File Number: P-04-01 Date Received: 03-29-04

Staff Planner: JAN SHARAR

Application Complete: _____ Hearing Date: ~~6/28/04~~ ~~7/26/04~~ 8/23/04

	CUP	Zoning Variance	Rezone	Subdivision	Shoreline Substantial Development	Shoreline Variance
Critical Areas				5/4/04		
Notice of Application				5/4/04		
SEPA DNS		SEPA - N/A		5/28 6/24		SEPA - N/A
Staff Report				6/28/04 7/26/04 8/23/04		
Notice of Decision						
Permit Issuance						

Comments: Rec'd 4/6/04.

PLAT NAME: **GRASSLANDS PARK PLAT** FILE NUMBER: **P-04-01**

STAFF PLANNER: Jan Sharar DATE RECEIVED: 03-29-04

Surveyor: Eastside Consultants

FEES RECEIVED: PLANNING 03-29-04 PUBLIC WORKS 03-29-04

HEALTH 03-29-04

COPIES DELIVERED: PUBLIC WORKS 03-29-04

ENV. HEALTH 03-29-04

FIRE MARSHAL 03-29-04

TITLE REPORT RECEIVED: 03-29-04

COMPUTER CLOSURES RECEIVED: 03-29-04

LIST OF ADJACENT OWNERS RECEIVED: 03-29-04

NOTICE TO ADJACENT OWNERS:

PRELIMINARY APPROVAL DATE:

PUBLIC HEARING DATE:

LEGAL NOTICE DELIVERED:

FINAL APPROVAL DATE:

COMMENTS:

KITTITAS COUNTY CDS
411 N. RUBY SUITE #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date Mar 29 2004 040420

Received From Cruse + Assoc.

Address

For Grasslands Park Plat

Dollars $ 400 00

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	400	00
BALANCE DUE			MONEY ORDER ☐ CREDIT CARD ☐		

By

CRB 111-3

P-04-01

Grasslands Park

Oversize
document
to be inserted
here

- SEPA APPEAL -
GRASSLANDS PARK

RECEIVED

JUN 15 2004

KITTITAS COUNTY
CDS

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner



95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Grass Lands Park Notice of Action (P-04-01)

NOTIFICATION MAIL DATE: May 28, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Leah A. Simpson

Signature

Subscribed and sworn to before me this 27 day of July 20 04

John C. Nixon

Notary Public for the State of Washington residing In Ellensburg.

My appointment expires 9/02 20 04

JOHN C. NIXON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 09-02-04

Kittitas County
Community Development Services

411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

MEMORANDUM

TO:
WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: May 28. 2004

SUBJECT: **Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 28, 2004, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 15, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Cle Elum Senior Center, 719 East 3rd Cle Elum, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 28, 2004
Publish: June 2 and June 9, 2004. NKC Tribune and Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water -

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by

the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting

the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm

water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

    b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

    c. Wellhead Buffers will not encroach within County Maintained R/W.

    d. Construction of swales vs. hard ditching shall be reviewed for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, February 25, 2004.

RESPONSIBLE OFFICIAL: _____

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: May 28, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST PARKS
& RECREATION COMMISSION
PO BOX 42668
OLYMPIA, WA 98504

WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
807 E Wasington
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary Pratt
PO Box 662
Ellensburg WA 98926

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

AGENDA STAFF REPORT

AGENDA DATE: November 2, 2004

ACTION REQUESTED: Conduct Closed Record Meeting for Preliminary Plat Approval for the proposed Grasslands Park Plat.

BACKGROUND: Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004. The development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres. in Suburban Zone
Community Development Services Department issued a Notice of Application on May 4, 2004.

Community Development Services issued a SEPA Notice of Action for an MDNS on May 28, 2004.

Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

The Planning Commission postponed the open record hearing to be held on July 26, 2004 to August 23, 2004, due to legal notice irregularities. The open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard.

The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.

CONDITIONS OF APPROVAL
1.Internal roads for the area known as Grasslands Park Plat shall be dedicated public roads built to appropriate County Roads Standards.

2.The Group B metered well to serve the Grasslands Park Plat shall be monitored through the homeowners or water users association as appropriate.

INTERACTION: Planning Commission Transmittal.

RECOMMENDATION: The Planning Commission recommended approval in a 6 to 0 decision, 1 members absent.

ATTACHMENTS:
Staff Report
Written Record
Planning Commission Minutes
PC Audio Tapes Available upon Request

LEAD STAFF: Jan Sharar, Staff Planner

Kittitas County
Community Development Services
Darryl Piercy, Director

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

AGENDA STAFF REPORT

AGENDA DATE: May 3, 2005

ACTION REQUESTED: Sign final mylars to approve Grasslands Park Plat, 2PM.

BACKGROUND: The final mylars depict the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

The Planning Commission finds that additional conditions **are** necessary to protect the public's interest and those conditions have been satisfied.

CONDITIONS OF APPROVAL
1.Internal roads for the area known as Grasslands Park Plat shall be dedicated public roads built to appropriate County Roads Standards.

2.The Group B metered well to serve the Grasslands Park Plat shall be monitored through the homeowners or water users association as appropriate.

INTERACTION: Planning Commission Transmittal.

RECOMMENDATION: The Board of County Commissioners sign the mylars approving the final plat.

ATTACHMENTS: None

LEAD STAFF: Jan Sharar, CDS Senior Planner

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 Phone (509) 962-7506 Fax (509) 962-7682

Kittitas County Planning Department
411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Grasslands Park (P-04-01)

NOTIFICATION MAIL DATE: NOV 23, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 7 day of Dec., 2004.

JOHN C. NIXON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES SEPTEMBER 2, 2006

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires 9/02, 2008

Kittitas County
Community Development Services
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

MEMORANDUM

November 22, 2004

TO: All Business LLC
Parties of Record

RE: Notice of Decision – Grasslands Park Preliminary Plat
P 2004-01

Enclosed please find a copy of the Kittitas County Board of Commissioners Resolution No. 2004-120 relating to the Grasslands Park Preliminary Plat (File No. P-2004-01). As you are aware, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued for this proposal pursuant to RCW 43.21C. Pursuant to RCW 36.70B and KCC 15A.06, you are hereby notified that said Preliminary Plat was approved.

