



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”

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

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

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

REQUIRED ATTACHMENTS

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

OPTIONAL ATTACHMENTS

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

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

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

APPLICATION FEES:

\$3,190.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$1,215.00*	Kittitas County Public Works
\$524.00	Kittitas County Fire Marshal
\$530.00	Kittitas County Public Health
\$5,459.00	Total fees due for this application when SEPA is not required (One check made payable to KCCDS) *5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.
\$7,269.00	Fees due for this application when SEPA is required (SEPA fee: \$1,810.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <i>Jessie Roxnow</i>	DATE: <u>4/21/25</u>	RECEIPT # <u>CD25-00834</u>	
<p>COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION</p>			

GENERAL APPLICATION INFORMATION

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

Name: Brown Road Estates, LLC
Mailing Address: 1410 W Dolarway Rd, Suite 301
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-7371
Email Address: joel@centralpavingllc.com

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

Agent Name: Joel Greear
Mailing Address: 1410 W Dolarway Rd, Suite 301
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-7371
Email Address: joel@centralpavingllc.com

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

Name: Jeff Slothower, Attorney at Law
Mailing Address: PO Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: Jslothower@lwbsd.com

- 4. Street address of property:**

Address: 1601 Brown Road
City/State/ZIP: Ellensburg, WA 98926

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

- 6. Tax parcel number:** _____

- 7. Property size:** 45.77 Acres (assessed) _____ (acres)

- 8. Land Use Information:**

Zoning: AG-5

Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. **See Exhibit 1**
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?**
Brown 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 *Joel Brown*

 2/7/2025

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

Date:

X *Joel Brown*

 2/7/2025



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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: [\[help\]](#)

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.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$950.00* Kittitas County Department of Public Works**

\$275.00 Kittitas County Public Health

\$1,825.00 Total fees due for this application (One check made payable to KCCDS)

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

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): _____	DATE: _____	RECEIPT# _____	 DATE STAMP IN BOX
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Brown Road, LLC Long Plat & Grading Permit

2. Name of applicant: [\[help\]](#)

Brown Road Estates, LLC - Joel Greear

3. Address and phone number of applicant and contact person: [\[help\]](#)

1410 W Dolarway Road, Ste 301, Ellensburg, WA 98926. Joel Greear 509-899-7371

4. Date checklist prepared: [\[help\]](#)

2/15/2025

5. Agency requesting checklist: [\[help\]](#)

Kittitas County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Upon preliminary approval the applicant intends to develop the property and seek final plat approval as soon as possible. This project will be developed in one phase.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A critical area report has been prepared for this project and is attached as part of this submission

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. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Kittitas County Engineered Grading Permit. Kittitas County Access Permit/Road Approval. Kittitas County Long Plat Application. Water mitigation purchase. Issuance of DOE groundwater permit.

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

Long plat of an existing 45.76 acres subdivided into 8 ea 5 acre lots and 1 ea 5.76 acre lot. Construction of approx. 4,000 feet of shared driveway. Strip sod, install base course, top course, asphalt surface. Potable water will be provided through a water rights permit using water purchased from a mitigation bank. The project will include installation of utilities and each lot will rely on an on-site septic system

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. [\[help\]](#)

1601 Brown Road, Ellensburg, WA 98926, see attached site plan

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

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. [\[help\]](#)

Sandy loam/round gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Shared driveway is approx 24' wide and 4,000 feet long consisting of 12" base rock and 3" asphalt.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not likely. Site topography and local weather make erosion highly unlikely.

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

Less than 1%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None needed

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. [\[help\]](#)

Normal emissions of equipment during construction. Vehicle emissions associated with rural 5 acre density once project is completed

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

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

a. Surface Water:

- 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. [\[help\]](#)

Yakima river is to the east of one parcel

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No

b. Ground Water:

- 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. [\[help\]](#)

Water will be supplied by one or more group b systems. Water will be purchased from a local mitigation bank and the group B system will be designed and engineered.

- 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. [\[help\]](#)

Domestic on site septic systems

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. [\[help\]](#)

Driveway runoff will be retained onsite. Site water will not flow into other waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None

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

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Grass sod

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

All varieties common to the Kittitas Valley

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. [\[help\]](#)

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. [\[help\]](#)

None

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Unknown

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

None

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None

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. [\[help\]](#)

None known.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 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. [\[help\]](#)

None

- 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. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

- b. Noise [\[help\]](#)

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

None

- 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. [\[help\]](#)

None

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None needed

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. [\[help\]](#)
Agriculture. The proposal will have no affect on current adjacent land uses.

- 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? [\[help\]](#)

Yes, the property was previously used for agricultural purposes but the property has not been designated as agricultural land of long term commercial 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: [\[help\]](#)
No

c. Describe any structures on the site. [\[help\]](#)
None

d. Will any structures be demolished? If so, what? [\[help\]](#)
No

e. What is the current zoning classification of the site? [\[help\]](#)
Agriculture 5

f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Rural Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
An average of 2.5 people residing on each lot once homes are constructed

j. Approximately how many people would the completed project displace? [\[help\]](#)
0 people

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
None

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

9 single family units could be developed in the future

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

0

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Unkown

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

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. [\[help\]](#)

No

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. [\[help\]](#)

No

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. [\[help\]](#)

None.

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. [\[help\]](#)

If artifacts are found, all work must cease until archaeologist or other specialist can examine the site to determine mitigation, per federal and state laws.

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. [\[help\]](#)

Brown 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? [\[help\]](#)

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

0

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

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?
If so, generally describe. [\[help\]](#)
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? [\[help\]](#)

See included trip generation letter

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. [\[help\]](#)
No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
None.

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None.

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

a. Circle utilities currently available at the site: [\[help\]](#)
~~electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,~~
other
Communicaiton

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. [\[help\]](#)
Utilities are provided by PSE. On site trenching as required.

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: *Joel Greear*

Name of signee Joel Greear

Position and Agency/Organization Member, Solar Dolar, LLC

Date Submitted: 2/15/2025

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

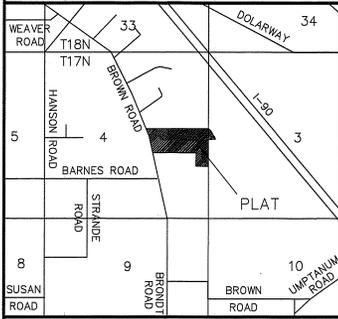
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

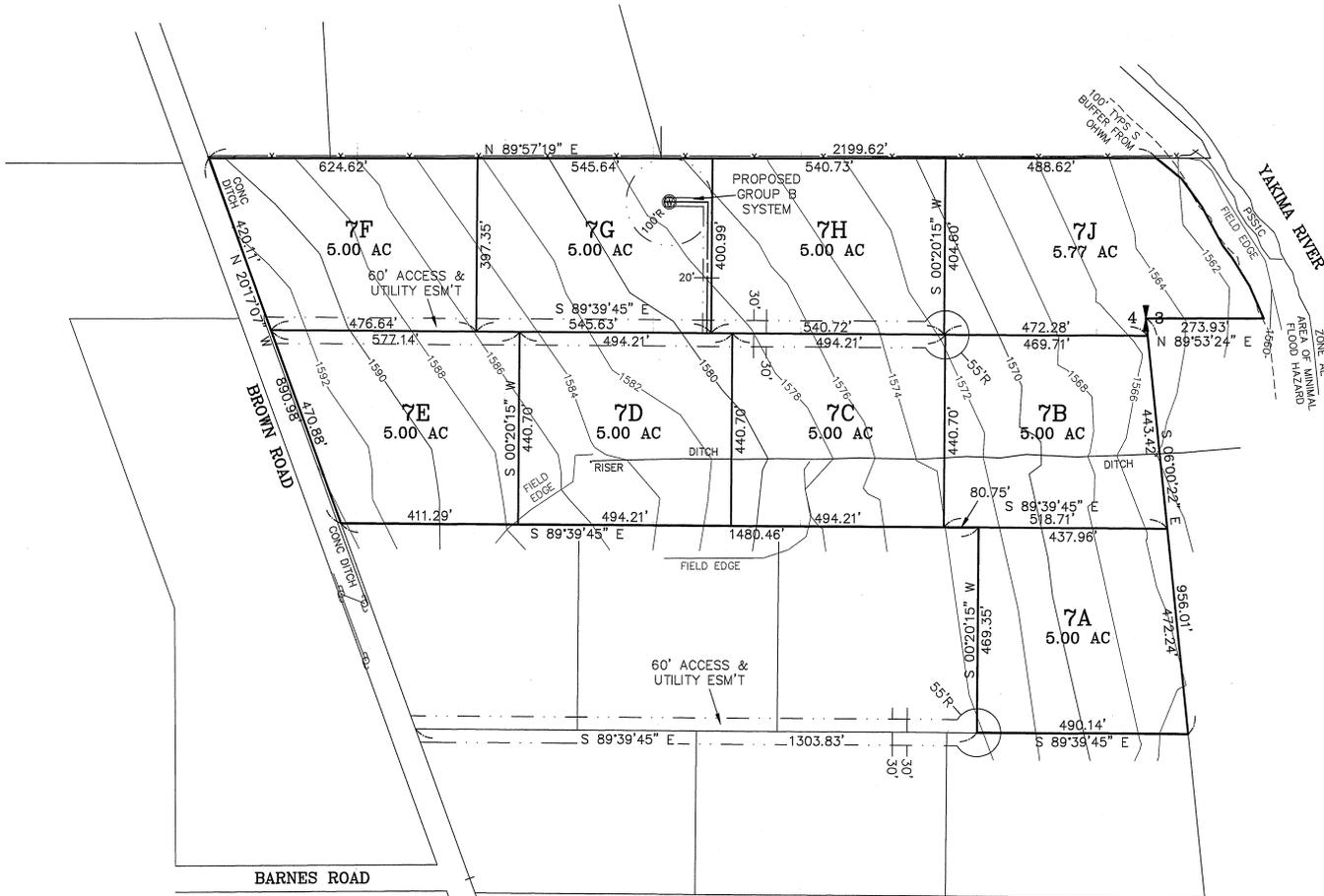
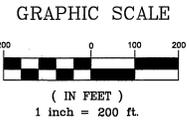
Proposed measures to reduce or respond to such demand(s) are:

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

VICINITY MAP



1601 BROWN ROAD PLAT
 PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



OWNER:
 BROWN ROAD ESTATES LLC
 1401 W DOLARWAY RD STE 301
 ELLENSBURG, WA 98926
 (509) 929-3980

TOTAL ACREAGE: 45.77 ACRES
 NO. OF LOTS: 9
 ZONE: AG 5
 ASSESSOR'S NO. 618133

SOURCE OF WATER: GROUP B WATER SYSTEM

SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITTITAS CO. STANDARDS
 ACCESS: PRIVATE ACCESS EASEMENT &
 COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA
 FIRM PANEL 53037C1277D EFF. DATE 9/24/2021

WETLANDS & BUFFER PER SEWALL CRITICAL AREA
 REPORT DATED 9/30/2024.

VERT. DATUM = NAVD88 BASED ON TIES TO
 NGS MONUMENT SB0541.

CONTOURS BASED ON FIELD LOCATES COMPLETED
 11/1/24 AND ARE ACCURATE TO 1/2 CONTOUR
 INTERVAL.

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
 NOVEMBER OF 2024.

PRELIMINARY

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

1601 BROWN ROAD PLAT

Exhibit #1

Narrative Project Description: Brown Road Estates, LLC

This is a proposed planned 9 Lot Preliminary Plat pursuant to Kittitas County Code 17.28A A5 (See Exhibit #2).

This property has a land use designation of Rural Residential and an Agriculture-5 (A-5) zoning designation, making the zoning compatible with the current land use designations mandated by state law.

The goal of this proposal is to provide building lots to individuals who want the opportunity to live in a rural setting of 5-acre lots. This proposal is approximately one mile west of the Ellensburg city limits thus offering a rural lifestyle while still being in close proximity to local shops and amenities. This development is geared to those individuals who wish to have adequate land for maintaining horses and other large animals for personal use or for those who wish to maintain large gardens and small agriculture activities. Ellensburg is recognized across the country for the Ellensburg Rodeo, which occurs every Labor Day weekend. Horses and other large animals continue to play a large part of daily life for many of the residents living in the Ellensburg area. The lots included with this proposed preliminary plat provide enough room for one to four horses for private use such as trail riding, reining, and 4H participation.

