4; A, B, C**

**There is a distinction in urban growth area between the portion of the UGA that is within the airport overlay where densities are restricted as set forth in the overlay text. The city and county acknowledge in existing ordinances this distinction. In the UGA that is also within the airport overlay county standards for public works should apply as city development standards for public works cannot be achieved due to the density restrictions. This complete application is vested as the date of completeness to comply with county not city development codes.**

**Respectfully,**



**Matt Willard**  
Haybrook Land Holding  
PO Box 1359  
Ellensburg, WA 98926



## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (LP-22-00003)  
Haybrook Farms Ph. 3 Long Plat

**Description:** Matt Willard, authorized agent for Haybrook Land Holdings LLC, proposed a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential with an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

**Proponent:** Haybrook Land Holdings (Matt Willard)  
PO Box 1359  
Ellensburg, WA 98926

**Location:** One tax parcel (639136), located just northeast of the City of Ellensburg off of Look Road in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

**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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, 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 Plats" using the file number "LP-22-00003 Haybrook Farms Ph. 3."

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) All final surveys shall include denotation of the identified Streams of the Critical Areas Report done by Sewall Wetland Consulting on June 6, 2022 and the associated buffers in accordance with KCC 17B.
- 2) All final surveys and plats shall show the boundary of the 100-year floodplain and floodway.

### Cultural Resources

- 3) Should ground disturbing or other activities related to the proposed subdivision 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. There is no further comment period on the MDNS; 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 **September 16, 2022 at 5 p.m.**

Questions or Comments regarding this determination can be directed to Jeremiah Cromie, (509) 962-7046, [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@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:** September 1, 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, September 16, 2022. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.**



## Notice of Public Hearing and SEPA Action Haybrook Farms Ph. 3 Preliminary Plat LP-22-00003

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Jeremiah Cromie, Planner II

**Date:** September 1, 2022

**Subject:** Haybrook Farms Ph. 3 Preliminary Plat (LP-22-00003)

NOTICE IS HEREBY given that the Kittitas County CDS and Kittitas County Hearings Examiner will meet at **6:00 p.m. on September 22, 2022** to conduct a virtual public hearing to consider the Haybrook Farms Ph. 3 Long Plat (LP-22-00003). The proposal includes creating 9 residential lots ranging in size from 1.02 acres to 3.07 acres on parcel 639136. The subject parcel is zoned Urban Residential with an Urban Land Use designation and is within the Inner Turning Zone of the Airport Overlay Zone. This property is located inside the Ellensburg Urban Growth Area. Kittitas County CDS has issued an MDNS SEPA determination for the project. The complete record for this application, including the SEPA determination, may be viewed by going to this website: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and clicking on "Long Plats" and then "LP-22-00003 Haybrook Farms Ph. 3". The applicant is requesting approval of a 9 lot Plat under KCC 16.12.

Interested parties may also 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=e17233163c7bfd4f276ad76630e94ae96>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
**Meeting Number:** 2483 873 6055 **Meeting Password:** Hearing
3. **By telephone:** 1-408-418-9388, **Meeting Number:** 2483 873 6055

Instruction 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>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, September 1, 2022, issue a Final Mitigated Determination of Non-Significance (DNS) for the Haybrook Farms Ph. 3 Long Plat application (LP-22-00003).

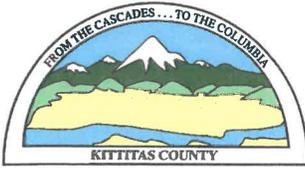
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a SEPA environmental checklist, other information on file with the lead agency

and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before **September 16, 2022 by 5:00 PM.**

Anyone with an interest in this matter is urged to attend this noticed virtual 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 Plats” under file number “LP-22-00003 Haybrook Farms Ph. 3,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing.

Contact: Jeremiah Cromie, Planner II  
(509) 962-7046, [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)



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: Haybrook Farms Ph. 3 Long Plat (LP-22-00003)

NOTIFICATION OF: Notice of Public Hearing and SEPA Action

NOTIFICATION MAIL DATE: September 1, 2022

I certify that the following documentation:

- Notice of Hearing and SEPA Action: Haybrook Farms Ph. 3 Long Plat

has been mailed and/or e-mailed 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.

Jeremiah Cromie Signature

Jeremiah Cromie  
Planner II  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 1<sup>st</sup> day of September 2022



Rebecca Cruse

Rebecca Cruse  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 6-1-25



## Notice of Public Hearing and SEPA Action Haybrook Farms Ph. 3 Preliminary Plat LP-22-00003

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Jeremiah Cromie, Planner II

**Date:** September 1, 2022

**Subject:** Haybrook Farms Ph. 3 Preliminary Plat (LP-22-00003)

NOTICE IS HEREBY given that the Kittitas County CDS and Kittitas County Hearings Examiner will meet at **6:00 p.m. on September 22, 2022** to conduct a virtual public hearing to consider the Haybrook Farms Ph. 3 Long Plat (LP-22-00003). The proposal includes creating 9 residential lots ranging in size from 1.02 acres to 3.07 acres on parcel 639136. The subject parcel is zoned Urban Residential with an Urban Land Use designation and is within the Inner Turning Zone of the Airport Overlay Zone. This property is located inside the Ellensburg Urban Growth Area. Kittitas County CDS has issued an MDNS SEPA determination for the project. The complete record for this application, including the SEPA determination, may be viewed by going to this website: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and clicking on “Long Plats” and then “LP-22-00003 Haybrook Farms Ph. 3”. The applicant is requesting approval of a 9 lot Plat under KCC 16.12.

Interested parties may also 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=e17233163c7bfd4f276ad76630e94ae96>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
**Meeting Number:** 2483 873 6055 **Meeting Password:** Hearing
3. **By telephone:** 1-408-418-9388, **Meeting Number:** 2483 873 6055

Instruction 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>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, September 1, 2022, issue a Final Mitigated Determination of Non-Significance (DNS) for the Haybrook Farms Ph. 3 Long Plat application (LP-22-00003).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a SEPA environmental checklist, other information on file with the lead agency

and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before **September 16, 2022 by 5:00 PM.**

Anyone with an interest in this matter is urged to attend this noticed virtual 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 Plats” under file number “LP-22-00003 Haybrook Farms Ph. 3,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing.