Issuance of this land use decision may be appealed to by parties of record pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

If you have any questions, please do not hesitate to contact me.

Sincerely,
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

Jan Sharar, Staff Planner

Cc: Required Parties (KCC 15A.06)
File P 2004-01

24, 2004. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. An open record hearing before the Kittitas County Planning Commission, to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The open record hearing before the Planning Commission was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. Additional conditions were found to be necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

11. Potable water shall be provided to all lots through a Class B water system and individual on-site sewage systems shall be used.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Grasslands Park Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 16th day of November, 2004, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

ATTEST:

Clerk of the Board

Perry D. Huston, Chairman

APPROVED AS TO FORM:

Gregory L. Zempel
Prosecuting Attorney
WSBA #19125

Bruce A. Coe, Vice-Chairman

Max A. Golladay, Commissioner

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett& Mary K. Pratt
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Raymon & Mary Donohue
202 Lookout Mountain Dr.
Ellensburg, WA 98926

Jamie Gordon
1267 #6 Road
Ellensburg, WA 98926

MD Jackson Company
Attn: Mike Jackson & Larry Brown
700 E Mountain View Ave STE 501
Ellensburg, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

George Smith
2200 E Mt Daniels Dr
Ellensburg, WA 98926

Kittitas County
Community Development Services
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

MEMORANDUM

November 22, 2004

TO: All Business LLC
Parties of Record

RE: Notice of Decision – Grasslands Park Preliminary Plat
P 2004-01

Enclosed please find a copy of the Kittitas County Board of Commissioners Resolution No. 2004-120 relating to the Grasslands Park Preliminary Plat (File No. P-2004-01). As you are aware, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued for this proposal pursuant to RCW 43.21C. Pursuant to RCW 36.70B and KCC 15A.06, you are hereby notified that said Preliminary Plat was approved.

Issuance of this land use decision may be appealed to by parties of record pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

If you have any questions, please do not hesitate to contact me.

Sincerely,
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

Jan Sharar, Staff Planner

Cc: Required Parties (KCC 15A.06)
File P 2004-01

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
GRASSLANDS PARK PLAT (P- 04-01)

RESOLUTION

NO. 2004-120

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on August 23, 2004 for the purpose of considering a preliminary plat known as Grasslands Park Plat and described as follows:

> Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on November 2, 2004 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004.

2. The development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

3. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June

24, 2004. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. An open record hearing before the Kittitas County Planning Commission, to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The open record hearing before the Planning Commission was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. Additional conditions were found to be necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

11. Potable water shall be provided to all lots through a Class B water system and individual on-site sewage systems shall be used.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Grasslands Park Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 10th day of November, 2004, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

SEAL

ATTEST:

Clerk of the Board

Perry D. Huston, Chairman

APPROVED AS TO FORM:

Gregory L. Zempel
Prosecuting Attorney
WSBA #19125

Bruce M. Coe, Vice-Chairman

Max A. Golladay, Commissioner

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett& Mary K. Pratt
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Raymon & Mary Donohue
202 Lookout Mountain Dr.
Ellensburg, WA 98926

Jamie Gordon
1267 #6 Road
Ellensburg, WA 98926

MD Jackson Company
Attn: Mike Jackson & Larry Brown
700 E Mountain View Ave STE 501
Ellensburg, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

George Smith
2200 E Mt Daniels Dr
Ellensburg, WA 98926

Kittitas County
Community Development Services
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

REVISED STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Jan Sharar, Staff Planner
Community Development Services

DATE: August 23, 2004

SUBJECT: **GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)**

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. Findings of Fact and Conclusions of Law

This matter having come before the Kittitas County Planning Commission upon the referenced Preliminary Plat application (P 04-01) by Chris Cruse, authorized agent for All Business, LLC, landowner, the Planning Commission makes the following Findings of Fact and Conclusions at Law and Decision related to the above referenced matter:

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

CONDITIONS OF APPROVAL

1. Internal roads for the area known as Grasslands Park Plat shall be dedicated public roads built to appropriate County Roads Standards.

2. The Group B metered well to serve the Grasslands Park Plat shall be monitored through the homeowners or water users association as appropriate.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Jan Sharar, Staff Planner
Community Development Services

DATE: August 23, 2004

SUBJECT: **GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)**

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC., landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Jan Sharar, Staff Planner
Community Development Services

DATE: July 26, 2004

SUBJECT: **GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)**

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC., landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from 8.16 acres to 25.43 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing was held on July 26, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

7. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.

8. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

9. All outdoor lighting shall be directed downward and shielded from above.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Kittitas County
Community Development Services
411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: July 30, 2004

SUBJECT: **Rescheduled Hearing Notice**

Due to an incomplete public record mailing to the Planning Commission for the scheduled hearing for July 26, 2004, the hearing has been **rescheduled for August 23, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Rescheduled Notice of Public Hearing

NOTICE IS HEREBY given that a hearing on the Grasslands Park Preliminary Plat (P04-01) application scheduled for July 26, 2004 before the Kittitas County Planning Commission has been rescheduled for Monday, August 23, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Kittitas County Community Development Services, 411 N. Ruby Street, Suite 2, Ellensburg, WA. 98926

Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: July 30, 2004
Publish: August 2, 2004. Daily Record.

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00
Total Amount:			$300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:

These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL: Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 15, 2004

SUBJECT: **Withdrawn Grasslands Park Preliminary Plat MDNS/Rescheduled Hearing Notice**

A copy of the Mitigated Determination of Non-Significance (MDNS) for this proposal was previously mailed to you for review on June 3, 2004. Enclosed please find a Notice of Withdrawal of SEPA Action and Rescheduled Hearing for the referenced proposal. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the Kittitas County Zoning Code, Title 17. A revised MDNS is expected to be issued in the near future.