As for the description of lot sizes within this plat proposal, eight of the nine lots are approximately 5 acres in size. There is one 5.76-acre lot (See Exhibit #2).

The subject property is bordered by the following:

- To the west and north of the subject property exists **agricultural** ground, used for residential and agricultural purposes. This property is Agriculture 5 Zoning.
- To the east and south of the subject property exists **agricultural** ground, used for residential and agricultural purposes. This property is Agriculture 20 Zoning.

The following is a review of the Kittitas County Code Section 17.28A “A-5” and responses as to how this preliminary plat meets all of the criteria within the A-5 zone:

Chapter 17.28A

A-5 - AGRICULTURE ZONE

Sections

[17.28A.010](#) Purpose and intent.

[17.28A.020](#) Allowed uses.

[17.28A.030](#) Lot size required.

[17.28A.040](#) Yard requirements - Front.

[17.28A.050](#) Yard requirements - Side.

[17.28A.060](#) Yard requirements - Rear.

[17.28A.065](#) Yard requirements- Zones Adjacent to Commercial Forest Zone.

[17.28A.080](#) Sale or conveyance of lot portion.

[17.28A.090](#) Off-street parking.

[17.28A.100](#) Access requirement.

[17.28A.110](#) Setback lines.

[17.28A.130](#) Conditional uses.

[17.28A.140](#) Administrative uses.

17.28A.010 Purpose and intent.

The purpose and intent of the agriculture (A-5) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-5 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. ([Ord. 2013-008](#), 2013; Ord. 2005-05, 2005)

Response: As discussed above, this preliminary plat meets the purpose and intent of this section of the Kittitas County Zoning Code by providing land for use by individuals that have a desire to live in an area where a variety of uses ranging from gardening including small agricultural activities to keeping horses and other large animals for personal use. This proposal is designed as a low-density residential project with lots ranging from 5 to 5.76 acres in size.

[17.28A.020](#) Allowed uses.

Allowed uses in the agriculture (A-5) zone include those uses pursuant to KCC Chapter [17.15](#). ([Ord. 2013-008](#), 2013; [Ord. 2013-001](#), 2013; [Ord. 2011-013](#), 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

Response: The Ag-5 zoning allowed uses, per KCC 17.15.060, are consistent with this

proposed residential. For example, under 17.15.060, the following permitted uses are as follows:

- Residential dwellings such as single, and two family dwellings.
- Parks and playgrounds are allowed
- Public an private schools are allowed
- All types of agriculture and horticulture not otherwise restricted or prohibited under 17.15.060, such as Agricultural production, marketing, seasonal harvests, animal boarding, and production to name a few.
- Nurseries
- Cemeteries
- Forest product processing
- Accessory Dwelling Unit
- Accessory Living Quarters
- Adult Family Home

17.28A.030 Lot size required.

1. The minimum residential lot size shall be five (5) acres in the agriculture zone, unless within a cluster plat as provided for in KCC Chapter [16.09](#), Cluster Platting and Conservation Platting. Lots within a cluster plat shall be a minimum of one-half (½) acre. The overall density of any residential development shall not exceed one (1) dwelling for each five (5) acres.
2. The minimum average lot width shall be two hundred fifty (250) feet. ([Ord. 2013-008](#), 2013; [Ord. 2013-001](#), 2013; Ord. 2007-22, 2007; Ord. 2005-05, 2005)

Response: All lots within this proposed preliminary plat meet the requirements of Kittitas County Code 17.28A.030.

17.28A.040 Yard requirements - Front.

There shall be a minimum front yard of twenty-five (25) feet. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

17.28A.050 Yard requirements - Side.

Side yard shall be a minimum of five (5) feet. Side yard setbacks may be modified in accordance with KCC [16.10.065](#). ([Ord. 2022-005](#), 2022; [Ord. 2019-013](#), 2019; [Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

17.28A.060 Yard requirements - Rear.

There shall be a rear yard with a minimum depth of twenty-five (25) feet. Rear yard setbacks may be modified in accordance with KCC [16.10.065](#). ([Ord. 2022-017](#), 2022; [Ord. 2022-005](#), 2022; [Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

17.28A.065 Yard requirements - Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred

(200)-foot setback from the Commercial Forest Zone. (KCC [17.57.050\(1\)](#)). For properties where such setback isn't feasible, development shall comply with KCC [17.57.050\(2\)](#). ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

Response: Every lot within this proposed preliminary plat will meet all yard requirements as outlined in the above sections. This will be ensured by placing these requirements in the covenants, conditions, and restrictions that will be placed on the proposal by the applicant. As for KCC 17.28A065, the subject property is not adjacent to or bordering to commercial forest zoned property therefore KCC 17.28A065 is not applicable

[17.28A.080](#) Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure or the remainder of the lot with less than the minimum lot, yard or setback requirements of this zone. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

Response: Every lot within this proposed preliminary plot will meet this requirement this will be insured by placing this requirement in the covenants, conditions, and restrictions that will be placed on the proposal by the applicant.

[17.28A.090](#) Off-street parking.

One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line. (Ord. 2005-05, 2005)

Response: Each lot within this proposed preliminary plot will be provided one off-street parking space consistent with this code. It is important to note with future home construction an access permit would be obtained with the construction of a driveway providing access to the home and associated garage. Please note that this proposal will also allow for additional parking areas within each lot as these lots are five acres or more in size. Vehicles and parking on the lots will be incorporated into the covenants, conditions, and restrictions with appropriate language and placed upon the proposal by the applicant.

[17.28A.100](#) Access requirement.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot (60) right-of-way or existing county road. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

Response: All 9 Lots located within this preliminary plot will meet this requirement, as this preliminary plat has been designed so that each lot is accessible off of a legal easement (See Exhibit #2).

[17.28A.110](#) Setback lines.

None of the following uses shall be located within the distances indicated of any public street

or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
 - a. (Publisher's note: this item intentionally left blank.)
 - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
 - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Publisher's note: this item intentionally left blank.)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;

Response: The limitations of the above listed setbacks in KCC 17.28A.110 will be enforced through the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. ([Ord. 2013-001](#), 2013; Ord. 2005-05, 2005)

Response: Feedlots will not be an allowed activity on the property and will be restricted in the covenant, conditions, and restrictions placed on the proposal by the applicant

17.28A.130 Repealed.

([Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

17.28A.140 Repealed.

([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

The following uses may be permitted in any A-5 zone subject to the conditions set forth in Chapter 17.60A Conditional Uses; it is the intent of this code that such uses are subordinate to the primary agricultural uses of this zone. We have addressed the following uses allowed under the Ag-3 zone specifically under KCC 17.00A (Conditional Uses).

1. Dairy

This activity will not be allowed on the property and will be restricted in the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

2. Riding academies;

Commercial Riding Academies will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant, but restricted to no more than 4 horses boarded on the property and no more than 10 students participating in lessons at any given time as long as they receive a Conditional Use permit from the County. 4Tt and Pony Club activities will be allowed and may not need a Conditional Use permit (discussions with the Community Development Services Department of Kittitas County should be had by the individual property owner and the department to verify this statement at the time the 4&t and/or Pony Club activities are scheduled to occur.

3. Religious Institutions;

Churches will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

4. Bed and breakfast business.

Bed and breakfast businesses will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant

5. Airports

Airports will be controlled by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant along with the review procedures under KCC 17.60A Conditional Uses.

6. Agricultural processing;

***Agricultural processing* will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant, except as described under note 23 (CIJ23) which allowed bay allows for hay processing, smart scale processing of agricultural products on the premises are permitted without a conditional use permit**

7. Mining and excavation;

Mining and excavation will not be allowed on the property and will be restricted by the covenants, conditions, and restrictions placed on the proposal by the applicant.

8. Golf courses;

Golf courses will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

9. Campgrounds.

Campgrounds will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

10. Guest ranches or Guest Farms;

Guest ranches will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

11. Farm labor shelters:

Farm labor shelters will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

12. Clubhouses, fraternities, and lodges.

Community clubs, fraternities, and lodges will not be allowed by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant provided that a Conditional Use permit is obtained from the County.

In conclusion the subject proposal, by the responses above to each section of the code, is consistent and suitable for development within the A-5 zone and proves to be a benefit to the public health, safety and welfare.

This preliminary plat proposal encompasses a total of approximately 45.76 acres on one parcels located at 1601 Brown Road. This land currently is unused. In the past, this land was used for agricultural purposes. The property is served with West Side Irrigation with full irrigation rights that will provide each of the proposed lots with adequate irrigation.

Proposed water supply, storage and distribution system, sewage/disposal/treatment plan, solid waste collection plan.

Water:

The applicant is proposing a 9-lot plat. 2 each Group B water systems will be designed and approved by Kittitas County to serve the 9 lots. The new Group B water system will also be managed by an approved Satellite Management Agency in Kittitas County. Irrigation water will be supplied through the water rights associated with the West Side Irrigation Ditch Co.

Sewage:

This proposal will be served by individual septic system(s) depending on the soil conditions. A Licensed Septic Designer or a Professional Engineer will be required to design these septic system(s) and that responsibility will be that of the new owner. The individual septic system(s) will be approved by the Kittitas County Environmental Health Department.

Access:

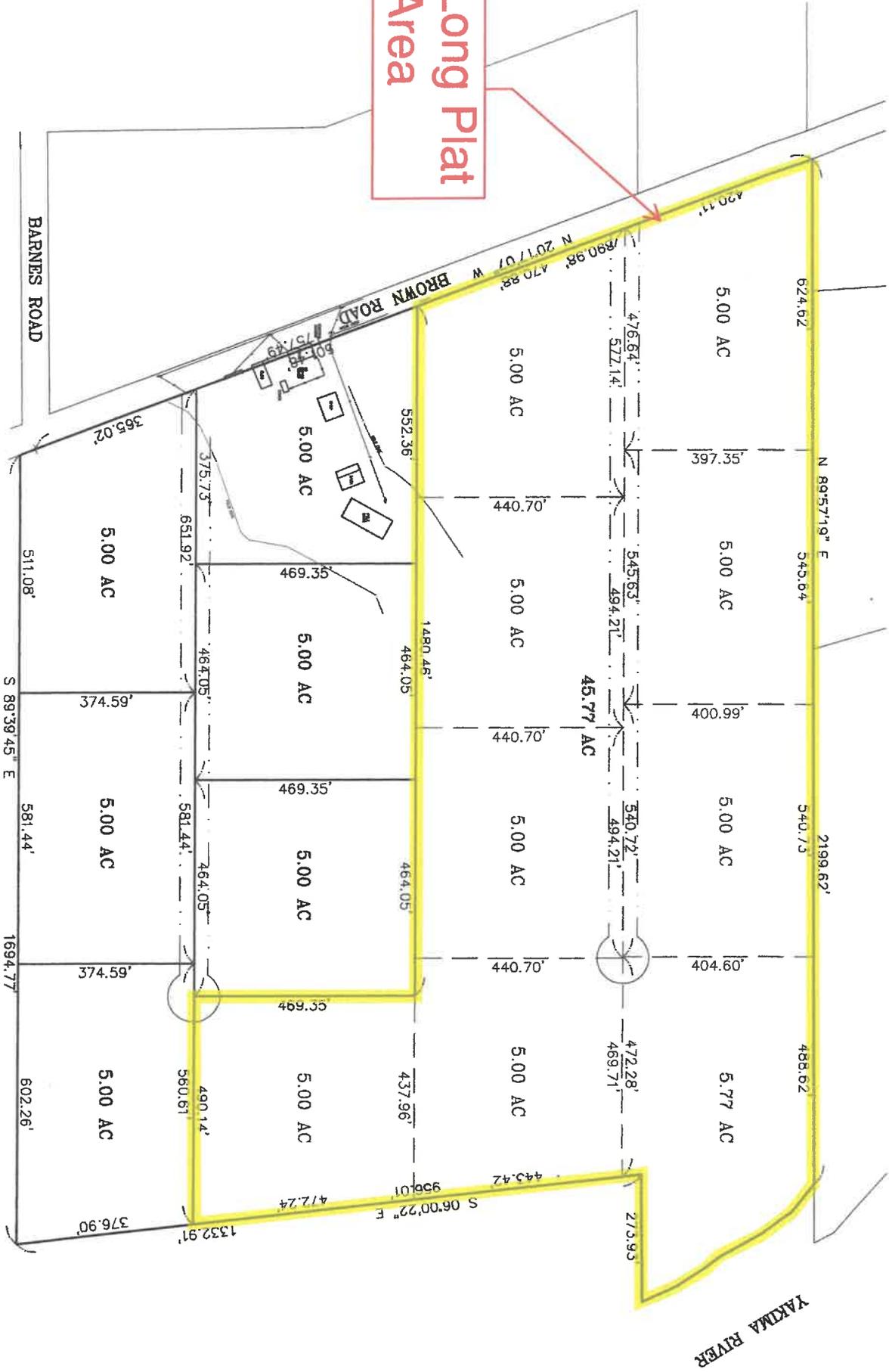
This proposal will be accessed from a new private road constructed off of Brown Road. This private road will have a recorded easement that also contains road maintenance provisions.