Contact: Jeremiah Cromie, Planner II  
(509) 962-7046, [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

WA State Department of Health  
[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)

Snoqualmie Tribe  
[steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us)  
[dahp@snoqualmietribe.us](mailto:dahp@snoqualmietribe.us)  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)

City of Ellensburg  
[yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us)  
[pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us)  
[comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us)  
[energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us)  
[aylingj@ci.ellensburg.wa.us](mailto:aylingj@ci.ellensburg.wa.us)  
[ionesc@ci.ellensburg.wa.us](mailto:ionesc@ci.ellensburg.wa.us)

WA Dept. Fish and Wildlife  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)

Kittitas County Environmental Health  
[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)

Kittitas Reclamation District  
[sara@krdistrict.org](mailto:sara@krdistrict.org)

Kittitas County Public Works  
[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)

Washington State DAHP  
[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)  
[Sydney.hanson@dahp.wa.gov](mailto:Sydney.hanson@dahp.wa.gov)

Kittitas County Building Dept.  
[Jeremy.larson@co.kittitas.wa.us](mailto:Jeremy.larson@co.kittitas.wa.us)  
[Steph.mifflin@co.kittitas.wa.us](mailto:Steph.mifflin@co.kittitas.wa.us)

Airport Manager Assistant  
[Codi.Fortier@co.kittitas.wa.us](mailto:Codi.Fortier@co.kittitas.wa.us)

Applicants  
Matt Willard [matt@tandchomes.net](mailto:matt@tandchomes.net)  
[chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)

**From:** [Jeremiah Cromie](#)  
**To:** ["russell.mau@doh.wa.gov"; "steve@snoqualmietribe.us"; "dahp@snoqualmietribe.us"; "adam@snoqualmietribe.us"; "yusid@ci.ellensburg.wa.us"; "pubworks@ci.ellensburg.wa.us"; "comdev@ci.ellensburg.wa.us"; "energyservices@ci.ellensburg.wa.us"; "aylingj@ci.ellensburg.wa.us"; "jonesc@ci.ellensburg.wa.us"; "Scott.Downes@dfw.wa.gov"; "Jennifer.Nelson@dfw.wa.gov"; "Elizabeth.Torrey@dfw.wa.gov"; PublicHealth\\_Inspectors; "sara@krdistrict.org"; Kelee.Hodges; Codi.Fortier; "sepa@dahp.wa.gov"; "Sydney.hanson@dahp.wa.gov"; Jeremy.Larson; Steph.Mifflin; "matt@tandchomes.net"; "chris@cruseandassoc.com"](#)  
**Cc:** [Kelly Bacon \(CD\)](#)  
**Subject:** LP-22-00003 Haybrook Farms Ph. 3 - Notice of Public Hearing & SEPA Action  
**Date:** Thursday, September 1, 2022 9:24:14 AM  
**Attachments:** [LP-22-00003 Haybrook Farms Ph. 3 Notice of Public Hearing and MDNS Memo.pdf](#)  
[LP-22-00003 Haybrook Farms Ph 3 MDNS.pdf](#)  
[Virtual Public Hearing Instructions - Revised 6-18-21.pdf](#)

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Good morning,

Attached to this e-mail you will find:

- Notice of SEPA Action and Public Hearing
- SEPA Determination of Mitigated Non-significance (MDNS), and
- Instructional materials for the Public Hearing set for September 22, 2022.

Below are the links to all documents associated with the Haybrook Farms Ph. 3 Long Plat application:

[LP-22-00003 Haybrook Farms Ph. 3 - Internal](#)

[LP-22-00003 Haybrook Farms Ph. 3 – External](#)

The staff report will be uploaded a week before the hearing date (Sep. 15) to the website.

Please contact me if you have any questions.

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>  
**Sent:** Wednesday, August 31, 2022 8:48 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Subject:** Ad: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing  
**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.

Good morning Jeremiah,

Please see attached for your legal proof scheduled to run on September 1 and 8.

**Please reply back with a final approval or any needed changes by our 10:30am deadline this morning.**

Thanks so much!

## Megan Breckenridge

Advertising Assistant  
Ellensburg Daily Record  
Office: (509) 925-1414, ext. 570253  
Direct Dial: (509) 204-8250  
[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)  
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Tuesday, August 30, 2022 4:24 PM  
**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>  
**Subject:** LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

**CAUTION, this email originated from outside the organization.**

Good afternoon,

Please publish the attached legal in the Daily Record on the following dates:

**September 1, 2022 and September 8, 2022.**

**Sent:** Wednesday, August 31, 2022 9:34 AM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Subject:** Re: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & 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.

Oh, how strange! The program spaces words strangely sometimes, so thank you for letting me know!

How does this version look?

## Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

Office: (509) 925-1414, ext. 570253

Direct Dial: (509) 204-8250

[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com) / [legals@kvnews.com](mailto:legals@kvnews.com)

[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Wednesday, August 31, 2022 9:24 AM

**To:** Megan Breckenridge <[mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com)>

**Subject:** RE: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

**CAUTION, this email originated from outside the organization.**

Megan,

It appears the first sentence in the paragraph that starts with "This MDNS" has no spaces in-between the words. Everything else looked fine. Thanks.

Jeremiah Cromie

Planner II

Kittitas County

Community Development Services

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926

Office: 509-962-7046

[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Notice of SEPA Action and Public Hearing  
Haybrook Farms Ph. 3 Plat  
LP-22-00003**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on September 22, 2022 to conduct a virtual public hearing to consider the Haybrook Farms Ph. 3 Long Plat application (LP-22-00003). The proposal includes creating 9 residential lots ranging in size from 1.02 acres to 3.07 acres on parcel 639136. The subject parcel is zoned Urban Residential with an Urban Land Use designation and is within the Inner Turning Zone of the Airport Overlay Zone. This property is located inside the Ellensburg Urban Growth Area.

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=e17233163c7bfd4f276ad76630e94ae96](https://kittitascounty.webex.com/j.php?MTID=e17233163c7bfd4f276ad76630e94ae96)

2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:  
Meeting Number: 2483 873 6055  
Meeting Password: Hearing

3. By telephone: 1-408-418-9388,  
Meeting Number: 2483 873 6055

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The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a SEPA environmental checklist, other information on file with the lead agency and after considering existing laws and regulations that will be implemented by the applicant as part of the permit process. This information is available to the public on request.

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Anyone with an interest in this matter is urged to attend this noticed virtual 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 Plats" under file number "LP-22-00003 Haybrook Farms Ph. 3," 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: Jeremiah Cromie  
509-962-7046, [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Dated: September 1, 2022

PUBLISH: Daily Record: September 1 & 8, 2022 /  
LEGAL #: 278234

**From:** [Megan Breckenridge](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing  
**Date:** Wednesday, August 31, 2022 9:50:14 AM

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**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.