The open record hearing scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Cle Elum Senior Center has been **rescheduled for July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of Withdrawn SEPA Action/Rescheduled Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 15, 2004, withdraw a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat application in the Suburban Zone, known as Grasslands Park, (P 04-01), by Chris Cruse, authorized agent for Michael Jackson, landowner. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the county zoning code, Title 17.

NOTICE IS HEREBY given that the hearing on said application before the Kittitas County Planning Commission that had been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Upper County Senior Center is **rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.**

Date: June 15, 2004
Publish: June 18, 2004

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 3, 2004

SUBJECT: **REVISED Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the ~~Commissioners' Auditorium, County Courthouse~~ Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Kittitas County
Community Development Services
411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

MEMORANDUM

TO:
WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: May 28. 2004

SUBJECT: **Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 28, 2004, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 15, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Cle Elum Senior Center, 719 East 3rd Cle Elum, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 28, 2004
Publish: June 2 and June 9, 2004. NKC Tribune and Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water -

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by

the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting

the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm

water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

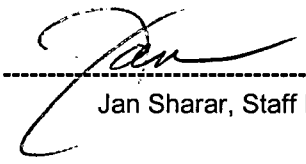
    b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

    c. Wellhead Buffers will not encroach within County Maintained R/W.

    d. Construction of swales vs. hard ditching shall be reviewed for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, February 25, 2004.

RESPONSIBLE OFFICIAL: 

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: May 28, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

To:
WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Jan Sharar, Staff Planner
Kittitas County Community Development Services

Date: May 4, 2004

Subject: **APPLICATION FOR A FOURTEEN LOT PRELIMINARY PLAT – (P-04-01):** All Business, LLC, represented by Chris Cruse, has applied for a 14-lot preliminary plat on approximately 15.64 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06010-0009.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to May 20, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, June 28, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

G:\Jan:plat:GrasslandsParkGrassAppCover

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29, 2004 receive a complete application from All Business, LLC, landowner, by Chris Cruse, authorized agent, for a 14-lot preliminary plat on approximately 15.64 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06010-0009, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Thursday, May 20, 2004, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, June 28, 2004 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: May 4, 2004

Publish: May 7, 2004 Daily Record

2. Name, mailing address and day phone of land owner(s) of record:
All Business LLC
700 E. Mt. View Ave Suite 501
Ellensburg WA 98926

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:
Chris Cruse
Cruse & Assoc. Phone: 962-8242
P.O. Box 959
Ellensburg WA 98926

4. Contact person for application (select one): Owner of record (Authorized agent)
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

6. Legal description of property: Pcl A of Survey in Book 29 pages 177-178 filed under AFN 200312150026

7. Tax parcel number: 171906 010 0009

8. Property size: 15.64 AC.

9. Narrative project 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 (be specific, attach additional sheets as necessary):
See attached Grasslands Park plat map

RECEIVED
MAR 29 2004
KITTITAS COUNTY
CDS

10. 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.

Signature of Authorized Agent — Date 3/26/04

Signature of Land Owner of Record (required for application submittal) — Date

Incomplete or illegible applications will be returned. KCPD 2-02

DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCROACHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:
- o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
  - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
  - o SITE BOUNDARY
  - o ORDINARY HIGH WATER MARK (OHWM)
  - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
  - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
  - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:
- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:
- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

_____

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

ASAP

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

None Anticipated

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

None known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

SEPA, Plat Approval

B. Environmental Elements

1. Earth

a. General description of the site (circle one): (flat), rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)? ± 2%

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

Loam, Sandy Clay Loam

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

None known

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

None known

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

Not Likely

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

Approx 10%

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

None Anticipated

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Temporary emissions typical for construction
Emissions typical for Residential neighborhoods

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

None known

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

None

3. WATER

a. Surface

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 streams or river it flows into.

Yes, small ditches used for irrigation and Town Ditch see site plan

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, road crossings

3) Estimate the 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.

Not known

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Likely

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, Zone C

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.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Class B well for 14 Residences

2) Describe waste materials 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.

Standard discharge for 14 Residences on Individual septic tanks

c. Water Runoff (including storm water):

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.

Rainwater/Snowmelt will runoff as it always has

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

Not Likely

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

None

4. PLANTS

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

(deciduous tree:) alder, maple, aspen, (other)
evergreen tree: fir, cedar, pine, other
shrubs
(grass)
pasture
(crop or grain)
wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other
water plants: waterlily, eelgrass, milfoil, other
other types of vegetation:

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

Unknown

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

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Residential Landscaping - lawn/flower beds

5. ANIMALS
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beavers, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. *List any threatened or endangered species known to be on or near the site.*
None known

c. Is the site part of a migration route? If so, explain.
None known

d. Proposed measures to preserve or enhance wildlife, if any.
None

6. ENERGY AND NATURAL RESOURCES
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Typical Residential Energy Requirements for heating & Lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
Not Likely

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.
None

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No

1) Describe special emergency services that might be required.
None - expect typical service for Residental Neighborhood

2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction – Heavy Equipment Dawn to Dusk
Typical Residential noise when completed

3) Proposed measures to reduce or control noise impacts, if any.
None

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Hay Field

b. Has the site been used for agriculture? If so, describe.
Yes Timothy hay

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

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

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

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

h. Has any part of the site been classified as an environmentally sensitive area?
None known

i. Approximately how many people would the completed project displace?
None

j. Approximately how many people would reside or work in the completed project?
14 Residences – Approx 14-100 Residents

k. Proposed measures to avoid or reduce displacement impacts, if any.
None

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

Proposal will conform with Kittitas Co. comp. Plan

9. HOUSING

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

14 - Middle to High

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

none

c. Proposed measures to reduce or control housing impacts, if any.

None

10. AESTHETICS

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

As per Zoning

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

None

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

None

11. LIGHT AND GLARE

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

Residential lights

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

No

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None Known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any.

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See Attached Plat map

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

None - off street parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

yes - see access note on attached Plat map.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Typical volumes for 14 Residences

g. Proposed measures to reduce or control transportation impacts, if any.