Other Utilities:

- Puget Sound Energy will be providing power to this proposal.
- Telephone will be provided by the local carrier.
- The local Internet providers of this area can provide Internet service.

With regards to the environment this property will go through a SEPA review. As for Critical Areas this property has been reviewed for Critical Areas by Sewall Wetland Consulting. Please see **Exhibit #3** for more details.

Long Plat Area



VICINITY MAP



**1601 BROWN ROAD PLAT
PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -**

Exhibit 2



Kititas County CDS

OWNER:

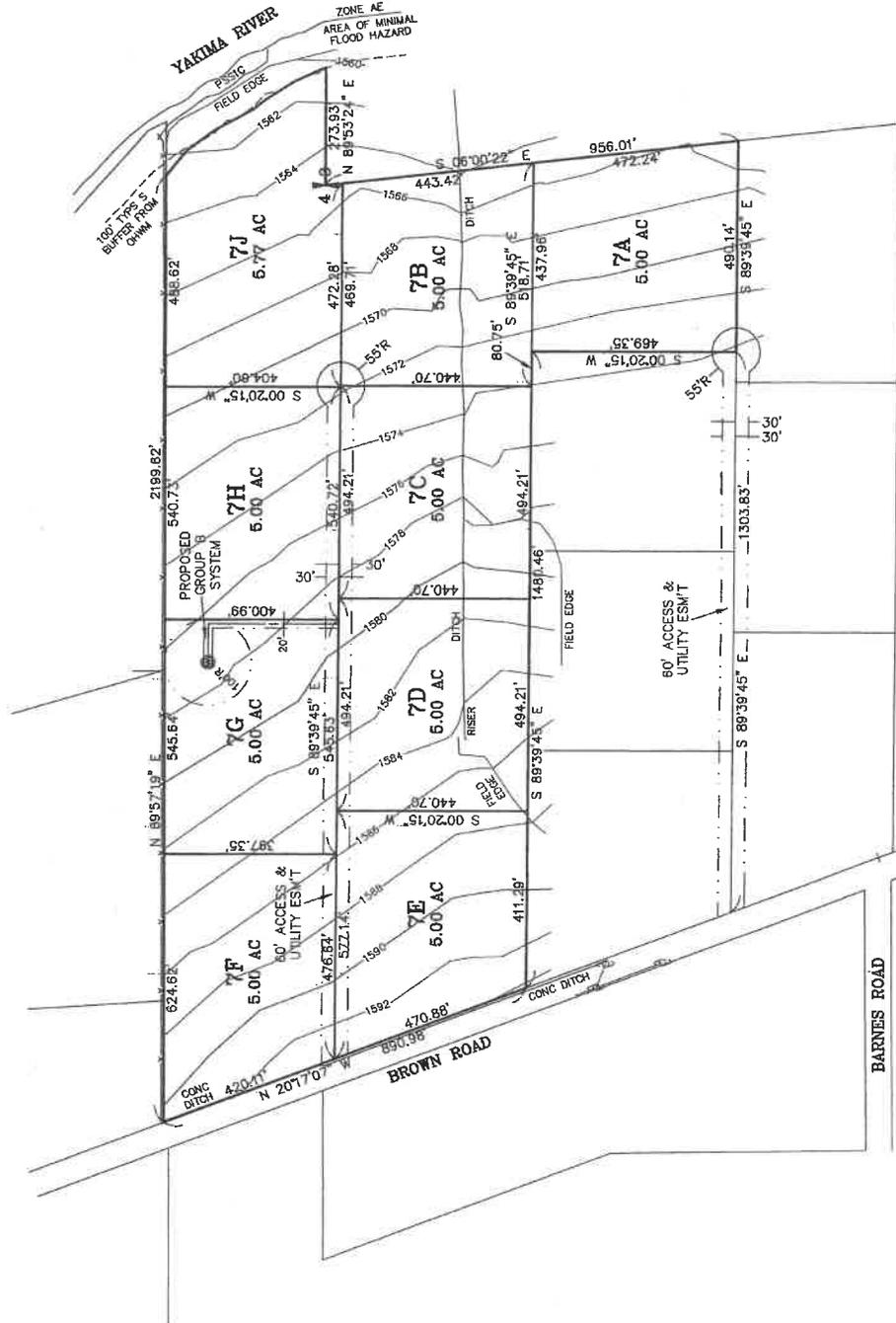
BROWN ROAD ESTATES LLC
1401 W DOLARWAY RD STE. 301
ELLENSBURG, WA 98926
(509) 929-3980

TOTAL ACREAGE: 45.77 ACRES
NO. OF LOTS: 9
ZONE: AG 5
ASSESSOR'S NO. 618133

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITITAS CO. STANDARDS
ACCESS: PRIVATE ACCESS EASEMENT & COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA FIRM PANEL 53037C12770 EFF. DATE 9/24/2021
WETLANDS & BUFFER PER SEWALL CRITICAL AREA REPORT DATED 9/30/2024.

VERT. DATUM = INAVD88 BASED ON TIES TO NGS MONUMENT SB0541.
CONTOURS BASED ON FIELD LOCATES COMPLETED 11/7/24 AND ARE ACCURATE TO 1/2 CONTOUR INTERVAL.



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 NOVEMBER OF 2024.



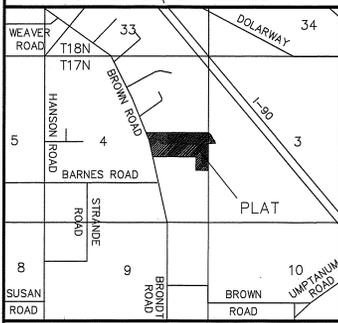
PRELIMINARY
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE

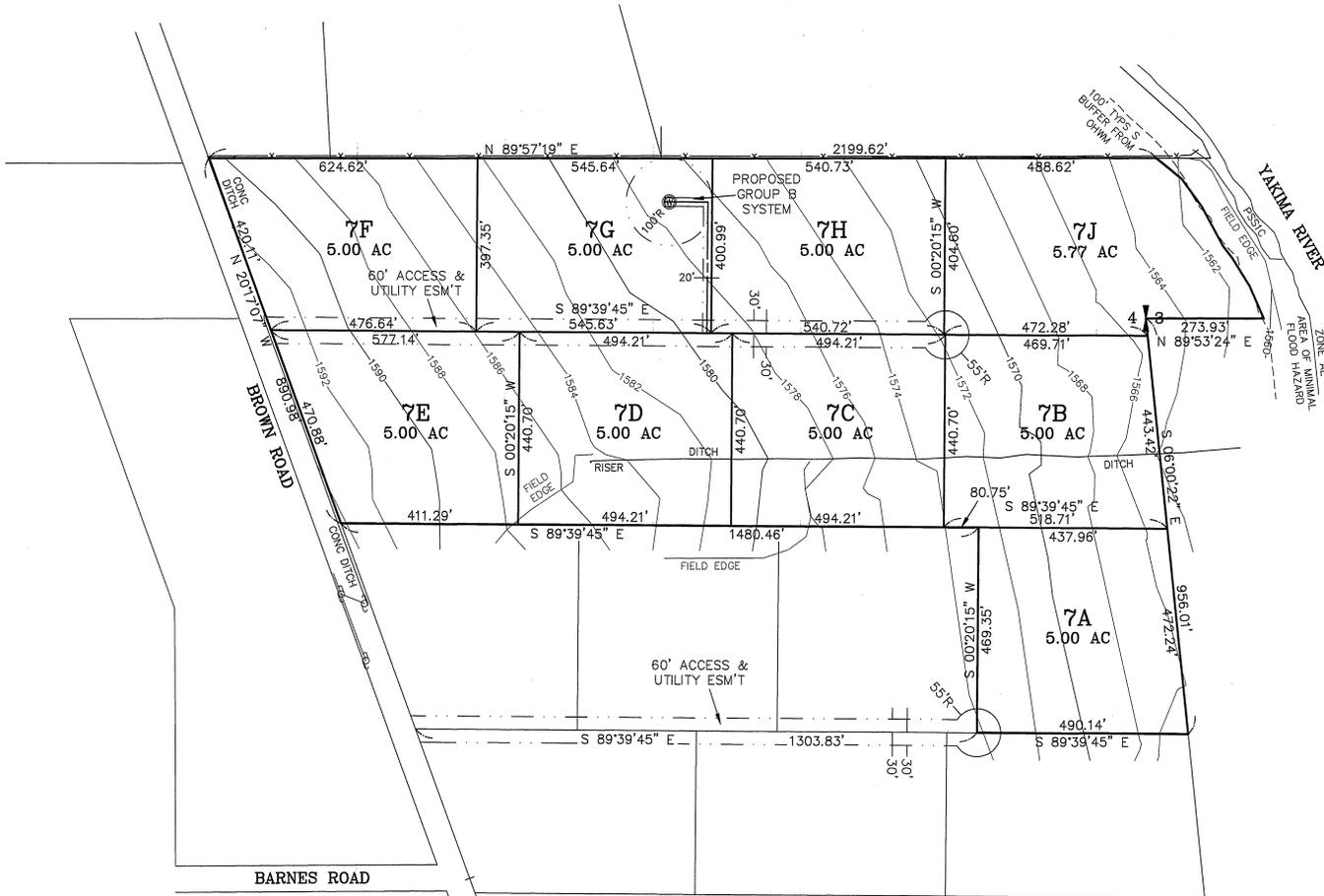
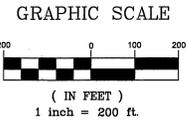
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8642

1601 BROWN ROAD PLAT

VICINITY MAP



1601 BROWN ROAD PLAT
 PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



OWNER:
 BROWN ROAD ESTATES LLC
 1401 W DOLARWAY RD STE 301
 ELLENSBURG, WA 98926
 (509) 929-3980

TOTAL ACREAGE: 45.77 ACRES
 NO. OF LOTS: 9
 ZONE: AG 5
 ASSESSOR'S NO. 618133

SOURCE OF WATER: GROUP B WATER SYSTEM

SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITTITAS CO. STANDARDS
 ACCESS: PRIVATE ACCESS EASEMENT & COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA FIRM PANEL 53037C1277D EFF. DATE 9/24/2021

WETLANDS & BUFFER PER SEWALL CRITICAL AREA REPORT DATED 9/30/2024.

VERT. DATUM = NAVD88 BASED ON TIES TO NGS MONUMENT SB0541.

CONTOURS BASED ON FIELD LOCATES COMPLETED 11/1/24 AND ARE ACCURATE TO 1/2 CONTOUR INTERVAL.

SURVEYOR'S CERTIFICATE

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PRELIMINARY

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

1601 BROWN ROAD PLAT

Exhibit A

Legal Description Of Property

Lots 11, 12, 13 and 17, and that portion of Lots 14, 15 and 16, of the certain tax lot segregation and boundary line adjustment survey as recorded February 12, 2004, in Book 29 of Surveys, Page 248, under Auditor's File No. 200402120030, Records of Kittitas County, Washington, which lie north of a line described as follows:

Beginning at the northwest corner of said Lot 11; thence S 20°17'07" E, along the westerly boundary of Lots 11 and 14, 890.98 feet to the true point of beginning for said described line; thence S 89°39'45" E, 1480.46 feet; thence S 00°20'15" W, 469.35 feet; thence S 89°39'45" E, 490.14 feet to a point on the east boundary of said Lot 16 and the end of said described line.