Thank you for your final approval, Jeremiah!

Have a nice Labor Day weekend!

## Megan Breckenridge

Advertising Assistant  
Ellensburg Daily Record  
Office: (509) 925-1414, ext. 570253  
Direct Dial: (509) 204-8250  
mbreckenridge@kvnews.com / legals@kvnews.com  
**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Wednesday, August 31, 2022 9:42 AM  
**To:** Megan Breckenridge <mbreckenridge@kvnews.com>  
**Subject:** RE: 278234 / Re: LP-22-00003 Haybrook Farms (Publishing) - Notice of SEPA Action & Public Hearing

**CAUTION, this email originated from outside the organization.**

This version looks fine and I give approval. Thanks Megan.

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** Megan Breckenridge <mbreckenridge@kvnews.com>



# **Kittitas County Hearing Examiner Public Hearing**

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**Haybrook Farms Ph. 3 Long Plat  
(LP-22-00003)**

September 22, 2022

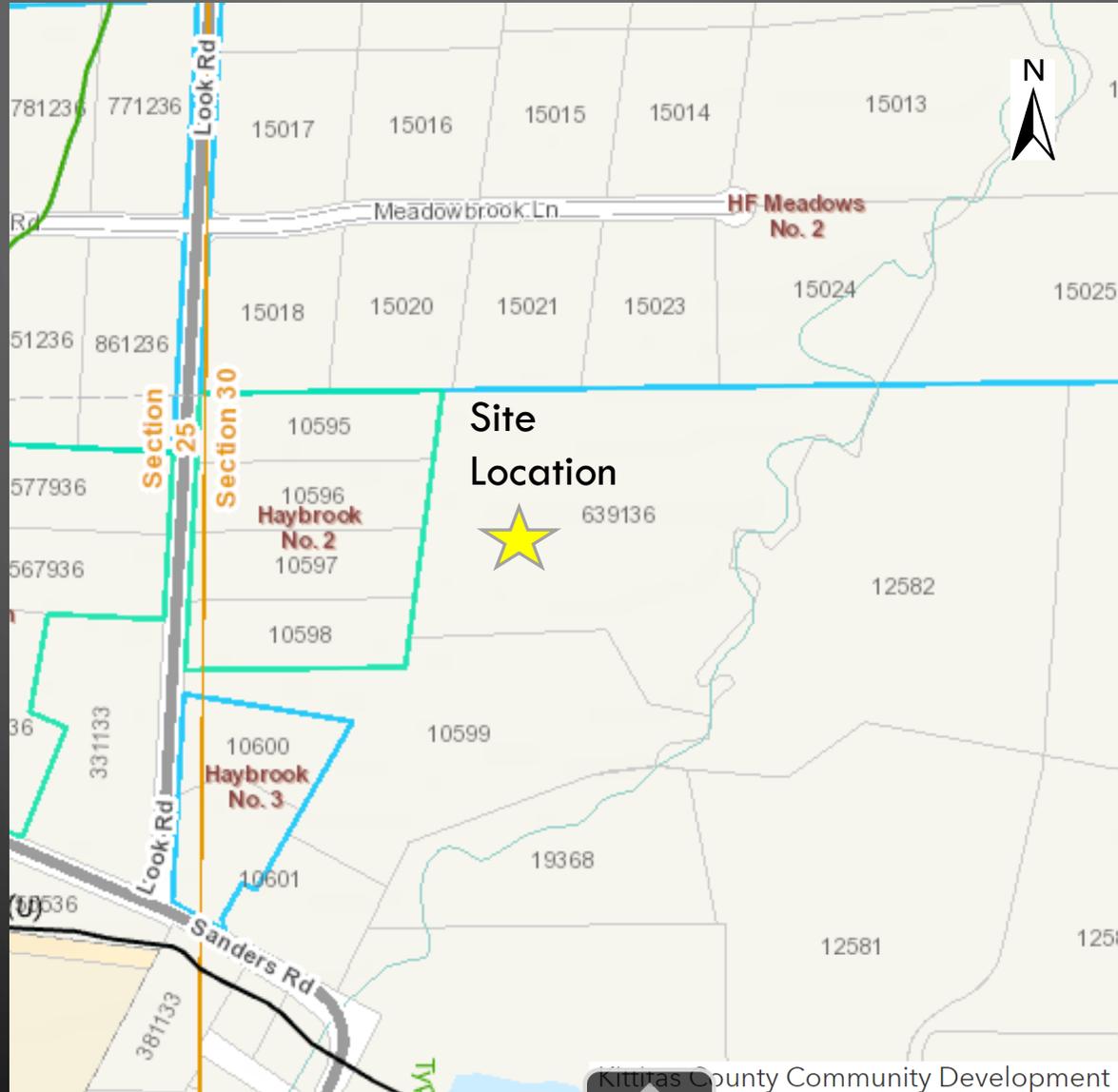
# HAYBROOK FARMS PH. 3

## LP-22-00003

### Project Description

- Haybrook Land Holdings LLC submitted an application for a 9-lot plat on 1 parcel of land totaling 14.09 acres of land that is zoned Urban Residential within Urban Growth Area of the City of Ellensburg. The property is also located within the Inner Turning Zone of the Airport Overlay Zone for Bowers Field. The proposed lots vary in size from 1.02 acres to 3.07 acres.