None

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, Typical for an additional 14 Residences

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

None

16. UTILITIES

a. Circle utilities currently available at the site: (electricity) (natural gas,) water, (refuse services,) (telephone,) sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Ellensburg Telephone PUD or PSE - Power
City or PSE - Natural Gas
Waste Management

C. SIGNATURE

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 [signature] Date 3-26-04

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

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.

SECTION X. ADMINISTRATIVE REVIEW TO BE COMPLETED BY PLANNING DEPARTMENT.

1. FILE TITLE AND NUMBERS: GRASSLANDS PARK PRELIMINARY PLAT # 04-01.

2. APPLICATION COMPLETION DATE: MAY 4, 2004

3. COMPREHENSIVE PLAN LAND USE DESIGNATIONS: KC SUBURBAN

4. ZONING DISTRICT: SUBURBAN F25 S15 R25

5. IN SHORELINES JURISDICTION?
X NO o YES, ENVIRONMENT: URBAN, RURAL, CONSERVANCY, NATURAL
DESCRIBE NATURE OF EXISTING SHORELINE:

6. IN 100-YEAR FLOODPLAIN? 5300950433 B ZONE C
X NO o YES BASE FLOOD ELEVATION (BFE):
FIRST FLOOR ELEVATION:

7. CRITICAL AREAS BINDING DETERMINATION NECESSARY: o YES X NO DATE OF ISSUANCE:

X WETLAND TYPE: _____ No

X GEOLOGICALLY HAZARDOUS AREA — o EROSION o GEOLOGIC o MINE o LANDSLIDE o SEISMIC
No

X FISH & WILDLIFE HABITAT AREA — o BIG GAME WINTER RANGE o RIPARIAN CORRIDOR o PRIORITY SPECIES HABITAT o HABITAT/SPECIES LOCAL IMPORTANCE
No

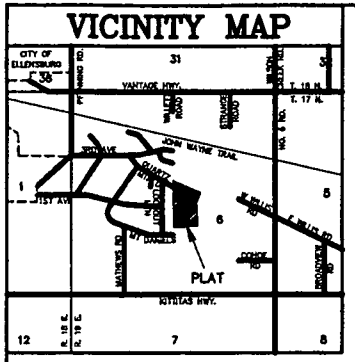
X FREQUENTLY FLOODED AREA — o FLOODPLAIN o FLOODWAY
No

8. ADDITIONAL APPROVALS/PERMITS NECESSARY:

NOTES:

GRASSLANDS PARK
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

– PRELIMINARY PLAT –



OWNER:

ALL BUSINESS LLC
700 E. MOUNTAIN VIEW AVE, SUITE 501
ELLENSBURG, WA 98926

TOTAL ACREAGE: 15.64 ACRES
NO. OF LOTS: 14
ZONE: SUBURBAN

SOURCE OF WATER: CLASS "B" WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: TO BE DESIGNED WITH ROAD PLAN
ACCESS: COUNTY ROAD – SEE NOTE BELOW

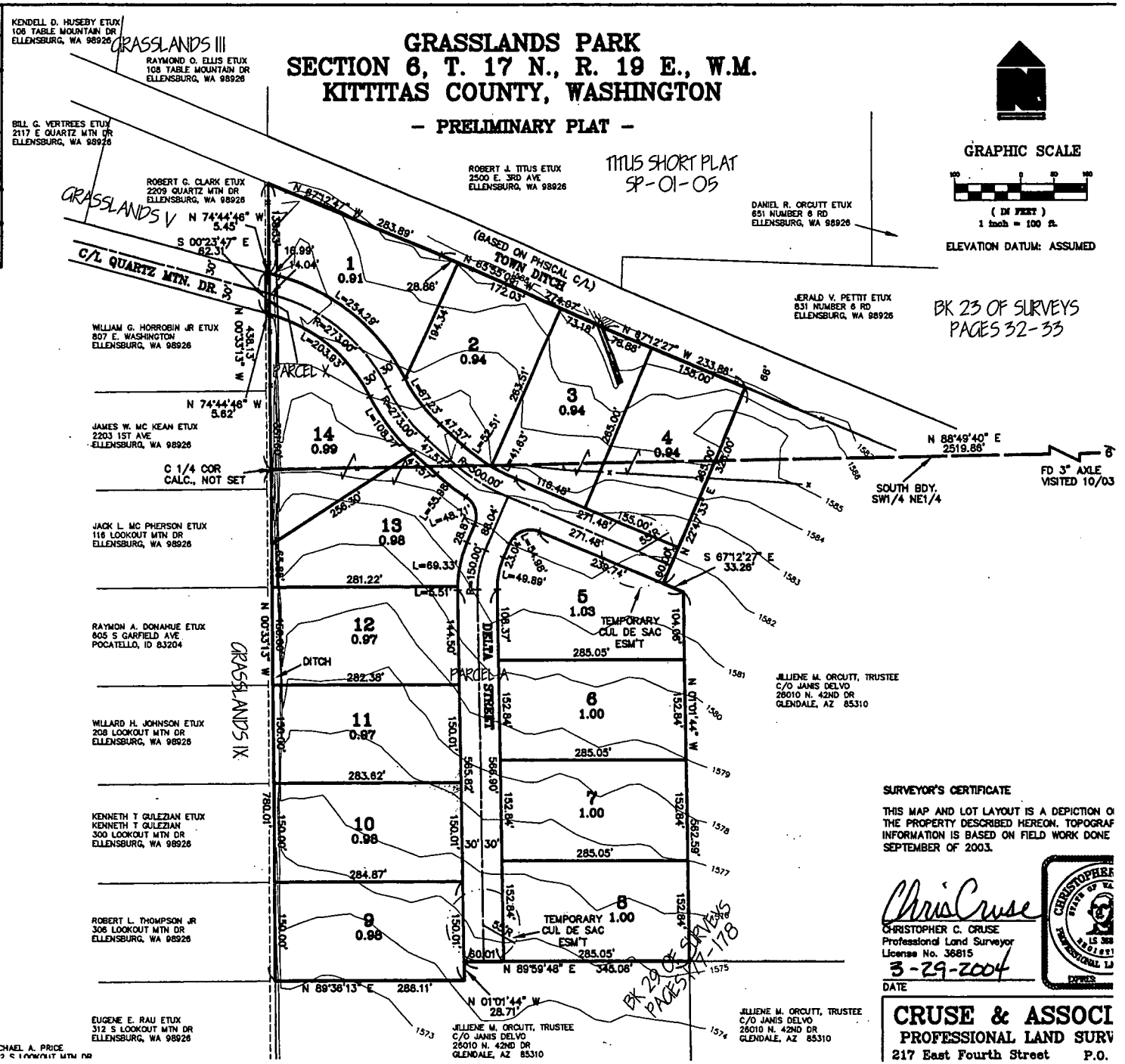
LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