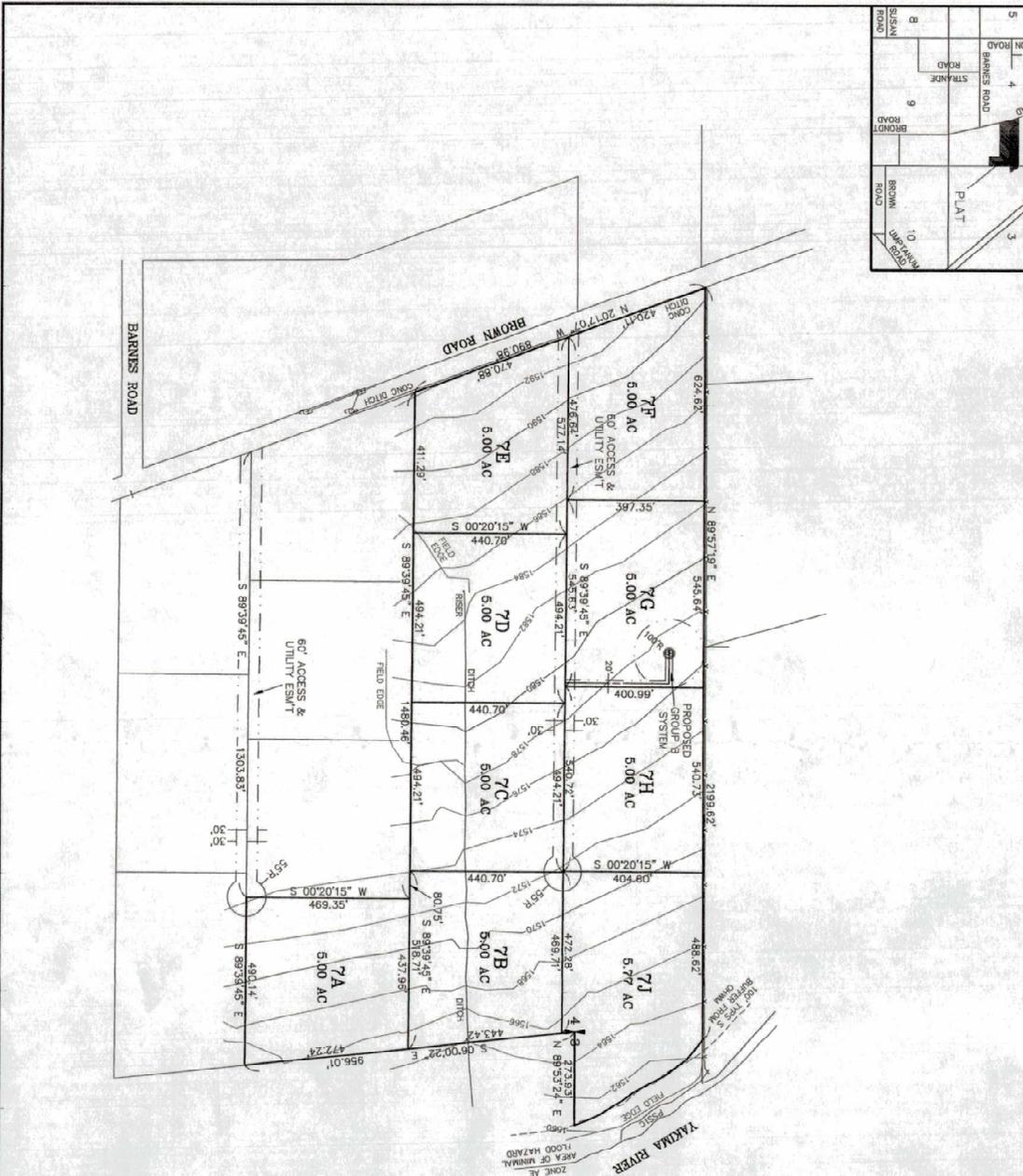
Above described parcel contains 45.77 acres.

RECEIVED
APR 21 2025

Kittitas County CDS



1601 BROWN ROAD PLAT
PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



OWNER:
 BROWN ROAD ESTATES, LLC
 1401 W. DOLANWAY RD STE 301
 ELLENBURG, WA 98926
 (509) 929-3980

TOTAL ACREAGE: 45.77 ACRES
 NO. OF LOTS: 9
 ZONE: AG 5
 ASSESSOR'S NO. 918133

SOURCE OF WATER: GROUP B WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITITAS CO. STANDARDS

ADDRESS: COUNTY ROAD 9 W
 FLOOD ZONES SHOWN HEREON BASED ON FEMA
 FIRM PANEL 58037012770 EFF. DATE 8/24/2021
 REPORT DATED 8/20/2024.

VERT. DATUM = NAVD83 BASED ON TIES TO
 NS8 MONUMENT 585341.
 CONTOURS BASED ON FIELD LOCATES COMPLETED
 11/1/24 AND ARE APPROPRIATE TO 1/2 CONTOUR
 INTERVAL.

SURVEYOR'S CERTIFICATE

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PRELIMINARY



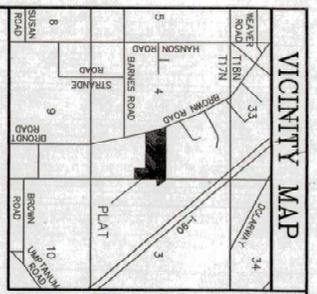
CHRISTOPHER C. CRUSE
 License No. 36915

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 982-8242

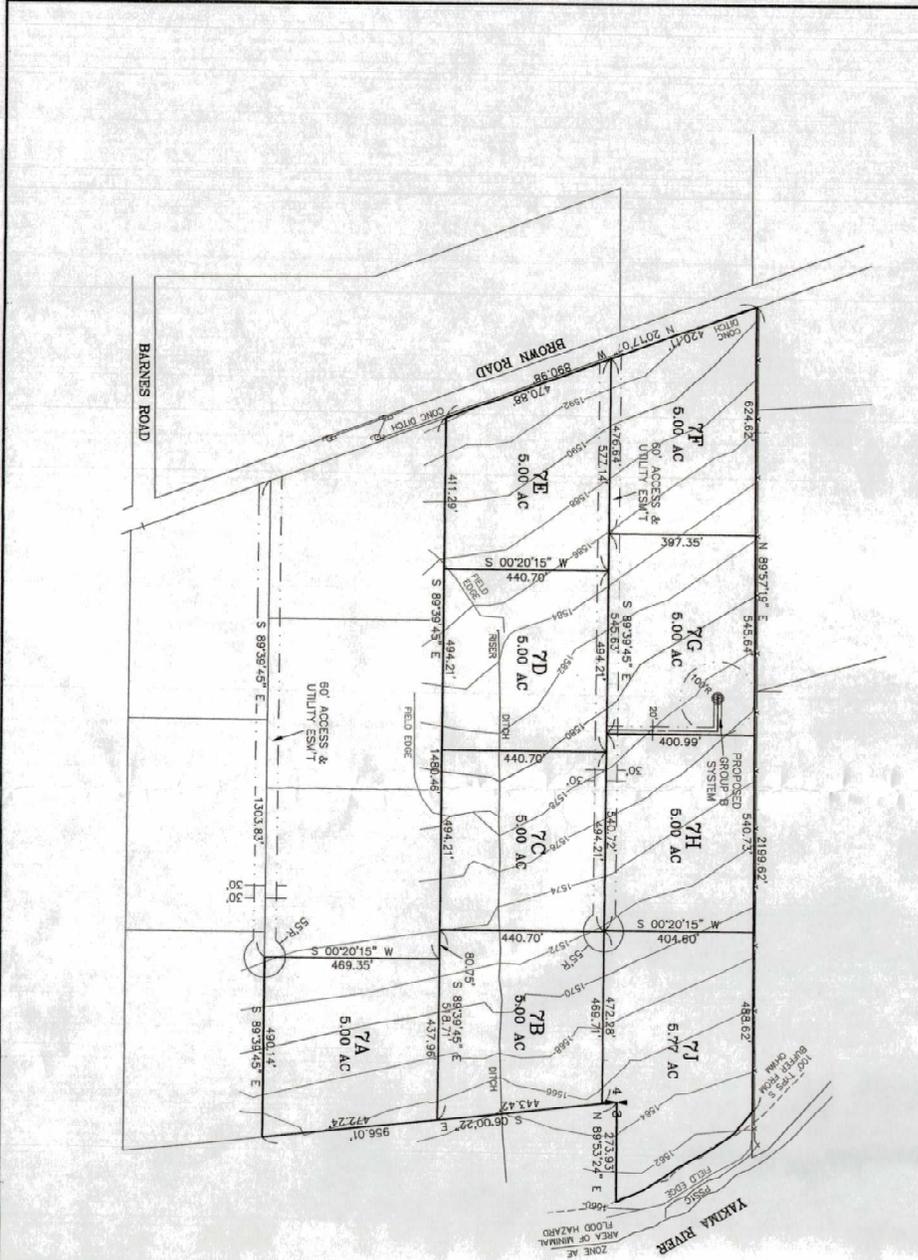
1601 BROWN ROAD PLAT

RECEIVED
 APR 21 2025
 Kittitas County CDS

RECEIVED
 APR 21 2015
 Kittitas County CDS



1601 BROWN ROAD PLAT
 PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



OWNER:
 BROWN ROAD ESTATES LLC
 1401 W. DOLARNEY RD STE 301
 ELIENSBURG, WA 98926
 (509) 925-3880

TOTAL ACREAGE: 45.77 ACRES
 NO. OF LOTS: 9
 ZONE: R-1
 ASSESSOR'S NO. 618133

SOURCE OF WATER: GROUP B WATER SYSTEM
 SENES SYSTEM, SPRING TANKS
 DRAINAGE: AS PER KITTITAS CO. STANDARDS
 ADDRESS: PRIVATE ACCESS EASEMENT &
 COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA
 FIRM PANEL 50307C1217D DATED 8/24/2011
 WETLANDS & BUFFER PER SERIAL CRITICAL AREA
 REPORT DATED 8/30/2014.

VERT. DATUM = NAD83 BASED ON TIES TO
 NGS MONUMENT SB0541.
 CONTOURS BASED ON FIELD LOCATES COMPLETED
 11/11/14. 1/2" = 100'.
 INTERVAL AND ARE ACCURATE TO 1/2" CONTOUR
 INTERVAL.

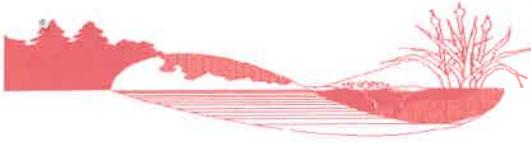
SURVEYOR'S CERTIFICATE
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 INFORMATION IS BASED ON FIELD WORK DONE IN
 NOVEMBER OF 2014.

PRELIM
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 38915

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 982-8242

1601 BROWN ROAD PLAT

Exhibit 3



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

RECEIVED
APR 21 2025

Kittitas County CDS

September 30, 2024

Brown Road Estates, LLC
1410 West Dolarway Road, Suite 301
Ellensburg, Washington 98926

RE: Kittitas County Critical Area Report – Parcels #42833, 15435,
953834, 953835, 953836, 953837 & 618133
SWC Job #24-162

This report describes our observations of any jurisdictional wetlands, streams and/or buffers on or within 300' of Parcels #42833, 15435, 953834, 953835, 953836, 953837 & 618133 located at 1601 Brown Road in unincorporated Kittitas County, Washington.



Above: Vicinity Map of site



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

The study area consists of seven (7) irregularly shaped, abutting parcels with a total area of 75.76 acres of irrigated hay fields located within the SE 1/4 of Section 4, Township 17 North, Range 18 east of the W.M.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site and areas within 300' of the site on September 23 of 2024.

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 publication Determining The Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (WADOE Publication 16-06-029, March 2010 revised October 2016).

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, WDFW Priority Habitats and Species Maps, and the NRCS Soil Survey online mapping and Data.

National Wetlands Inventory (NWI)

The NWI map depicts the old man made irrigation pond which no longer exists as an excavated unconsolidated bottom wetland. The Yakima River is depicted as riverine areas with some palustrine forested wetland to the east of the site. These areas were interpreted from color infrared aerial photographs by the US Fish and Wildlife Service using 1984 aerial photographs taken during irrigation season with no ground-truthing.