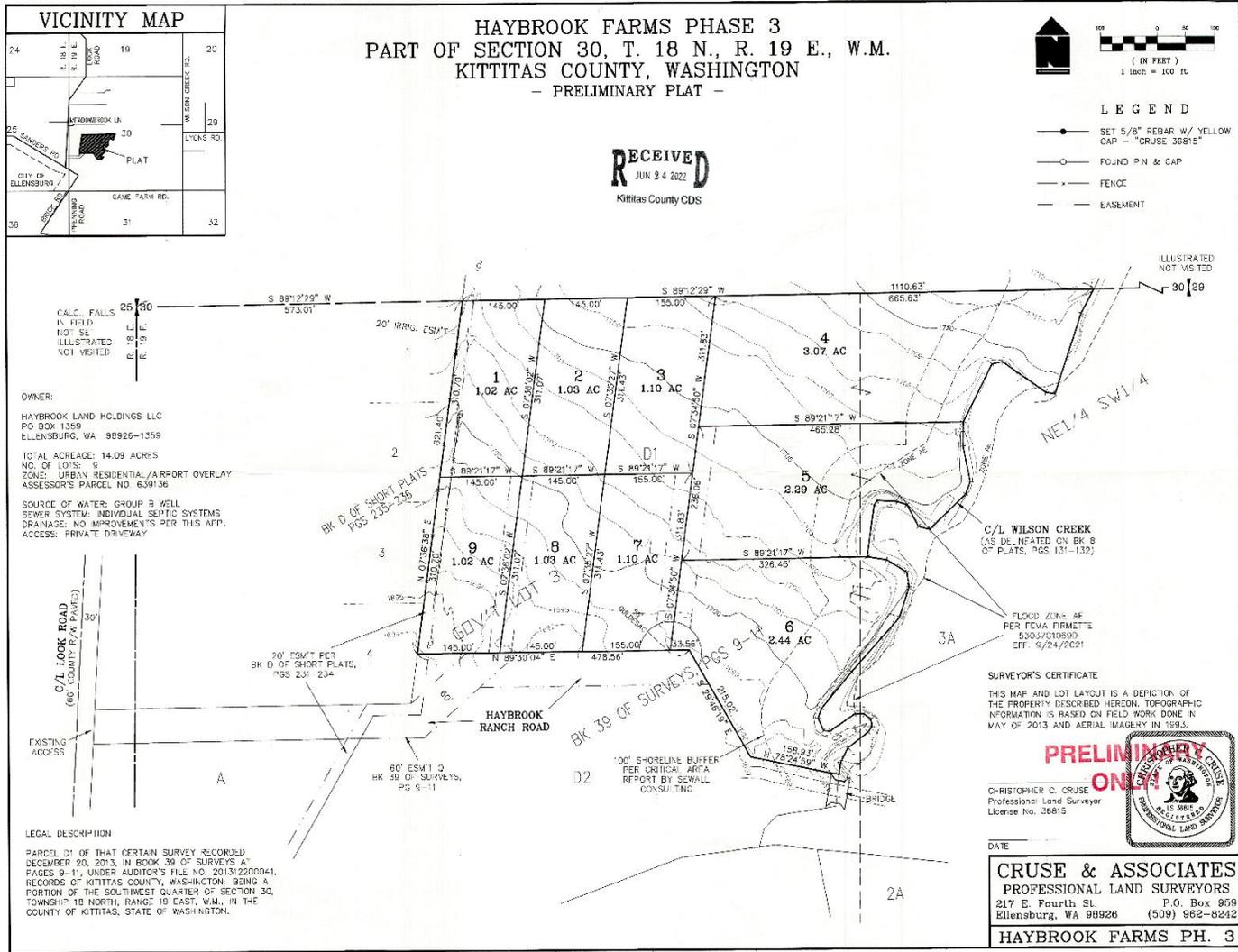
# HAYBROOK FARMS PH. 3 SITE



Access is from Look Road



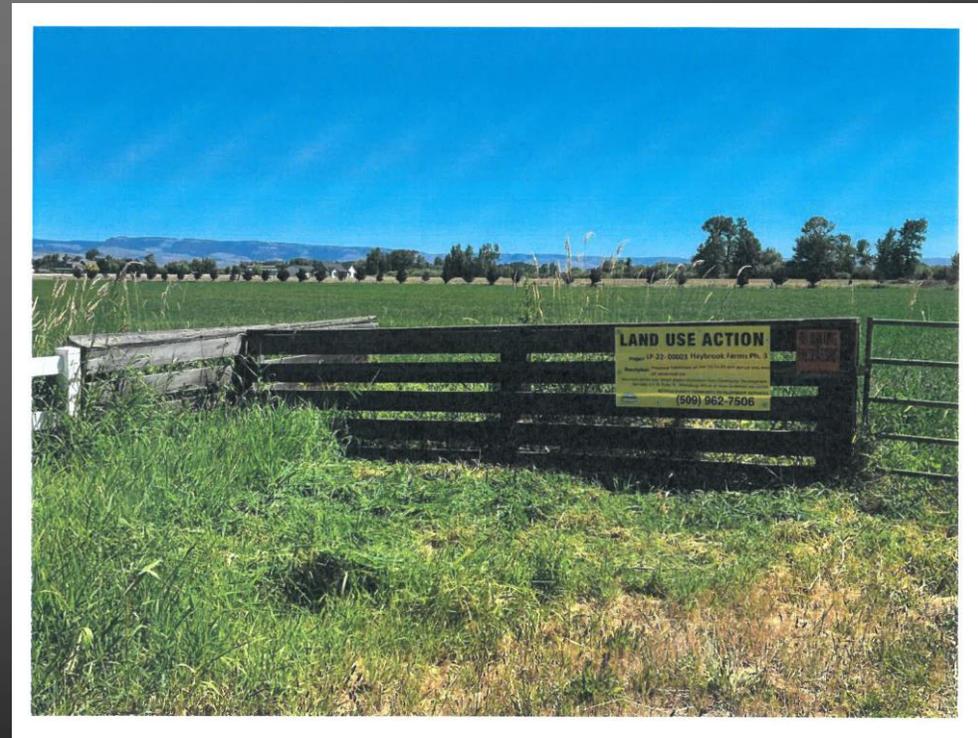
# HAYBROOK FARMS PH. 3 PRELIMINARY PLAT DRAWING