PARCEL X OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTE: CURRENT COUNTY ROAD STANDARDS REQUIRE A DEDICATED COUNTY ROAD FOR THIS DEVELOPMENT. IN THE EVENT OF THE ADOPTION OF A NEW ROAD STANDARD CURRENTLY UNDER CONSIDERATION, THE DEVELOPER WOULD DESIRE A PRIVATE ROAD, MAINTAINED BY A HOMEOWNERS ASSOCIATION.



SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION O
THE PROPERTY DESCRIBED HEREON. TOPOGRAF
INFORMATION IS BASED ON FIELD WORK DONE
SEPTEMBER OF 2003.

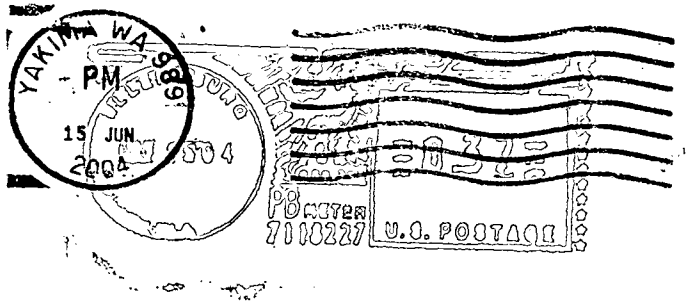
Chris Cruse

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
3-29-2004
DATE

CHRISTOPHER
STATE OF WA
LS 36815
REGISTERED
PROFESSIONAL L
EXPIRES

CRUSE & ASSOCI
PROFESSIONAL LAND SURV
217 East Fourth Street P.O.

KITTITAS COUNTY
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926



Raymon & Mary Donahue
605 S Garfield Ave
Pocatello,

DONA605 832042003 1503 05 06/23/04
FORWARD TIME EXP RTN TO SEND
DONAHUE
202 S LOOKOUT MOUNTAIN DR
ELLENSBURG WA 98926-9032

RETURN TO SENDER

83204#3446

Kittitas County
Community Development Services
411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 15, 2004

SUBJECT: **Withdrawn Grasslands Park Preliminary Plat MDNS/Rescheduled Hearing Notice**

A copy of the Mitigated Determination of Non-Significance (MDNS) for this proposal was previously mailed to you for review on June 3, 2004. Enclosed please find a Notice of Withdrawal of SEPA Action and Rescheduled Hearing for the referenced proposal. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the Kittitas County Zoning Code, Title 17. A revised MDNS is expected to be issued in the near future.

The open record hearing scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Cle Elum Senior Center has been **rescheduled for July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of Withdrawn SEPA Action/Rescheduled Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 15, 2004, withdraw a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat application in the Suburban Zone, known as Grasslands Park, (P 04-01), by Chris Cruse, authorized agent for Michael Jackson, landowner. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the county zoning code, Title 17.

NOTICE IS HEREBY given that the hearing on said application before the Kittitas County Planning Commission that had been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Upper County Senior Center is **rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.**

Date: June 15, 2004
Publish: June 18, 2004

KITTITAS COUNTY
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

25 JUN 2004

25 JUN 2004

0378

U.S. POSTAGE
PB METER
7110227

RETURNED TO SENDER
☐ NO SUCH ADDRESS
☐ ATTEMPTED, NOT KNOWN
☐ NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD
☐ MOVED, LEFT NO ADDRESS
☐ INSUFFICIENT ADDRESS

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

98926#9029

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO:
WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL: Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Kittitas County Planning Department
411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Rescheduled Hearing Notice
Grasslands (P-04-01)

NOTIFICATION MAIL DATE: July 30, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 9th day of August, 20 04

JOY D. POTTER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 09-02-04

Joy D Potter

Notary Public for the State of Washington residing in Ellensburg.

My appointment expires 9/02, 2004

Kittitas County
Community Development Services

411 N. Ruby STE 2
FAX: (509) 962-7697

Ellensburg, WA 98926
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: July 30, 2004

SUBJECT: **Rescheduled Hearing Notice**

Due to an incomplete public record mailing to the Planning Commission for the scheduled hearing for July 26, 2004, the hearing has been **rescheduled for August 23, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Rescheduled Notice of Public Hearing

NOTICE IS HEREBY given that a hearing on the Grasslands Park Preliminary Plat (P04-01) application scheduled for July 26, 2004 before the Kittitas County Planning Commission has been rescheduled for Monday, August 23, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Kittitas County Community Development Services, 411 N. Ruby Street, Suite 2, Ellensburg, WA. 98926

Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: July 30, 2004
Publish: August 2, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Jan Sharar, Staff Planner
Community Development Services

DATE: August 23, 2004

SUBJECT: **GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)**

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC., landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from 8.16 acres to 25.43 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.
e. Following successful completion of the preconstruction conference, utility and road construction may proceed.
f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL:

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Kittitas County
Community Development Services
411 N. Ruby STE 2
FAX: (509) 962-7697
Ellensburg, WA 98926
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 15, 2004

SUBJECT: **Withdrawn Grasslands Park Preliminary Plat MDNS/Rescheduled Hearing Notice**

A copy of the Mitigated Determination of Non-Significance (MDNS) for this proposal was previously mailed to you for review on June 3, 2004. Enclosed please find a Notice of Withdrawal of SEPA Action and Rescheduled Hearing for the referenced proposal. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the Kittitas County Zoning Code, Title 17. A revised MDNS is expected to be issued in the near future.