The wetlands and deepwater habitats in this area were photo interpreted using 1:58,000 scale, color infrared imagery from 1984.

Above: NWI map of the area of the site

Kittitas Taxsifter Website

The Kittitas Taxsifter website with streams and wetland layers activated depicts the same features carried over from the NWI maps. In addition, the area west of the Yakima River are depicted as within the “Rural Conservancy” shoreline designation. A small portion of the site on the northeast below the bluff is depicted within the 100 Year floodplain.



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



Above: Kittitas County TaxsiFTER with Shoreline and Floodplain layers activated.

Soil Survey

The site is mapped as containing 3 soil types as well as noting one area as “pits”. The three soil types include well drained Ackna ash loam, moderately well drained Brysill ash loam, and somewhat poorly drained Nosal ash silt loam. All of these soils are formed in alluvium none of these soil types are considered "hydic" soils according to the publication *Hydic Soils of the United States* (USDA NTCHS Pub No.1491, 1991). However, they can include inclusions of hydic soils too small to map.



Above: NRCS soil map of the site.

WADNR FPARS website

According to the WADNR FPARS website with stream types layer activated, the Yakima River, a Type S water passes along the east side of the site.



Above: WDFW Priority Habitats and species map of the site.

Field observations

The site consists of a large, hay farm with associated single family home and agricultural buildings along the west side of the site bordering Brown Road. The remainder of the site is a large irrigated hay farm with associated wheel irrigation systems and several tailwater ditches. There was a large bermed and man-made pond just east of the structures that show up on several of the aerials and inventories but this has since been filled in and is now a large expanse of gravelly soil.

A tailwater ditch flows easterly across the site in the center, and a second tailwater ditch passes over the southeast corner of the site. Both of these drain to the Yakima River.

The site is relatively flat with a slight slope to the east. At the eastern edge of the site on the northeast the bluff above the Yakima River is present. This is a steep, near vertical feature roughly 70'-80' in height and drops directly into the Yakima River.



Above: Kittitas Taxsifter Lidar image of the site.

The site is a managed hayfield that was cut during our site visit but appears to be used to grow timothy hay. Other species of grass noted included ryegrass and quackgrass.

The site drops off down a near vertical bluff on the east. Large cottonwoods are rooted along the banks and the slope as well as chokecherry, rose, and numerous weedy species.

Soils throughout the site consist of dry, gravelly loams with soil colors of 10YR 3/3-3/4. No areas of hydric soil were encountered on the site.

Critical Areas

The site contains the banks of the Yakima River on the northeast. Some riparian wetland appears to be associated with the River to the east of Parcels #953834 & 953837. However these wetland areas are approximately 325' east of the site. This is further than the largest wetland buffer the county has and as such, these areas were not rated.

Yakima River

The Yakima River is located along the east side of the site on the very northeast of the site. The river bank is a near vertical drop of 70'-80' in this area. As a result the top of bank is at the top of the bluff. This was located with gps points 190-200.

As previously stated, forested vegetation and shrubs are found along the steep bluff which drops into the gravel bed of the river.

This stream is mapped as a Shoreline of the State or Type S water. Shoreline waters buffers are based upon KCC Table 17B.05.50-1. According to this table Type S waters in the Rural Conservancy Zone have a 100' buffer measured from the OHWM.

17B.05.050-1. Standard Shoreline Buffers (Type S Waters)

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



Above: Mapping of critical areas and buffers on the site.

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.

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Data sheets

REFERENCES

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WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Brown Road Estates City/County: Kittitas Sampling Date: 9-23-24
 Applicant/Owner: _____ State: WA Sampling Point: DPE 1
 Investigator(s): Ed Sewall Section, Township, Range: 54 T17N R18E
 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 _____ 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>irrigated hay 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. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: _____)				
1. <u>Phlox p...</u>	<u>2</u>	_____	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum _____				

Hydrophytic Vegetation Indicators:
 ___ Dominance Test is >50%
 ___ Prevalence Index is ≤3.0¹
 ___ Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Wetland Non-Vascular Plants¹
 ___ Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No _____

Remarks: Mowed

SOIL

Sampling Point: JP#1

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
16	10YR3/4						clbly	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes _____ No _____	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present?	Yes _____ No _____	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____ No _____	Depth (inches): _____	

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

Remarks:

mid north

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Brown Road Estates City/County: Kittitas Sampling Date: 9-23-24
 Applicant/Owner: _____ State: WA Sampling Point: DPE 2
 Investigator(s): Ed Sewall Section, Township, Range: 54 T17N R10E
 Landform (hillside, 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 _____ 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>irrigated hay field</u>	

VEGETATION - Use scientific names of plants.

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

SOIL

Sampling Point: DP #2

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
16	10YR 3/3						cobbly lam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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"/> Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? Yes _____ No <input checked="" type="checkbox"/> (includes capillary fringe)	Depth (inches): _____	

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

Remarks:

North east

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Brown Road Estates City/County: Kittitas Sampling Date: 9-23-24
Applicant/Owner: Ed Sewall State: WA Sampling Point: DPE 3
Investigator(s): Ed Sewall Section, Township, Range: S4 T17N R18E
Landform (hillside, 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 [checked] No
Are Vegetation [checked], Soil, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes [checked] 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 [checked] No
Hydric Soil Present? Yes No [checked]
Wetland Hydrology Present? Yes No
Is the Sampled Area within a Wetland? Yes No [checked]
Remarks: irrigated hay field

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size:) Absolute % Cover Dominant Species? Indicator Status
1.
2.
3.
4.
= Total Cover
Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)
Prevalence Index worksheet:
Total % Cover of: Multiply by:
OBL species x 1 =
FACW species x 2 =
FAC species x 3 =
FACU species x 4 =
UPL species x 5 =
Column Totals: (A) (B)
Prevalence Index = B/A =
Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is <=3.0
Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
Wetland Non-Vascular Plants
Problematic Hydrophytic Vegetation (Explain)
Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size:) Absolute % Cover Dominant Species? Indicator Status
1. Phlox pilularis 80 FAC
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
= Total Cover
Woody Vine Stratum (Plot size:) Absolute % Cover Dominant Species? Indicator Status
1.
2.
= Total Cover
% Bare Ground in Herb Stratum
Remarks:

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				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
14	10R 3/3						cobby lo	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____ No _____	Depth (inches): _____	

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

Remarks:

east side

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Brown Road Estates City/County: Kittitas Sampling Date: 9-23-24
 Applicant/Owner: _____ State: WA Sampling Point: DP# 4
 Investigator(s): Ed Sewall Section, Township, Range: 54 T17N R18E
 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 _____ 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>irrigated hay 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				
Shrub/Strawb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
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: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u>Phalaris patens</u>	<u>100</u>		<u>FA</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. _____	_____	_____	_____	<input type="checkbox"/> Prevalence Index is ≤3.0'
3. _____	_____	_____	_____	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<input type="checkbox"/> Wetland Non-Vascular Plants ¹
5. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
6. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. _____	_____	_____	_____	Yes <input checked="" type="checkbox"/> No _____
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks: _____				

South of the

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Brown Road Estates City/County: Kittitas Sampling Date: 9-23-24
 Applicant/Owner: _____ State: WA Sampling Point: DP# 15
 Investigator(s): Ed Sewall Section, Township, Range: 54 T17N R18E
 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 type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>irrigated hay 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: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
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: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u>Phlox pilularis</u>	<u>80</u>		<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. _____	_____	_____	_____	<input type="checkbox"/> Prevalence Index is ≤3.0 ¹
3. _____	_____	_____	_____	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<input type="checkbox"/> Wetland Non-Vascular Plants ¹
5. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
6. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. _____	_____	_____	_____	Yes _____ No <input checked="" type="checkbox"/>
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks: _____				

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				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
14	10Y 3/3						cobbly lo	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	

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

Remarks:

SOIL

Sampling Point: DPT4

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
16	10Y 3/4						cobbly	h

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: 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"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present?	Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____ No _____	Depth (inches): _____	

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

Remarks:

Technical Memo

To: Joel Greear, Brown Road Estates, LLC
From: Ryan Shea, PTP, Senior Project Manager
Date: February 10, 2025
Project: Brown Road Estates
Subject: Trip Generation and Distribution Memo

RECEIVED
APR 21 2025

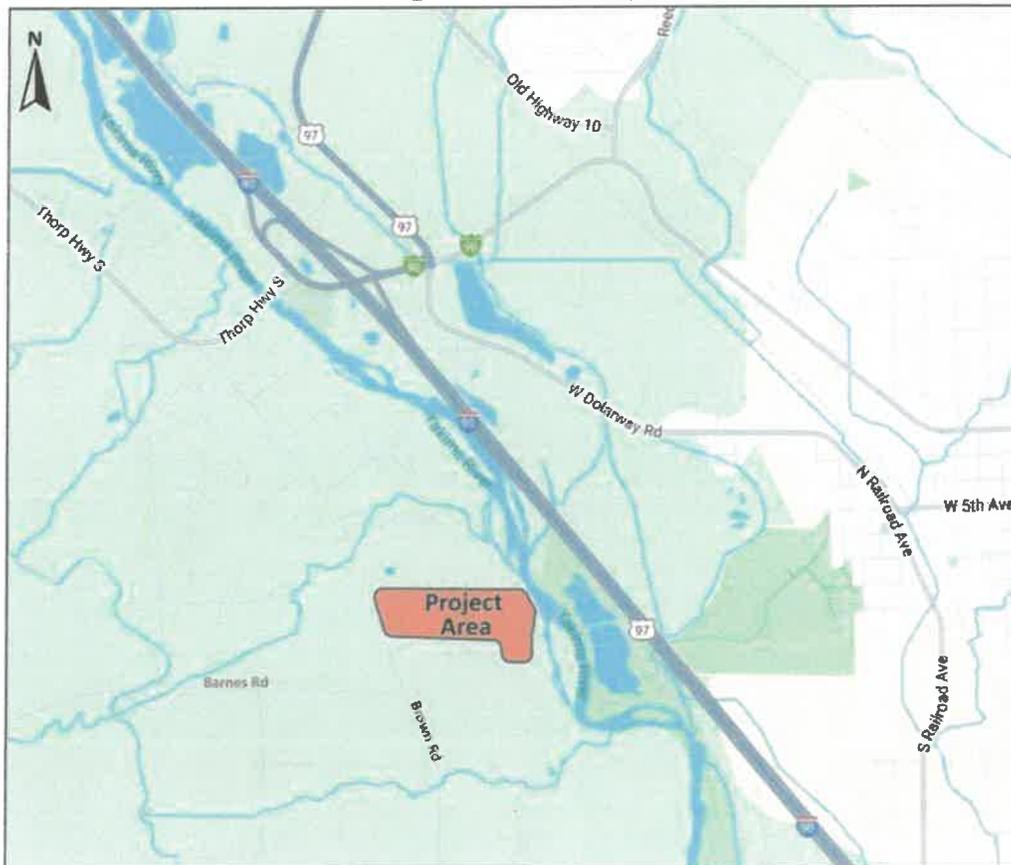
Kittitas County CDS

Introduction

Brown Road Estates, LLC is pursuing a long plat to convert one existing 45-acre residential parcel into nine 5-acre residential parcels in Kittitas County, Washington. This project is located west of I-90 along Brown Road and adjacent to the Brown Road/Barnes Road intersection.

This trip generation and distribution memo identifies the potential traffic that could be added by the proposed long plat. **Figure 1** illustrates the site vicinity and the transportation network serving the project area.