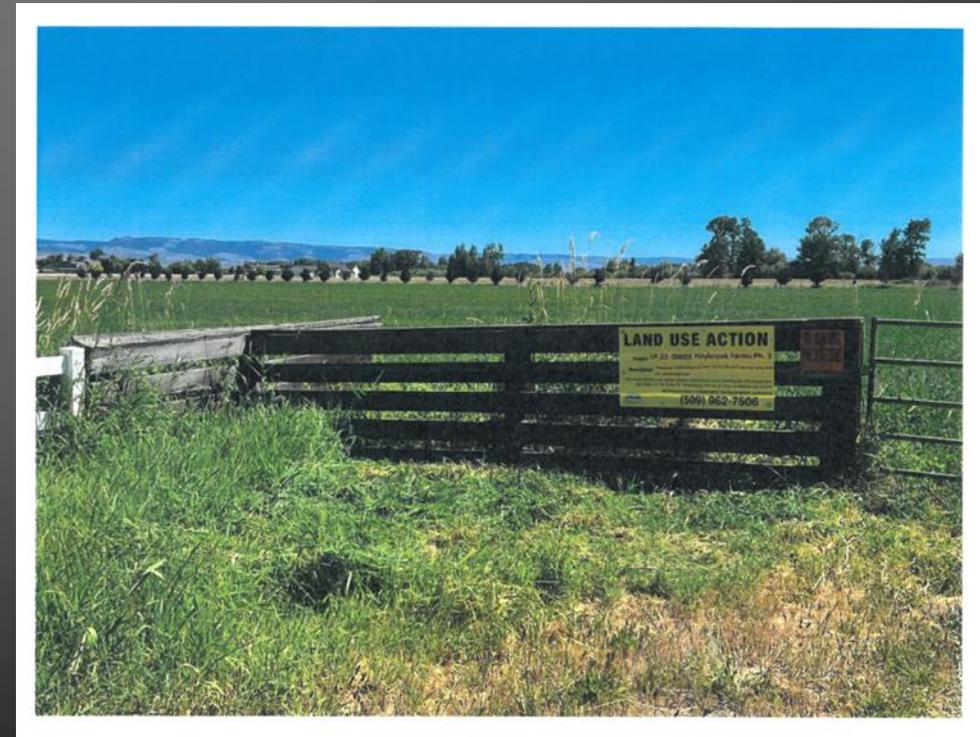
# HAYBROOK FARMS PH. 3 APPLICATION TIMELINE

- Application submitted June 24, 2022.
- Application determined complete on July 18, 2022.
- Site posted on July 20, 2022.
- Notice of Application (NOA) was issued on July 26, 2022. The notice was sent to State and Local Agencies and neighbors within 500 feet of the proposal's contiguous tax parcels and published in the County newspaper of record in accordance with KCC 15A.



# HAYBROOK FARMS PH. 3 APPLICATION TIMELINE (CONT.)

- The comment period ended on August 10, 2022
- Comments were received from various agencies
- No public comments were received



# HAYBROOK FARMS PH. 3

## LP-22-00003

### Environmental Review

- A SEPA checklist was submitted with the application and processed concurrently under the optional DNS process in WAC 197-11-355.
- CDS performed a Critical Areas Review of the parcel and identified Wilson Creek as a Type S (Shoreline) stream as well as floodplain on the property.
- The applicant submitted a Critical Areas Report with the application that also identified Wilson Creek as a Type S stream under the County's shoreline code. There were no wetlands found on the property.
- After considering comments from various agencies, CDS issued a Mitigated Determination of Non-Significance (MDNS) on September 1, 2022. The mitigated conditions included denotation of Wilson Creek on final surveys as well as the floodplain. It also included an inadvertent discovery plan for cultural resources

# HAYBROOK FARMS PH. 3 PLAT

## LP-22-00003

### Agency Comments

#### Washington State Department of Health – Office of Drinking Water (DOH-ODW)

- DOH-ODW commented that the applicant needs to communicate with Ecology even if separating their projects into smaller pieces as all of the development would be considered a single project and drinking water use needs to be evaluated as a collective
- They commented that a Group B water system would be evaluated entirely under the Kittitas County Health administrative authority

#### Snoqualmie Tribe

- Snoqualmie Tribe commented that they have cultural resource concerns but defer to more proximate tribes.

# HAYBROOK FARMS PH. 3 PLAT LP-22-00003

## Agency Comments

### City of Ellensburg- Natural Gas Division

- The City of Ellensburg Natural Gas Division mentioned that the applicant's parcel is within the City's Natural Gas Territory. They commented that there are no requirements in regards to the proposed subdivision and if there is a desire to have the lots be served by Natural Gas that the applicant will need to work with them to coordinate the construction and layout of gas facilities.

### Washington State Department of Fish & Wildlife (WDFW)

- WDFW appreciated the designation of Wilson Creek and floodplain on the plat map. They commented on the importance of Wilson Creek and said that support is available to the landowners to enhance riparian habitat.

# HAYBROOK FARMS PH. 3 PLAT LP-22-00003

## Agency Comments

### Kittitas County Public Health (KCPH)

- KCPH commented on the proposed Group B well and septic systems. They mentioned that the applicant has to prove legal and physical availability for all new uses of water on the proposed lots and that soil logs need to be done for individual sewage disposal systems are contemplated.

### Kittitas Reclamation District (KRD)

- KRD commented that the property lies within the KRD district and will be required to meet KRD General Subdivision Guidelines.
  - ❖ Staff has conditioned this proposal to require a Group B water system be installed and soil logs done prior to final plat approval. Staff also conditioned this proposal to meet KRD General Subdivision Guidelines.

# HAYBROOK FARMS PH. 3 PLAT LP-22-00003

## Agency Comments

### Department of Archaeology and Historic Preservation (DAHP)

- DAHP Commented that there is a high probability of encountering cultural resources on the site due to the proximity of Wilson Creek. They recommended a professional archaeological survey be done.

### Community Development Services – Building and Fire (CDS Building)

- CDS Building Department commented that all new structures must be permitted and built to the current adopted building codes at the time of plan submittal. They also commented that all accesses and roads need to be compliant with the 2018 IFC including Appendix D and Public Works requirements. They mentioned that fire flow requirements are per the 2018 IFC including appendices B & C and to contact the Fire Marshal's office regarding fire flow and hydrant requirements.

❖ Staff has conditioned this proposal to meet fire code requirements and an inadvertent discovery plan from the SEPA MDNS

# HAYBROOK FARMS PH. 3 PLAT LP-22-00003

## Agency Comments

### Kittitas County Public Works (KCPW)

- KCPW commented that this application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. They gave conditions about driveways, grading, road certification and talked about roads and utilities within the Urban Growth Area (UGA). They also mentioned about flood, survey notes and water mitigation
  - ❖ Staff has conditioned this proposal to meet UGA road requirements and conditions related to driveways and grading as well as survey, flood and water mitigation concerns.

# HAYBROOK FARMS PH. 3 PLAT LP-22-00003

## Public Comments

No public comments were received for this proposal

# HAYBROOK FARMS PH. 3 PLAT

## LP-22-00003

- All of the comments received were transmitted to the applicant at the end of the comment period on 8-16-22. The applicant responded only to Public Works comments about road access and standards within the Urban Growth Area and Airport Overlay District.
- Staff has reviewed all of the application materials and comments received. The proposal was reviewed for its consistency with Kittitas County Code (KCC) and the Comprehensive Plan. The specifics of the review can be found in the Staff Report provided in your review materials.