The open record hearing scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Cle Elum Senior Center has been **rescheduled for July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of Withdrawn SEPA Action/Rescheduled Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 15, 2004, withdraw a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat application in the Suburban Zone, known as Grasslands Park, (P 04-01), by Chris Cruse, authorized agent for Michael Jackson, landowner. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the county zoning code, Title 17.

NOTICE IS HEREBY given that the hearing on said application before the Kittitas County Planning Commission that had been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Upper County Senior Center is **rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.**

Date: June 15, 2004
Publish: June 18, 2004

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 3, 2004

SUBJECT: **REVISED Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the ~~Commissioners' Auditorium, County Courthouse~~ Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: May 28. 2004

SUBJECT: **Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 28, 2004, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 15, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Cle Elum Senior Center, 719 East 3rd Cle Elum, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 28, 2004
Publish: June 2 and June 9, 2004. NKC Tribune and Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water -

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by

the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting

the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm

water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

    b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

    c. Wellhead Buffers will not encroach within County Maintained R/W.

    d. Construction of swales vs. hard ditching shall be reviewed for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, February 25, 2004.

RESPONSIBLE OFFICIAL: ----------

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: May 28, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

To:
WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Jan Sharar, Staff Planner
Kittitas County Community Development Services

Date: May 4, 2004

Subject: **APPLICATION FOR A FOURTEEN LOT PRELIMINARY PLAT – (P-04-01):** All Business, LLC, represented by Chris Cruse, has applied for a 14-lot preliminary plat on approximately 15.64 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06010-0009.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to May 20, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, June 28, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

G:\Jan:plat:GrasslandsParkGrassAppCover

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29, 2004 receive a complete application from All Business, LLC, landowner, by Chris Cruse, authorized agent, for a 14-lot preliminary plat on approximately 15.64 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06010-0009, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Thursday, May 20, 2004, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, June 28, 2004 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: May 4, 2004

Publish: May 7, 2004 . Daily Record

2. Name, mailing address and day phone of land owner(s) of record:
All Business LLC
700 E. Mt. View Ave Suite 501
Ellensburg WA 98926

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:
Chris Cruse
Cruse & Assoc. Phone: 962-8242
P.O. Box 959
Ellensburg WA 98926

4. Contact person for application (select one): Owner of record (Authorized agent)
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

6. Legal description of property: Pcl A of Survey in Book 29 pages 177-178 filed under AFN 200312150026

7. Tax parcel number: 171906 010 0009

8. Property size: 15.64 AC.

9. Narrative project 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 (be specific, attach additional sheets as necessary):
See attached Grasslands Park platmap

RECEIVED
MAR 29 2004
KITTITAS COUNTY
CDS

10. 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.

Signature of Authorized Agent Date 3/26/04

Signature of Land Owner of Record (required for application submittal) Date

Incomplete or illegible applications will be returned. KCPD 2-02

DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCROACHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:
- o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
  - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
  - o SITE BOUNDARY
  - o ORDINARY HIGH WATER MARK (OHWM)
  - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
  - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
  - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:
- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:
- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

_____

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

ASAP

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

None Anticipated

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

None Known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

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

SEPA, Plat Approval

B. Environmental Elements

1. Earth

a. General description of the site (circle one): (flat), rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)? ± 2%

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

Loam, Sandy Clay Loam

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

None known

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

None Known

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

Not Likely

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

Approx 10%

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

None Anticipated

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary emissions typical for construction
Emissions typical for Residential neighborhoods

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

None Known

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

None

3. WATER

a. Surface

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 streams or river it flows into.

Yes, small ditches used for irrigation
and Town Ditch see site plan

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, road crossings

3) Estimate the 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.

Not known

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Likely

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, Zone C

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.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Class B well for 14 Residences

2) Describe waste materials 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.

Standard discharge for 14 Residences on Individual septic tanks

c. Water Runoff (including storm water):

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.

Rainwater/Snowmelt will runoff as it always has

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

Not Likely

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

None

4. PLANTS

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

(deciduous tree:) alder, maple, aspen, (other)
evergreen tree: fir, cedar, pine, other
shrubs
(grass)
pasture
(crop or grain)
wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other
water plants: waterlily, eelgrass, milfoil, other
other types of vegetation:

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

Unknown

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

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Residential Landscaping - lawn/flower beds

5. ANIMALS
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: (hawk) heron, eagle, (songbirds) (other:)
mammals: deer, bear, elk, beavers, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known

c. Is the site part of a migration route? If so, explain.
None known

d. Proposed measures to preserve or enhance wildlife, if any.
None

6. ENERGY AND NATURAL RESOURCES
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Typical Residential Energy Requirements for heating & Lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
Not Likely

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.
None

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No

1) Describe special emergency services that might be required.
None - expect typical service for Residential Neighborhood

2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction – Heavy Equipment Dawn to Dusk
Typical Residential noise when completed

3) Proposed measures to reduce or control noise impacts, if any.
None

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Hay Field

b. Has the site been used for agriculture? If so, describe.
Yes Timothy hay

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

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

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

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

h. Has any part of the site been classified as an environmentally sensitive area?
None known

i. Approximately how many people would the completed project displace?
None

j. Approximately how many people would reside or work in the completed project?
14 Residences – Approx 14-100 Residents

k. Proposed measures to avoid or reduce displacement impacts, if any.
None

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

Proposal will conform with Kittitas Co. comp. plan

9. HOUSING

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

14 - Middle to High

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

none

c. Proposed measures to reduce or control housing impacts, if any.

None

10. AESTHETICS

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

As per Zoning

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

None

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

None

11. LIGHT AND GLARE

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

Residential lights

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

No

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None Known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any.