Figure 1. Site Vicinity

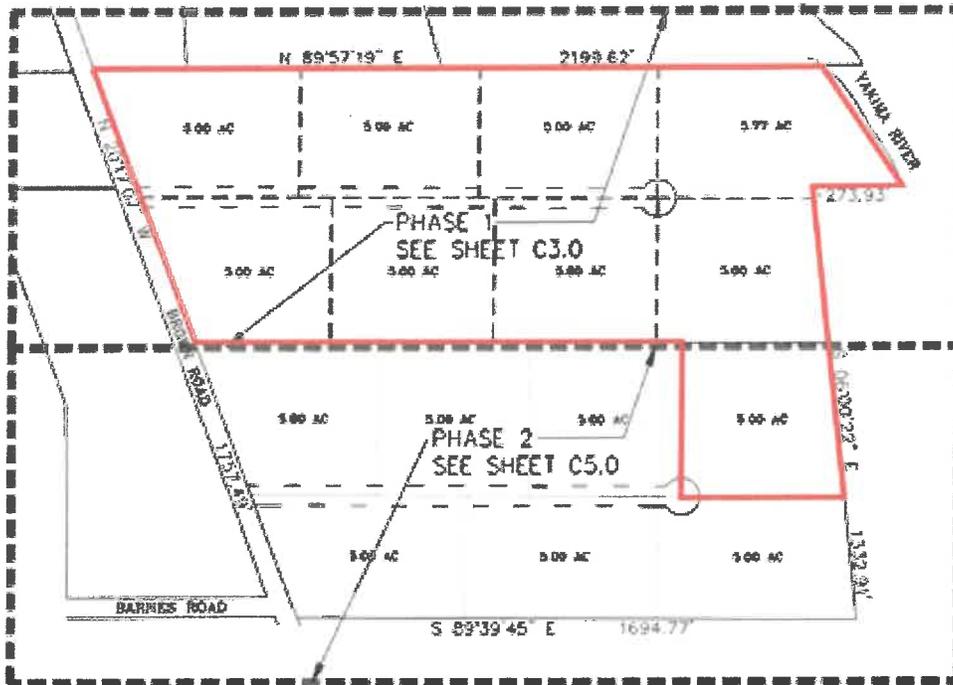


Proposed Development

The proposed Brown Road Estates project will convert one vacant residential property into 9 residential properties, resulting in a new increase of 8 residential properties. The project is located west of I-90 along Brown Road and adjacent to the Brown Road/Barnes Road intersection in Kittitas County. The total project site is approximately 45 acres.

Site access will be provided via Brown Road. Regional access will be provided via I-90 which intersects Thorp Highway north of the project site. A preliminary site plan for the boundary line adjustment is provided below (shown in red) in Figure 2.

Figure 2. Proposed Boundary Line Adjustment



Project Traffic Characteristics

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network. These are discussed in the following paragraphs

Site-Generated Traffic Volumes

Vehicle trip generation was estimated using the trip generation rates contained in the 11th edition of the *Trip Generation Manual* by the Institute of Transportation Engineers (ITE). The land-use category "Single-Family Detached Housing" (land-use code 210) with the variable of dwelling units was determined to be the most applicable to this project. For this analysis, the "fitted-curve" equation was used to estimate trips in preference to using a specific trip rate as this approach was recommended by ITE.

The trip generation rates used for the proposed project are shown in **Table 1**.

Table 1. Trip Generation Rates – Single-Family Detached Housing (LUC 210)

Peak Period	Unit	Trip Rate	% Enter	% Exit
AM peak hour of Adjacent Street	Dwelling Units	0.89	25%	75%
PM peak hour of Adjacent Street	Dwelling Units	1.11 ¹	63%	37%
Daily	Dwelling Units	12.22 ¹	50%	50%

1. Fitted curve equation rate

The total trip generation expected from this project is calculated by applying the unit measure (dwelling units) to the appropriate trip generation rate. The trip generation calculations are shown in **Tables 2**.

Table 2. Project Trip Generation

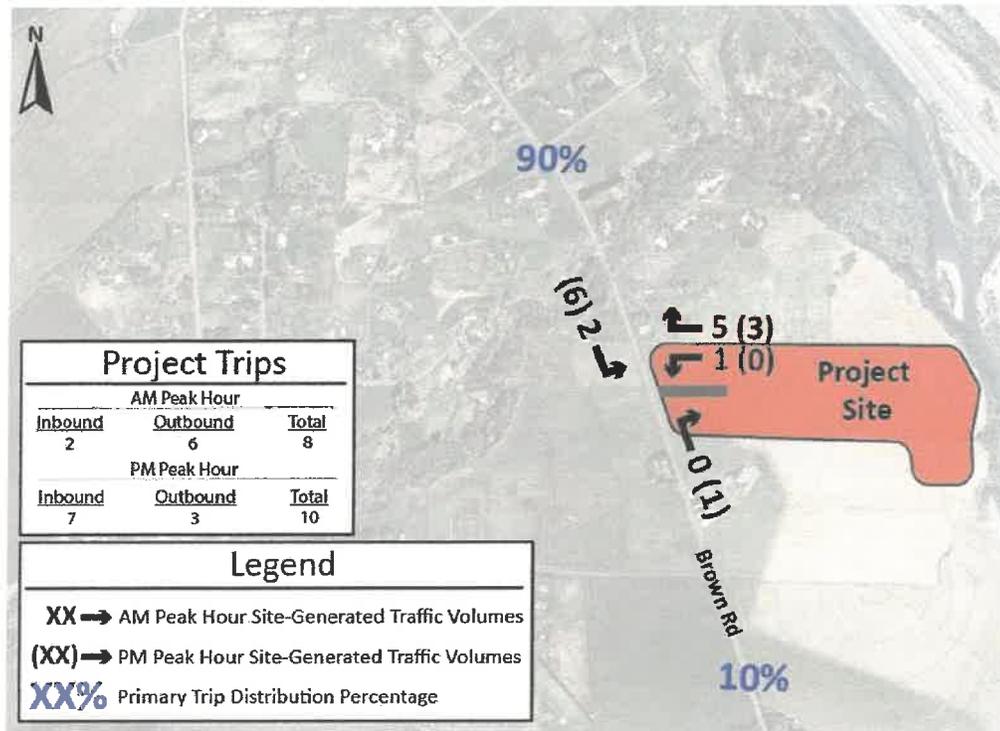
Peak Period	Size	Total Trips	Enter	Exit
AM peak hour of Adjacent Street	9	8	2	6
PM peak hour of Adjacent Street	9	10	7	3
Daily	9	110	55	55

It should be noted that currently the property is one residential parcel that would be expected to contain a single-family home. While the proposed subdivision will create nine residential lots, this is ultimately only a net increase of eight residential lots from what was previously constructable.

Site Traffic Distribution and Assignment

For this study, the regional distribution of traffic to and from the proposed project was estimated based on the existing roadway system. It is expected that most of the project traffic will travel to/from the north to I-90. The regional traffic distribution percentages and site traffic assignment for the proposed development for the AM peak hour and PM peak hour is shown on **Figure 3**.

Figure 3. Project Site Generated Volumes



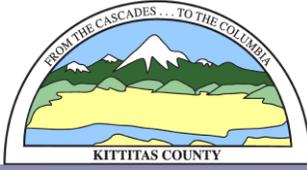
The proposed Brown Road Estates subdivision will create eight additional residential lots, which is estimated to generate 8 trip ends during the AM peak hour and 10 trip ends during the PM peak hour. Due to the relatively low trip generation, it is not expected that further traffic analysis related to potential project impacts is necessary.

Thank you for reviewing the enclosed materials. If you have any questions or need additional information, please email me at rshea@gondolaventures.com.

Respectfully,

GVC Transportation Solutions

Ryan Shea, PTP, Senior Project Manager



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 30th, 2025

Brown Road Estates LLC
1410 W Dolarway Rd Suite 301
Ellensburg, WA 98926

Joel Greear
1410 W Dolarway Rd Suite 301
Ellensburg, WA 98926

RE: Brown Road Estates LLC Long Plat (LP-25-00003) and SEPA Checklist (SE-25-00005) – Deemed Complete

Parcel# 618133

Dear applicants,

The application packet for a 9-lot plat was received on April 21st, 2025 and the application for a SEPA Checklist was received on February 24th, 2025, and both were determined **complete** on April 30th, 2025. The proposed plat includes 9 residential lots ranging in size from 5.0 acres to 5.76 acres totaling 45.77 acres. The subject is parcel 618133, in section 3 & 4, township 17, range 18, W.M., Kittitas County. The property bears Kittitas County Map number 17-18-03020-0012.

In accordance with the provisions of KCC 15A.03.060, the following will occur:

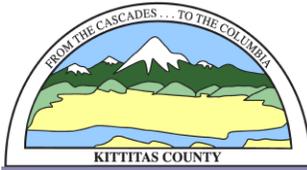
1. Posting of the property by the applicant is required prior to the notice of application. CDS will provide instructions on adequate posting. Signage may be obtained at the Community Development Services offices during regular business hours. The signage will be available for pickup by May 1st, 2025.
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 509-962-7048 or by e-mail at ellie.myers@co.kittitas.wa.us.

Sincerely,

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

Index 12



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

AFFIDAVIT OF POSTING

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

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

DATE: May 1st, 2025	PLANNER: Ellie Myers

PROJECT NAME: Brown Road Estates LLC	FILE NUMBER: LP-25-00003 & SE-25-00005
---	---

PLEASE COMPLETE THE FOLLOWING:

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

Signature

5/5/2025

Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____

Legals

Public Notice
Kittitas County, Ellensburg WA

Notice is hereby given that Kittitas County is applying to the Washington State Department of Ecology for coverage under the General Permit for Biosolids Management.

Kittitas County manages domestic septage through a land application program. Septage is pH stabilized to reduce pathogens and vectors prior to land application as a soil amendment. Biosolid application sites have a rolling terrain is located at 25300 Venture Highway, Ellensburg, WA 98926, in Section 18, Township 17, Range 21, Kittitas County Ryegrass Facility's Application for Coverage under the General Permit for Biosolids Management and a Site Specific Land Application Plan address the management of the material at this site, and a General Land Application Plan addresses how future land application sites will be identified and managed. New land application sites are anticipated, however, future proposals for additional sites will be consistent with an approved General Land Application Plan, additional environmental review will be completed if needed, and public notices will be provided consistent with Chapter 173-308 WAC, Biosolids Management, including posting of the potential land application site for at least 90 days. At this time Kittitas County Ryegrass Facility does not provide septage to any other facility, however in its permit application, Ryegrass Facility has maintained the option of transferring its septage for further treatment to any facility permitted to accept it or to have its septage managed by any septage management facility permitted to manage it.

Any persons wishing to comment on this application or desiring to present their views regarding this application to the Department of Ecology or its delegated representative must do so, in writing, within thirty days of the last date of newspaper publication of this notice. Comments should be addressed to Carminia Xiao, at the Department of Ecology at the address below.

Any person wishing to request a public hearing or meeting regarding this proposal must direct a written request to Carminia Xiao, at the Department of Ecology at the address below by the close of the comment period.

If you wish to be included on an interested parties list to receive notification of activities relating to this project, please notify, in writing, Patti Stacey at the address below. Kittitas County Ryegrass Facility will provide written confirmation by certified mail, return receipt requested, to each interested person or organization that their name has been placed on the list.

Contact persons to receive questions and comments and requests are: Carminia Xiao, Department of Ecology-Solid Waste Management Program, 1250 W. Alder Street, Union Gap, WA 98903, 509-871-3542, Jesse Cox, Kittitas County Environmental Health 507 N. Naneum St. Ste 102, Ellensburg, WA 98926-9042, 7515, or Patti Stacey, Kittitas County Solid Waste, 925 Industrial Way, Ellensburg, WA 98926, 509-862-7542. Application information is available online at http://www.co.kittitas.wa.us/notices/.

/s/ Julie Kioravik
Clerk of the Board

PUBLISH: DAILY RECORD: May 8 & 15, 2025 / LEGAL # 634584

NOTICE TO BIDDERS
City of Ellensburg, WA
DISTRIBUTION TRANSFORMERS
Bid Call #: 2025-07

Sealed bids will be received by the City of Ellensburg at the office of the City Clerk at City Hall, 501 N. Anderson St., Ellensburg, WA 98926, until 3:00 PM (Pacific Time), on Thursday, June 6th, 2025, and will then and there be opened and read for supply of the materials. Each bid proposal shall be plainly marked "Distribution Transformers - Bid Call #: 2025-07". All bid proposals shall be accompanied by a bid proposal deposit in a cashier's check or surety bond in an amount equal to a casher's check of the amount of such bid proposal. The successful bidder shall be required to enter into such contract within the time stated in the specifications, the bid proposal deposit shall be forfeited to the City of Ellensburg. The engineer's estimate for the project is \$191,000 to \$211,000, including tax.

The project consists of manufacturing, furnishing and delivery of Distribution Transformers to the City of Ellensburg.