# HAYBROOK FARMS PH. 3

## LP-22-00003

### Consistency

Staff finds the project to be consistent, as conditioned, with:

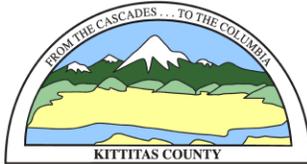
- Kittitas County Comprehensive Plan
- KCC Title 12 Roads and Bridges
- KCC Title 15 Environmental Policy
- KCC Title 16 Subdivisions
- KCC Title 17 Zoning
- KCC Title 17A Critical Areas
- KCC Title 17B Shorelines
- KCC Title 20 Fire & Life Safety

# HAYBROOK FARMS PH. 3

## LP-22-00003

### Recommendation

Staff recommends **APPROVAL** of the proposed Long Plat subject to the conditions identified in the Staff Report.



## STAFF REPORT HAYBROOK FARMS PH. 3 LONG PLAT (LP-22-00003)

### I. GENERAL INFORMATION

Requested Action: Matt Willard, authorized agent for Haybrook Land Holdings LLC, landowner, submitted an application for a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential in the Inner Turning Zone of the Bowers Airport Overlay zone. It contains an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

Location: Parcel 639136, located just northeast of the City of Ellensburg off of Look Road in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

### II. SITE INFORMATION

Total Project Size:	14.09 acres
Number of Lots:	9
Domestic Water:	Group B Well
Sewage Disposal:	Septic
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Kittitas Reclamation District

Site Characteristics:

North: Some residential

South: Residential/Some farmland

East: Primarily undeveloped farmland

West: Farming/Some Residential (4 lot short plats have been approved to the west)

Access: Primary access to the site will be via a private drive off of Look Road.

Zoning and Development Standards: The subject property is located approximately 2.2 miles northeast of Downtown Ellensburg and has a zoning designation of Urban Residential within the Airport Overlay Zone. It is also within the City of Ellensburg’s Urban Growth Area.

The purpose and intent of Urban Growth areas is to provide areas that are suitable for urban densities as determined by the sponsoring city’s ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels. The minimum density in urban growth areas requires 4 units per acre but this provision does not apply to the Airport Overlay zone as seen in KCC 17.11.050. The intent of the Urban Residential zoning classification is to provide for and protect areas for home-site development and/or urban levels of development where municipal services can be provided or is already available. The minimum lot size does not apply to properties in the Airport Overlay Zone as seen in KCC 17.22.030.

The purpose and intent of the Airport Overlay Zone is to establish an airport overlay zoning district on properties

located on, adjacent to, and in the vicinity of public-use airports including Easton State, Cle Elum Municipal, DeVere Field and Kittitas County Airport (Bowers Field), in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community; and also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zoning district, with regulations set forth in the Adopted 14 CFR Federal Aviation Regulations Part 77. The property is located within the Inner Turning Zone of the Airport Overlay. For lands that are inside the inner turning zone that are zoned urban residential, the average density needs to be one unit per one acre of property per KCC 17.58.050 (2). Since the airport overlay district is more restrictive, its standards apply.

The proposed lots average to 1.38 acres after removing critical areas, which is consistent with the intent of KCC 17.58.050(2).

Preliminary Plats: The plat drawing submitted with the current application was reviewed under the current version of KCC 16.12 Preliminary Plats.

### **III. ADMINISTRATIVE REVIEW**

Deemed Complete: A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on June 24, 2022 (Index #1 & 4). The application was deemed complete on July 18, 2022 (Index #8).

Notice of Application: The site was posted pursuant to KCC 15A.03.110 on July 20, 2022 (Index #10). One posting site was established off of Look Road. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on July 26, 2022 and noticed in the local county paper of record on July 26, 2022 (Index #13). The comment period for this notice ended on August 10, 2022. All comments were transmitted to the applicant on August 16, 2022 (Index #23)

### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the proposal site as an “Urban Growth Area”. Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

#### Consistency Statement

*The proposed plat has an average density of 1 unit/acre preserving some of the rural character in the Urban Growth Area while not creating a ton of units in an airport zone.*

LU-P1: Minimize the cost of providing public services and utilities by directing urban growth and development to areas where public roads and services can support such growth.

#### Consistency Statement

*The short plat will be served by an existing county road (Look Rd).*

LU-P21: The County will continue to implement the following Federal Aviation Administration safety zones within the airport overlay zone(s) to protect airport operations and reduce safety risks: Inner Safety Zone; Inner Turning Zone; Outer Safety Zone; Sideline Zone; and Traffic Pattern Zone

Consistency Statement:

*The plat will be conditioned to include a plat note that notices all potential buyers that the property is within the Airport Overlay Zone and likely to have noise and activities associated with aircraft in the vicinity of the property.*

LU-P67: The county should consider notifying all property owners within the Airport Overlay Zone of airport activities

Consistency Statement

*The plat will be conditioned to include a plat note that notices all potential buyers that the property is within the Airport Overlay Zone and likely to have noise and activities associated with aircraft in the vicinity of the property.*

**CDS staff reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. CDS finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.**

**V. ENVIRONMENTAL REVIEW**

A critical areas review of the parcel was conducted by CDS staff. There is a Type S Stream (Wilson Creek) has a 100' buffer. A Critical area report done by Sewall Wetland Consulting Inc. was submitted to the County with the application materials on June 24, 2022 (Index #5). This report indicated no jurisdictional wetlands and recognized Wilson Creek as a Type S stream with a 100-foot setback.

Kittitas County CDS issued an MDNS for this project on September 1, 2022 (See Index #25) after utilizing the optional DNS process under WAC 197-11-355. The SEPA MDNS includes conditions that include denoting on the plat maps the stream and floodplain. The MDNS also includes a condition that if any development leads to inadvertent discovery of cultural or archaeological material, work will immediately be stopped, and the proper authorities shall be contacted.

At the time of this writing, the SEPA MDNS decision has not been appealed.

**VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. Timely comments were received from the following agencies: Department of Health – Office of Drinking Water, Snoqualmie Tribe, City of Ellensburg – Natural Gas Division, Kittitas County Public Health, Washington Department of Fish & Wildlife, Kittitas Reclamation District, Department of Archaeology & Historic Preservation, Kittitas County Community Development Services – Building Department, and Kittitas County Public Works. (Index #s 14-22).