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See Attached Plat map

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

None - off street parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

yes - see access note on attached Plat map.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Typical volumes for 14 Residences

g. Proposed measures to reduce or control transportation impacts, if any.

None

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, Typical for an additional 14 Residences

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

None

16. UTILITIES

a. Circle utilities currently available at the site: (electricity) (natural gas), water, (refuse services), (telephone), sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Ellensburg Telephone

PUD or PSE - Power

City or PSE - Natural Gas

Waste Management

C. SIGNATURE

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 [signature] Date 3-26-04

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

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.

SECTION X. ADMINISTRATIVE REVIEW TO BE COMPLETED BY PLANNING DEPARTMENT.

1. FILE TITLE AND NUMBERS: GRASSLANDS PARK PRELIMINARY PLAT # 04-01.

2. APPLICATION COMPLETION DATE: MAY 4, 2004

3. COMPREHENSIVE PLAN LAND USE DESIGNATIONS: KC SUBURBAN

4. ZONING DISTRICT: Suburban

5. IN SHORELINES JURISDICTION?
X NO o YES, ENVIRONMENT: URBAN, RURAL, CONSERVANCY, NATURAL
DESCRIBE NATURE OF EXISTING SHORELINE:

6. IN 100-YEAR FLOODPLAIN? 5300950433 B ZONE C
X NO o YES BASE FLOOD ELEVATION (BFE):
FIRST FLOOR ELEVATION:

7. CRITICAL AREAS BINDING DETERMINATION NECESSARY: o YES X NO DATE OF ISSUANCE:

X WETLAND TYPE: _____
No

X GEOLOGICALLY HAZARDOUS AREA
No
o EROSION o GEOLOGIC
o MINE o LANDSLIDE
o SEISMIC

X FISH & WILDLIFE HABITAT AREA
No
o BIG GAME WINTER RANGE
o RIPARIAN CORRIDOR
o PRIORITY SPECIES HABITAT
o HABITAT/SPECIES LOCAL IMPORTANCE

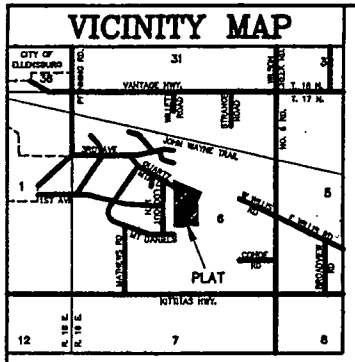
X FREQUENTLY FLOODED AREA
No
o FLOODPLAIN o FLOODWAY

8. ADDITIONAL APPROVALS/PERMITS NECESSARY:

NOTES:

GRASSLANDS PARK
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

– PRELIMINARY PLAT –



OWNER:

ALL BUSINESS LLC
700 E. MOUNTAIN VIEW AVE, SUITE 501
ELLENSBURG, WA 98926

TOTAL ACREAGE: 15.64 ACRES
NO. OF LOTS: 14
ZONE: SUBURBAN

SOURCE OF WATER: CLASS "B" WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: TO BE DESIGNED WITH ROAD PLAN
ACCESS: COUNTY ROAD – SEE NOTE BELOW

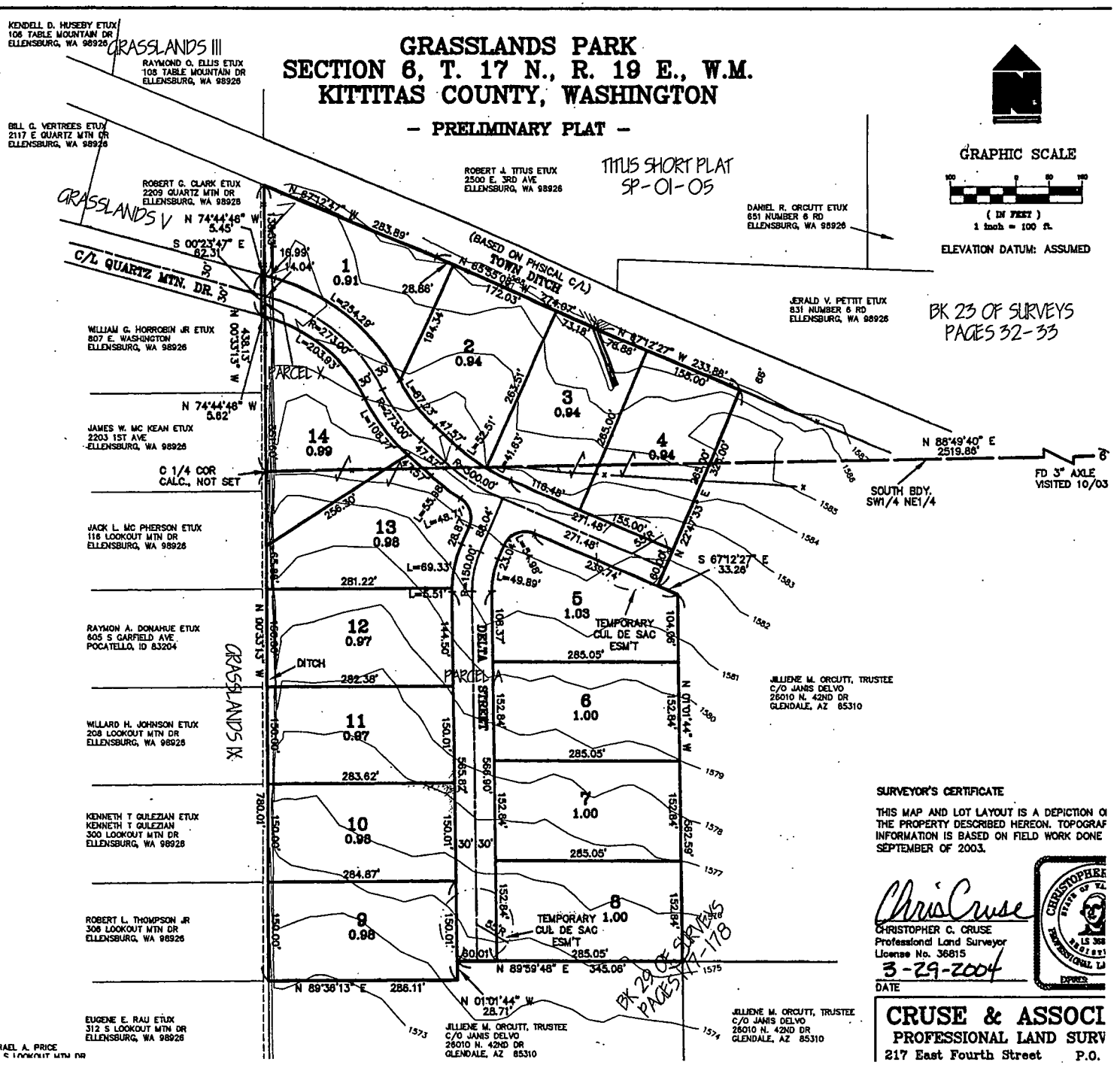
LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