Bid documents are available on the Public Works & Utilities homepage on the City's website at https://www.ci.ellensburg.wa.us/1020/Public-Works-Utilities. The Public Works & Utilities Dept. can be reached by telephone, at (509) 962-7230. The City of Ellensburg, Washington, reserves the right to reject any or all bids and to waive irregularities or informatics in the bid or in the bidding. Responsibility and competency of bidders and their subcontractors will be considered in making the award. All documents received in response to this invitation to bid will become a matter of public record subject to the Washington public disclosure act under chapter 42.56 RCW.

The City of Ellensburg, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 20006 to 20006-4 and the Regulations, 42 CFR 200.004, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

No bidder may withdraw his/her bid after the hour set for the opening thereof or before the award of contract, unless said award is delayed for a period exceeding sixty days.

Buddy Stanavich, Energy Services Director

PUBLISH: Seattle Daily Journal of Commerce: April 24 & May 8, 2025

PUBLISH: Daily Record: April 24 & May 8, 2025 / LEGAL #: 627922

Legals

IN THE SUPERIOR COURT OF WASHINGTON
IN AND FOR KITTITAS COUNTY

TERESA MARIE KARTES, an unmarried woman, Plaintiff,
v. HEIRS and DEVISEES of MITCHEL C. and DORIS CURTIS, a married couple; DONALD CURTIS, a married man; HEIRS and DEVISEES of LEONARD and MARJORIE DARNELL, a married couple; EDWARD DARNELL, a married man; LESLIE and HAROLD CUNNINGHAM, formerly husband and wife but each now single persons; AND ALL OTHER HEIRS, SUCCESSORS OR ASSIGNS, CLAIMING BY, THROUGH OR UNDER THE DEFENDANTS ABOVE NAMED AND ALL PERSONS OR ENTITIES, KNOWN OR UNKNOWN, CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT, Defendants.

THE STATE OF WASHINGTON, TO:

HEIRS and devisees of Mitchel C. and Doris Curtis, deceased; Donald Curtis, a married man; Heirs and Devisees of Leonard and Marjorie Darnell, deceased; AND ALL OTHER HEIRS, SUCCESSORS OR ASSIGNS CLAIMING BY, THROUGH OR UNDER THE SIGNS CLAIMING BY, THROUGH OR UNDER THE DEFENDANTS ABOVE NAMED AND ALL PERSONS OR ENTITIES, KNOWN OR UNKNOWN, CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT

TO THE DEFENDANTS: Each of you is hereby summoned to appear within sixty days after the date of the first publication of this summons, which date was April 10, 2025, and defend this action in the above entitled court. You are to answer the complaint of the Plaintiff and serve a copy of your answer upon the undersigned attorney for the Plaintiff, at his office below stated. In case of your failure to do so, judgment will be rendered against you according to the demands of the complaint, which has been filed with the Clerk of the Court.

The object of this action is to quiet title to real property located in Kittitas County, Washington, and identified in the Complaint filed with the Court.

DATED this 10th day of April, 2025 at Edmonds, WA.

LUKE T. McDONOUGH, WSBA #59965
Attorney for Plaintiff Teresa Marie Kartes
510 Bell Street
Edmonds, WA 98020

PUBLISH: Daily Record: April 10, 12, 24, May 1, 8 & 15, 2025. LEGAL # 624435

NOTICE OF APPLICATION

Project File Number: LP-25-00003 & SE-25-00005

Project Name: Brown Road Estates LLC

Applicant: Brown Road Estates LLC (Property Owner), Joel Greear (Authorized Agent)

Location: One tax parcel (818133) located off Brown Road, approximately 1 mile southeast of the intersection of S Thorp Highway and Brown Road in Ellensburg, WA, Section 3 & 4, Township 17, Range 18. The property bears Kittitas County map number 17-18-0320-0012.

Proposal: Brown Road Estates LLC applied for a 9-40A plat (subdivision) on one parcel totaling 45.77 acres of land, the proposal includes 9 residential lots ranging from 5 to 5.76 acres. The subject property to zoned AG-5 with a Rural Working land use designation.

Materials Available for Review: The submitted application and related filed documents may be examined on the CDS website at http://www.co.kittitas.wa.us/cds/and-use/default.aspx, and by navigating to "Long Plate" View/Active Applications then file LP-25-00003 Brown Road Estates LLC or in person at 411 N Ruby St, Suite 2, Ellensburg, WA 98928 during regular business hours. Phone: (509) 982-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 23rd, 2025. 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 Checkoff

Designated Permit Coordinator (staff contact): Elie Myers, Staff Planner: (509) 982-7048; email at elie.myers@co.kittitas.wa.us.

Application Received: April 21st, 2025
Application Complete: April 30th, 2025
Notice of Application: May 8th, 2025

PUBLISH: Daily Record: May 8, 2025 / LEGAL #634770

The Board of Commissioners of Kittitas Valley Healthcare will be having a work session on Thursday, May 15, 2025, at 10:00 a.m. at The Ridge Encore, located at 404 N Pine Street, Ellensburg, WA 98926.

You can find meeting agendas and minutes on the KVH website at www.kvhhealthcare.org or on Facebook.

PUBLISH: Daily Record: May 8, 2025 / LEGAL # 634583

Legals

Notice of Kittitas County
Community Workshops

Kittitas County needs your help in developing our 2026 Comprehensive Plan Periodic Update which will set the county goals and priorities for the next 20 years. We need community input to ensure the plan will reflect the vision of our residents.

Kittitas County will be hosting two workshops on May 17, 2025, to solicit input from you. We will be at Unity Park in Downtown Ellensburg from 9am to 1pm and then at the Upper Kittitas County Senior Center at 713 East Third St in Cle Elum from 5pm to 7pm.

Our Community Development staff will provide county maps, relevant information, and a community survey. We will also be available to discuss your thoughts and receive your comments. All Kittitas County residents are welcome at both events.

Contact Jeremy Johnson, CDS Long Range Planner with any questions jeremy.johnson@co.kittitas.wa.us

PUBLISH: Daily Record April 24, May 1, 8 & 15, 2025 / LEGAL #627931

Public Notice
Kittitas County, Ellensburg WA

Kittitas County is requesting qualifications from professional architectural and engineering firms to provide services necessary for Bidding and Construction Administration of the EDC/Search and Rescue facility. Qualification documents may be submitted until 2:00pm on May 20, 2025, at the Kittitas County Commissioners Office located at 205 W. 5th Ave, Suite 108, Ellensburg, WA 98926. For more information contact Patti Stacey, 925 Industrial Way, Ellensburg, WA 98926, Patti.stacey@co.kittitas.wa.us, 509-962-7542.

/s/ Julie Kioravik
Clerk of the Board

PUBLISH: DAILY RECORD: May 8 & 15, 2025 / LEGAL # 634591

Public Notice
Kittitas County, Ellensburg WA

This call for sealed bids is for the land application of septage at the Ryegrass Facility. Bids are due by May 20, 2025 at 2:00pm, at which time bids will no longer be accepted. Bids will be opened at the Solid Waste Office on May 20, 2025 at 2:00pm.

Specifications may be seen at the office of the Board of Commissioners and online at http://www.co.kittitas.wa.us/notices/.

/s/ Julie Kioravik
Clerk of the Board

PUBLISH: DAILY RECORD: May 8 & 15, 2025 / LEGAL# 634587

Public Notice
Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2:00 PM on May 20, 2025 at the Commissioners Auditorium, 205 W 5th Ave, Room 108, Kittitas County Courthouse, Ellensburg, WA to consider a lease with Redline Powder and Metal Design for property located at the Kittitas County Air port, Bowers Field.

/s/ Julie Kioravik
Clerk of the Board

PUBLISH: DAILY RECORD: May 8 & 15, 2025 / LEGAL# 634594

Public Notice
Kittitas County, Ellensburg WA

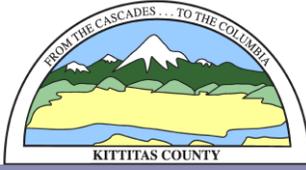
The Board of Kittitas County Commissioners will meet at 2:00 PM on May 20, 2025, at the Commissioners Auditorium, 205 W 5th Ave, Room 108, Kittitas County Courthouse, Ellensburg, WA to consider a speed reduction on Umpirenum Road from MP 1.00 to MP 2.68

/s/ Julie Kioravik
Clerk of the Board

PUBLISH: DAILY RECORD: May 8 & 15, 2025 / LEGAL# 634593



R E D U C E
R E U S E
R E C Y C L E



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"

May 29th, 2025

Brown Road Estates LLC
1410 W Dolarway Rd Suite 301
Ellensburg, WA 98926

Joel Greear
1410 W Dolarway Rd Suite 301
Ellensburg, WA 98926

RE: Brown Road Estates LLC Long Plat (LP-25-00003) and SEPA Checklist (SE-25-00005) – Transmittal of Comments

Dear applicants,

The comment period for the Brown Road Long Plat and SEPA Checklist, LP-25-00003 and SE-25-00005, ended on Wednesday, May 28th, 2025, at 5:00 pm. Community Development Services received the following comments:

- May 8th, 2025 Washington State Department of Health
- May 8th, 2025 Yakama Nation Fisheries
- May 12th, 2025 Confederated Tribes of the Colville Reservation
- May 23rd, 2025 Washington State Department of Ecology
- May 26th, 2025 Washington State Department of Health
- May 28th, 2025 Kittitas County Public Works

If you wish to provide responses to any of the received comments, please do so **by 5:00 pm on June 11th, 2025**, so that staff can incorporate and consider any of your responses into the staff report. If you would like additional time to address any of the comments, please contact me directly to extend the response due date. If staff has not heard from you by June 11th, 2025, we will proceed with our staff report and decision on the preliminary plat. 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) 962-7048, or by e-mail at ellie.myers@co.kittitas.wa.us.

Sincerely,

Ellie Myers
Planner I – Kittitas County Community Development Services

Enclosed: *Comments listed above*

Index 15



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 28, 2025
SUBJECT: LP-25-00003 Brown Road Estates LLC

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Per KCC 12.04.04.050 Road Certification is required. 3. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. 4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
ENGINEERING	<p>There is already an existing grading permit associated with this project (GP-25-00002).</p> <p>Road certification will be required prior to final plat. (CBP)</p>
SURVEY	<p>The following elements will need to be added to meet the requirements of a Preliminary Plat. This does NOT address comments for Final.</p> <ol style="list-style-type: none"> 1. Survey legend needs to be shown. 2. Record Land descriptions need to be shown, matching subdivision guarantee of record. 3. Basis of bearing needs to be addressed. 4. Engineer of Record needs to be shown 5. Adjacent subdivisions need to be labeled. 6. Easements shown shall include notation if they are existing or proposed. 7. Brown Road needs to include width, ownership and surfacing. <p>OF NOTE</p>

	The requirement to show existing lot lines has been excluded as all parcels are under the same ownership and would just clutter the map further. (JT)
TRANSPORTATION CONCURRENCY	A transportation concurrency management application will be required for this project per KCC 12.04.02.020 (KAH)
FLOOD	<p>A portion of parcel #618133 is located in the FEMA identified 100-year floodplain and floodway. Please be advised that the floodway is highly restricted and any development within the floodway must be permitted through a floodplain development permit and must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway.</p> <p>If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> 1. Be consistent with the need to minimize flood damage. 2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. 3. Have adequate drainage provided to reduce exposure to flood damage. 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. 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. <p>(SC)</p>

<p>WATER MITIGATION/ METERING</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>Note: Plats are not eligible for mitigation through the County’s water bank. Mitigation must be purchased from a private water bank and a Ground Water Right Permit from Ecology is required.</p> <p>Final Plat Review & Recording (Prior to Final Plat Approval) 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"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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. 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>Final Plat Notes 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> <p>(SC)</p>
<p>AIRPORT</p>	<p>No comments. (RC)</p>

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

Ellie Myers

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Monday, May 12, 2025 4:08 PM
To: Ellie Myers
Cc: Guy Moura; SEPA@dahp.wa.gov
Subject: Re: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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 there,

This review is in response to the Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC.

Any concerns the Colville Confederated Tribes may have with regards to the effects of the proposed undertaking on cultural resources will be adequately addressed by other interested tribes or parties.