Below are summaries of the substantive agency comments submitted. For full context and details please see Index #s 14-22

Department of Health – Office of Drinking Water (DOH-ODW): DOH-ODW commented that the applicant needs to communicate with Ecology even if separating their applications into smaller pieces as it would all be a single project and drinking water needs to be evaluated as a collective. Based on the number of lots, they mentioned that if it is a Group B public water system, that would be evaluated entirely under Kittitas County Health.

Applicant response: “No response from applicant”

Staff response: CDS Staff transmitted these comments to the applicant and has conditioned this proposal to get a Group B Well from Department of Health with a State Issued ID #.

Snoqualmie Tribe: Snoqualmie Tribe commented that they have cultural resource concerns about the project but defer to more proximate tribes.

Applicant response: No response from applicant

Staff response: CDS staff provided comment to the applicant and conditioned this proposal to have an inadvertent discovery plan.

City of Ellensburg – Natural Gas Division: The City of Ellensburg Natural Gas Division mentioned the parcel is within the City’s natural gas territory. They also mentioned that there are currently no requirements in regard to the proposed subdivision and creation of lots. If the developer desires to serve the lots with natural gas, the developer will need to work the City gas division to coordinate the construction and layout of gas facilities.

Applicant Response: No response from applicant

Staff response: CDS Staff provided comments to the applicant.

Kittitas County Public Health (KCPH): KCPH Submitted comments in regards to on-site septic systems and a Group B Water System. They mentioned that the applicant must prove legal and physical availability of water for all new uses of water on the proposed lots. They mentioned a soil log must be done on each lot prior to final approval and that the Group B Water system must be approved by them prior to final approval. They also mentioned about required plat notes.

Applicant Response: No response from applicant

Staff response: Kittitas County Community Health Department requirements are part of the conditions of this plat and will need to be addressed prior to final approval.

Washington Department of Fish & Wildlife: The Washington Department of Fish & Wildlife (WDFW) provided comments appreciating the designation of Wilson Creek on the plat and how Wilson Creek provides habitat. They mentioned that technical and financial support is available to enhance riparian habitat on their property and WDFW can help with this if they are interested.

Applicant Response: No response from applicant

Staff response: These comments have been provided to the applicant. The applicant does not need to enhance the creek as part of this plat.

Kittitas Reclamation District (KRD): KRD commented that the proposal lies within the KRD boundaries and will be required to meet the KRD General Subdivision Guidelines. They mentioned that they can get a copy of the guidelines from the KRD office.

Applicant Response: No response from applicant.

Staff response: Staff has conditioned the plat to meet KRD General Subdivision Guidelines.

Department of Archaeology and Historic Preservation: Department of Archaeology and Historic Preservation (DAHP) commented that due to the proximity to Wilson Creek and the potential for encountering cultural

resources, they are recommending a professional archaeological survey of the project area.

Applicant response: No response from applicant.

Staff response: CDS Staff has provided this comment to the applicant and conditioned this proposal to ensure that if ground disturbing or other activities related to the proposed project 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).

Community Development Services – Building Department: Community Development Services Building Department commented that all new structures proposed will need to be permitted and built to the current Kittitas County adopted building codes at time of submittal for construction with the County. They also commented that all accesses and roads need to be compliant with the 2018 IFC including Appendix D and Kittitas County Public Works requirements. They also mentioned fire flow requirements are per the 2018 IFC including appendices B & C and that as development progresses to contact the Kittitas County Fire Marshal’s office regarding fire flow and hydrant requirements.

Applicant response: No response from applicant.

Staff response: CDS staff provided the comments to the applicant and conditioned the proposal to obtain building permits and be compliant with fire code and fire flow requirements.

Kittitas County Public Works: Kittitas County Public Works (KCPW) provided comments addressing private and public road standards, driveways, utility easements, Urban Growth Area (UGA) design criteria, lot closures, access permits, and fire protection. Additionally, KCPW commented about the floodplain and making sure the legal description matched the Title Report.

Applicant Response: *“There is a distinction in urban growth area between the portion of the UGA that is within the airport overlay where densities are restricted as set forth in the overlay text. The city and county acknowledge in existing ordinances this distinction. In the UGA that is also within the airport overlay county standards for public works should apply as city development standards for public works cannot be achieved due to the density restrictions. This complete application as the date of completeness to comply with county not city development codes.”*

Staff response: CDS staff provided comments to the applicant and conditioned the proposal to ensure the applicant obtains all necessary permits through Public Works and complies with current road standards. Current Road standards already include conditions related to the UGA and City standards. There is no provision currently in the road standards for different standards within the Airport Overlay District related to the Urban Growth Area when it comes to potentially using County or City Road Standards. Any subdivision within the Urban Growth Area would be subject to roadway improvements seen in KCC 12.01.090(E) and KCC 12.04.040:

*All land use development activities proposing public or private roads located within Urban Growth Areas (UGA) shall follow the guidelines of [KCC 12.04.040](#)*

***12.04.040 Design Criteria within an Urban Growth Area.***

- A. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.*
- B. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignment, geometry and construction requirements.*
- C. Utilities constructed within the UGA shall comply with the requirements of the affected city.*

Additionally, the applicant shall address survey and engineering changes noted in the Public Works comment letter for final plat approval.

**CDS has reviewed all of the comments submitted and conditioned this Staff Report to address many of the concerns noted.**

## **VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The subdivision is adequately served by Kittitas County and City of Ellensburg services. The lots are in the urban growth area within an airport overlay zone. This helps to preserve some rural character seen in LU-G4 and can be supported by roads and services that can handle growth in compliance with LU-P1.

### Consistency with the provision of KCC 17 Zoning:

The proposal is consistent with the provisions of KCC 17.11 and KCC 17.58 The lots average density 1 lot per acre which is consistent with Urban Residential Zoning within an Urban Growth Area and in the Inner turning zone of the Bowers Field Airport Overlay zone pursuant to KCC 17.58.050(2). CDS reviewed the project for consistency with KCC 17.11 and found that it was consistent.

### Consistency with the provisions of KCC 17A Critical Areas:

This proposal is consistent with the Kittitas County Critical Areas Code. There is a Type S Stream that has been identified as Wilson Creek on the far east side of the site. The stream has a 100' buffer in the application materials which is consistent with Title 17B buffer requirements for shoreline streams. The plat map also contains the 100-year floodplain. The SEPA MDNS was conditioned to protect the creek and its buffer. CDS staff finds the project, as conditioned, consistent with KCC 17A Critical Areas.

### Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

### Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards and comply with City of Ellensburg is more stringent.

## **VIII. RECOMMENDATION**

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 16.12, Title 17A, Title 17.11, Title 17.22. 17.58 and Title 20 of the Kittitas County Code, and the Kittitas County Comprehensive Plan. Staff recommends approval of the Haybrook Farms Ph. 3 Preliminary Plat, subject to the following findings of fact, conclusions, and conditions:

### **Suggested Findings of Fact**

1. Matt Willard, authorized agent for Haybrook Land Holdings LLC, landowner, submitted an application for a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size

from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential in the Inner Turning Zone of the Bowers Airport Overlay zone. It contains an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

2. Site Information:

Total Project Size:	14.09 acres
Number of Lots:	9 lots
Domestic Water:	Group B Well (Proposed)
Sewage Disposal:	Individual Septic Systems (Proposed)
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Kittitas Reclamation District (KRD)

Site Characteristics:

North:	Some residential
South:	Residential/Some farmland
East:	Primarily undeveloped farmland
West:	Farming/Some Residential (4 lot short plats have been approved to the west)

Access: Primary access to the site will be a private drive off of Look Road.

3. The Comprehensive Plan Land Use designation is Urban Land Use.
4. The subject property is zoned Urban Residential within the City of Ellensburg Urban Growth Area.
5. The subject property is within the Inner Turning Zone of the Bowers Field Airport Overlay Zone.
6. A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on June 24, 2022. The application was deemed complete on July 18, 2022. The site was posted pursuant to KCC 15A.03.110 on July 20, 2022. One posting site was established near Look Road. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on July 26, 2022 and noticed in the local county paper of record on July 26, 2022. The comment period for this notice ended on August 10, 2022 and comments were transmitted to the applicant on August 16, 2022.
7. An MDNS was issued by Kittitas County on CDS on September 1, 2022.
8. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by County and City of Ellensburg services. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that although critical areas exist on the parcel, appropriate buffers and mitigations have been recommended to minimize impacts and protect these critical areas.
9. This proposal, as conditioned, is consistent with the Kittitas County Zoning Codes 17.11 and 17.22 and 17.58
10. This proposal is consistent with the Kittitas County 16.12 Subdivision Code for Preliminary Plats.
11. This proposal as conditioned, is consistent with the provisions of KCC Title 12: Roads and Bridges.
12. This proposal is consistent with the provisions of KCC 15 Environmental Policy.

13. This proposal is consistent with KCC 17B Shorelines.
14. This proposal, as conditioned, is consistent with KCC Title 20, Fire & Life Safety.
15. This proposal, as conditioned, will meet Kittitas County Road Standards or more stringent City of Ellensburg standards.

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 17B Shorelines, Title 15 Environmental, Title 12 Roads and Bridges and Title 20 Fire & Life Safety.

**Suggested Conditions of Approval:**

The project shall proceed in substantial conformance with the plans and application materials on file submitted on June 24, 2022 except as amended by the conditions herein.

**1. Building**

- A. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- B. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
- C. If natural gas is desired for this development, the applicant must work with and get approval from the City of Ellensburg's Gas Division to coordinate construction and layout of gas facilities.
- D. All structures will need to be permitted and built to the current Kittitas County adopted building codes at the time of construction.

**2. Roads and Transportation**

- A. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/2015. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined in KCC 12.01.150.

i. Driveways:

- a. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.
- b. New 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'.
- c. 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.
- d. Maximum grade shall be 10%
- e. Crushed surface depth per WSDOT standards.
- f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

ii. Urban Growth Area (UGA)

- a. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the City of Ellensburg
- b. Roads constructed within the UGA shall comply with the road standards of the City of Ellensburg or Kittitas County Road Standards after a joint review decision by the City of Ellensburg Public Works and Kittitas County Public Works Departments. The City of Ellensburg shall have final approval of the road alignments and geometry.
- c. Utilities constructed within the UGA shall comply with requirements of the City of Ellensburg.

iii. Other

- a. If over 100 cubic yards of material are displaced during construction, a grading permit shall be required. If over 500 cubic yards, an engineered grading permit shall be required. If the applicant plans on applying for final plat prior to building, a bond for construction shall be required
- b. Prior to the final platting process, a Civil Review of the plans will be required by Public Works. If the applicant is getting an engineered grading permit, the Civil Review will be included in the permit
- c. 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

- d. 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 a 911 address.
- e. Mailboxes must be approved the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
- f. All accesses and roads need to be compliant with the 2018 IFC including Appendix D.

### 3. Survey

- A. Engineer and Surveyor of Record shall be on final plat.
- B. A Title Report shall be submitted and the legal description on the Title Report shall match the legal description on the final plat.
- C. Controlling corners shall be noted, and property corners set.
- D. The boundaries along Wilson Creek shall be delineated
- E. Access easements shall be labeled and the new access easement outside the plat boundaries shall be dedicated via separate easement
- F. Lot Closures shall be submitted. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

### 4. Water/Sewer

- A. In accordance with KCC 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
  - 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- B. 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.
- C. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
- D. 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 prior to final approval.
- E. A group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation for the 9 proposed lots must be provided.

F. Any Ground Water withdrawals over 5,000 gallons per day shall require authorization from the Department of Ecology.

## 5. Other

- A. Applicant must meet all state and federal regulations
- B. Taxes must be paid in full on all tax parcels involved in this land use actions as required by Washington State Law (RCW 84.40.042 & 84.56.345) prior to final plat recording
- C. The applicant shall provide evidence to CDS of project consistency with KRD General Subdivision Guidelines prior to final approval.
- D. All sheets of the final mylars shall reflect plat number LP-22-00003 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to cognizant of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- E. Any work done within 200 feet of the Ordinary High Water Mark (OHWM) that is subject to the County's Shoreline Master Program (SMP) shall obtain shoreline permits from the county and any state or federal agency prior to starting work.

## 6. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings:
  - 1. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
  - 2. All development must comply with International Fire Code.
  - 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. 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.
  - 5. 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.

6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
7. 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 by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
8. A hydrant system, or other system as approved by the Fire Marshal, shall be installed and operational to support required fire flow before building permits are issued.
9. The subject property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person.
10. The property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

**In addition to the conditions noted above, the following MDNS conditions shall also apply:**

A. Critical Areas

1. All final surveys shall include denotation of Wilson Creek and it's 100' buffer.
2. All final surveys shall include denotation of boundary of the 100-year floodplain and floodway.

B. Cultural Resources

3. Should ground disturbing or other activities related to the proposed subdivision 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.