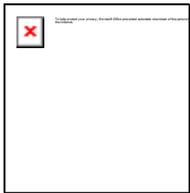
Thank you,

Jordan Bovee | Archaeologist 2

CCT History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2691



On Thu, May 8, 2025 at 8:53 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Hello,

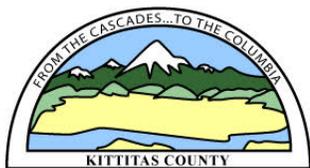
Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23rd, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: LP-25-00003 Brown Road Estates LLC

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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message id: 38eb45916c6dcbdac24bb8719d004a14

Ellie Myers

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Monday, May 26, 2025 8:06 AM
To: Ellie Myers
Cc: Melissa Schumaier
Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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

Ms. Myers:

The Department of Health Office of Drinking Water has reviewed the application generating the following official comments:

1. The applicant states that drinking water for the proposed 9 residential homes will be provided by a Group B water system.
2. This public water system does meet the definition of a Group B water system – serving less than 15 connections and less than 25 persons.
3. Kittitas County Health has exclusive authority to administer Group B water systems.

If anyone has any questions or concerns regarding these comments, please contact DOH.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Tuesday, May 13, 2025 9:01 AM
To: Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@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>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson

<jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Garcia, Christine (DOR-External) <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.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 (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org; marsha@dammanschool.org; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org

Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

The following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC comment period has been extended to **5 PM on May 28th, 2025**, because an update SEPA Checklist was provided.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Thursday, May 8, 2025 8:53 AM

To: Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@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>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org; marsha@dammanschool.org; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23rd, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

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message id: 38eb45916c6dcbdac24bb8719d004a14

Ellie Myers

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Monday, May 26, 2025 8:09 AM
To: Ellie Myers
Cc: Melissa Schumaier
Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application
Attachments: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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Ms. Myers:

The Department of Health Office of Drinking Water also provided the attached comments on this same application – and the comments are both similar but include the comment that if this development adds “ADUs” in the future, even a single ADU can result in this development meeting the definition of a Group A water system.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov |509-329-2116

From: Mau, Russell E (DOH)
Sent: Monday, May 26, 2025 8:06 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: melissa.schumaier <melissa.schumaier@co.kittitas.wa.us>
Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Ms. Myers:

The Department of Health Office of Drinking Water has reviewed the application generating the following official comments:

1. The applicant states that drinking water for the proposed 9 residential homes will be provided by a Group B water system.
2. This public water system does meet the definition of a Group B water system – serving less than 15 connections and less than 25 persons.
3. Kittitas County Health has exclusive authority to administer Group B water systems.

If anyone has any questions or concerns regarding these comments, please contact DOH.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Tuesday, May 13, 2025 9:01 AM

To: Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@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>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Garcia, Christine (DOR-External) <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozi@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.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 (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org; marsha@dammanschool.org; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org

Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>

Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

The following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC comment period has been extended to **5 PM on May 28th, 2025**, because an update SEPA Checklist was provided.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

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From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Thursday, May 8, 2025 8:53 AM

To: Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@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>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov;

rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov;
Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov;
SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com;
jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org;
prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us;
pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us;
jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org;
marsha@dammanschool.org; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org;
carol.chrisman@esd401.org

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23rd, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

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Ellie Myers

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, May 8, 2025 9:17 AM
To: Ellie Myers
Cc: Melissa Schumaier
Subject: RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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Ms. Myers:

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

1. The applicant indicates the 9 lot development will be served by a Group B water system. DOH concurs that this 9 lot (9 home) development meets the definition of a Group B public water system.
2. The applicant also indicates that Kittitas County Health will administer the review and approval of the Group B water system. DOH concurs that Kittitas County Health is the exclusive authority for Group B water systems.
3. If additional dwelling units are constructed (see Project Narrative, Section 17.28A.020 “Allowed Use” that indicates “two family dwelling units”, “accessory dwelling unit”, and “accessory living quarters” are allowed), the additional dwelling units can result in a change in type to Group A. As a Group A water system, DOH ODW has exclusive authority.

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

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, May 8, 2025 8:53 AM
To: Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@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>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi)

<samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Garcia, acChristine (DOR-External) <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.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 (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org; marsha@dammanschool.org; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23rd, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

May 21, 2025

Ellie Myers
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202501981; LP-25-00003, SE-25-00005

Dear Ellie Myers:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Brown Road Estates LLC Long Plat. We have reviewed the documents and have the following comments.

Water Resources Program

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at Nathan.Longoria@ecy.wa.gov.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov

Ellie Myers

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Thursday, May 8, 2025 3:52 PM
To: Ellie Myers
Subject: Re: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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.

The project, LP-25-00003 & SE-25-00005, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thak You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, May 8, 2025 at 8:53 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23rd, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: LP-25-00003 Brown Road Estates LLC

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

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To Protect and Promote the Health and the Environment of the People of Kittitas County

To: All Staff
From: Environmental Health
Date: May 29th, 2025
Subject: LP-25-00003

Drinking Water	<ul style="list-style-type: none"> Group B water system is proposed but this will limit any houses from having more than one water connection available (no ADU's or small houses with an additional water connection). Only one water connection will be allotted for each parcel. The state Department of Health office of drinking water advocates and encourages a singular water system rather than smaller systems like Group B systems. Public Health would strongly suggest they consider a Group A water system under this being one project (as defined under Department of Ecology) as stated in the original pre-app meeting. A well site review will be needed for either type of system
Wastewater	<ul style="list-style-type: none"> A site evaluation will be needed for each parcel to ensure soil type is suitable for a wastewater treatment system.
Food Safety	<ul style="list-style-type: none"> NA
Living Environment	<ul style="list-style-type: none"> NA





To Protect and Promote the Health and the Environment of the People of Kittitas County



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

T: 509.962.7515 · F: 509.962.7581

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

BROWN ROAD ESTATES SEPA RESPONSES	NOTES	COMPLETED?	Staff Review
PUBLIC WORKS			
ACCESS			
<p>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</p> <p>2. Per KCC 12.04.04.050 Road Certification is required.</p> <p>3. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards.</p> <p>4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</p> <p>5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</p> <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
ENGINEERING			
<p>There is already an existing grading permit associated with this project (GP-25- 00002).</p> <p>Road certification will be required prior to final plat. (CBP)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
SURVEY			
<p>The following elements will need to be added to meet the requirements of a Preliminary Plat. This does NOT address comments for Final.</p> <p>1. Survey legend needs to be shown.</p> <p>2. Record Land descriptions need to be shown, matching subdivision guarantee of record.</p> <p>3. Basis of bearing needs to be addressed.</p> <p>4. Engineer of Record needs to be shown</p> <p>5. Adjacent subdivisions need to be labeled.</p> <p>6. Easements shown shall include notation if they are existing or proposed.</p> <p>7. Brown Road needs to include width, ownership and surfacing. OF NOTE</p> <p>The requirement to show existing lot lines has been excluded as all parcels are under the same ownership and would just clutter the map further. (JT)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
TRANSPORTATION CONCURRENCY			
<p>A transportation concurrency management application will be required for this project per KCC 12.04.02.020 (KAH)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
FLOOD			
<p>A portion of parcel #618133 is located in the FEMA identified 100-year floodplain and floodway. Please be advised that the floodway is highly restricted and any development within the floodway must be permitted through a floodplain development permit and must demonstrate no rise of 100- year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway.</p> <p>If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <p>1. Be consistent with the need to minimize flood damage.</p> <p>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</p> <p>3. Have adequate drainage provided to reduce exposure to flood damage. 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.</p> <p>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. (SC)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
WATER MITIGATION/ METERING			
<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>Note: Plats are not eligible for mitigation through the County's water bank. Mitigation must be purchased from a private water bank and a Ground Water Right Permit from Ecology is required.</p> <p>Final Plat Review & Recording (Prior to Final Plat Approval)</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> <p>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;</p> <p>2. An adequate water right for the proposed new use; or</p> <p>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</p> <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. 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>Final Plat Notes</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." (SC)</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
AIRPORT			
No comments. (RC)			
COLVILLE TRIBES			
<p>This review is in response to the Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC.</p> <p>Any concerns the Colville Confederated Tribes may have with regards to the effects of the proposed undertaking on cultural resources will be adequately addressed by other interested tribes or parties.</p>			
DEPARTMENT OF HEALTH OFFICE OF DRINKING WATER			
<p>The Department of Health Office of Drinking Water has reviewed the application generating the following official comments:</p> <p>1. The applicant states that drinking water for the proposed 9 residential homes will be provided by a Group B water system.</p> <p>2. This public water system does meet the definition of a Group B water system – serving less than 15 connections and less than 25 persons.</p> <p>3. Kittitas County Health has exclusive authority to administer Group B water systems. If anyone has any questions or concerns regarding these comments, please contact DOH. Thanks,</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		
<p>The Department of Health Office of Drinking Water also provided the attached comments on this same application – and the comments are both similar but include the comment that if this development adds "ADUs" in the future, even a single ADU can result in this development meeting the definition of a Group A water system.</p>	Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan		

<p>The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application generating the following official comments:</p> <ol style="list-style-type: none"> 1. The applicant indicates the 9 lot development will be served by a Group B water system. DOH concurs that this 9 lot (9 home) development meets the definition of a Group B public water system. 2. The applicant also indicates that Kittitas County Health will administer the review and approval of the Group B water system. DOH concurs that Kittitas County Health is the exclusive authority for Group B water systems. 3. If additional dwelling units are constructed (see Project Narrative, Section 17.28A.020 "Allowed Use" that indicates "two family dwelling units", "accessory dwelling unit", and "accessory living quarters" are allowed), the additional dwelling units can result in a change in type to Group A. As a Group A water system, DOH ODW has exclusive authority. <p>If anyone has any questions or concerns, please contact DOH, thanks,</p>	<p>Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan</p>		
DEPARTMENT OF ECOLOGY			
<p>Water Resources Program</p> <p>In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907- 1752 or email at Nathan.Longoria@ecy.wa.gov.</p>	<p>Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan. Applicant has made arrangements to purchase mitigation water from a private water bank and the application to the Department of Ecology for a Groundwater Permit has been submitted.</p>		
YAKAMA NATION FISHERIES			
<p>The project, LP-25-00003 & SE-25-00005, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.</p>			
PUBLIC HEALTH			
DRINKING WATER			
<p>Group B water system is proposed but this will limit any houses from having more than one water connection available (no ADU's or small houses with an additional water connection). Only one water connection will be allotted for each parcel. The state Department of Health office of drinking water advocates and encourages a singular water system rather than smaller systems like Group B systems. Public Health would strongly suggest they consider a Group A water system under this being one project (as defined under Department of Ecology) as stated in the original pre-app meeting. A well site review will be needed for either type of system</p>	<p>Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan</p>		
WASTEWATER			
<p>A site evaluation will be needed for each parcel to ensure soil type is suitable for a wastewater treatment system.</p>	<p>Applicant understands and agrees with the Comment and will incorporate the comments in its Development Plan</p>		



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

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-25-00005)
Brown Road Long Plat SEPA Application

Description: The applicant, Brown Road Estates LLC, is proposing a 9-lot plat (subdivision) on one parcel totaling 45.77 acres, the proposal includes 9 residential lots ranging from 5 to 5.76 acres. The subject property is zoned Agriculture 5 with a Rural Working land use designation.

Proponent: Brown Road Estates LLC
c/o Joel Greear
1410 W Dolarway Rd; Ste 301
Ellensburg, WA 98926

Location: One tax parcel (618133) located off Brown Road, approximately 1 mile southeast of the intersection of S Throp Highway and Brown Road in Ellensburg, WA. Section 3 & 4, Township 17, Range 18. The property bears Kittitas County map number 17-18-03020-0012.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c) and WAC 197-11. This decision was made after reviewing a completed environmental checklist, site visits with state agencies and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Long Plats - 2018 for Forward - Preliminary" using the file number "LP-25-00003 Brown Road Estates LLC.

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:
Transportation

- 1) The applicant shall satisfy Kittitas County Public Works transportation concurrency requirements.
- 2) 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) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are 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.

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This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **June 20, 2025 at 5 pm.**

Questions or Comments regarding this determination can be directed to Ellie Myers, (509)962-7048, ellie.myers@co.kittitas.wa.us.

**Responsible
Official:**



Jamey Ayling

Title: Kittitas County CDS Planning Official

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

Date: June 3, 2025

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, June 20, 2025. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.