PARCEL X OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTE: CURRENT COUNTY ROAD STANDARDS REQUIRE A DEDICATED COUNTY ROAD FOR THIS DEVELOPMENT. IN THE EVENT OF THE ADOPTION OF A NEW ROAD STANDARD CURRENTLY UNDER CONSIDERATION, THE DEVELOPER WOULD DESIRE A PRIVATE ROAD, MAINTAINED BY A HOMEOWNERS ASSOCIATION.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ELEVATION DATUM: ASSUMED

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION O
THE PROPERTY DESCRIBED HEREON. TOPOGRAF
INFORMATION IS BASED ON FIELD WORK DONE
SEPTEMBER OF 2003.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
3-29-2004
DATE

CRUSE & ASSOCI
PROFESSIONAL LAND SURV
217 East Fourth Street P.O.

M.D. JACKSON COMPANY
Affordable Quality Homes

RECEIVED
JUN 25 2004
KITTITAS COUNTY
CDS

June 25, 2004

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA. 98926

Subject: Revised Grasslands Park-Preliminary Plat
SEPA NOTICE OF ACTION

Attention: Jan Sharar, Staff Planner

Regarding Grasslands Park, Larry Brown from the Ellensburg Water Company has met with Mike Jackson of M. D. Jackson Co. LLC and discussed the documents from the Official Board Resolution dated May 6th, 2004.
All Business will comply with the rules and regulations there of: There by addressing Ellensburg Water Company SEPA concerns.

Sincerely;

Mike Jackson

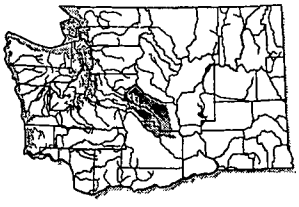
Larry Brown

700 East Mountain View Avenue • Suite 501 • Ellensburg, WA 98926 • (509) 925-6640 • FAX (509) 925-6645 • mdjack@elltel.net • MDJACC*133MO

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

May 17, 2004



Your address is in the **Upper Yakima** watershed

Jan Sharar
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Dear Ms. Sharar:

Thank you for the opportunity to comment on the pre-threshold determination for the divide of approximately 15.64 acres into 14 lots, proposed by All Business LLC [P04-01]. We have reviewed the application and have the following comment.

Water Resources

RCW 90.44.050 Any development that proposes to withdraw ground water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the permit exemption of RCW 90.44.050 does not apply "where a developer of a residential subdivision proposes multiple wells that will individually serve each lot in the development" which in combination exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

All water wells that may be drilled must be a minimum of 100 feet from any known, suspected, or potential source of contamination. Wells shall not be located within 1,000 feet of solid waste landfills.

If you have any questions concerning the Water Resources comments, please contact Suzanne Blakeney at (509) 454-7294.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, of the Washington State Dept. of Ecology, at (509) 575-2807, to determine if your site needs such a permit.

Care should be taken such that contribution of sediment or other pollutants to waters of the state (for instance, by irrigation ditches) does not increase, either during or after construction. Also, that fecal coliform leaving the site does not increase; septic systems require long term maintenance by owners. It should be noted that there are TMDLs for both sediment and fecal coliform that include this project area.

If you have any questions concerning the Water Quality comments, please contact Pat Irle at (509) 454-7864.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

483

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

RECEIVED
MAY 19 2004
KITTITAS COUNTY
CDS

May 19, 2004

Community Development Services
Attn: Jan Sharar Planner
411 N Ruby Street Suite 2
Ellensburg, WA 98926

I have reviewed the information you have provided to me regarding the application for a fourteen-lot preliminary plat -Assessors tax parcel # 17-19-06010-0009. The following public health concerns need to be addressed. GRASSLANDS PARK

Water
This development would require a public water system due to the size of the proposed lots. This department has already been to the property and performed a well site inspection for location of the proposed well. Although the regulations allow for up to 14 connections for this type of public water system, this proposed development must show proof that it can remain under the 5000 gallons per day use in order to be considered exempt and not have to obtain a water right from the Department of Ecology. This property does have outside irrigation and would appear to not utilize any well water for this type of use. The proponent is aware of this and understands that he will be required to have an Engineer address this in the group B workbook submitted for our review.

Sewage
Knowing history of the general area to the west, high groundwater during certain times of the year is prevalent. Soil logs obtained from the site will provide a general idea as to the type of technology that will be needed to protect groundwater. Site Evaluations for individual lots will then further provide the necessary information that will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Thank you for this opportunity to comment.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

John J. Wolpers III REHS RS
Environmental Health Director

ELLENSBURG WATER COMPANY

P.O. Box 982 • Ellensburg, WA 98926
Mobile Phone 509 925-5498

RECEIVED

MAY 2 0 2004

KITTITAS COUNTY
CDS

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

Attention Jan Sharar,

I am writing in response to the March 29, 2004 SEPA application for a fourteen lot preliminary plat submitted by ALL Business, LLD. The 15.64 acres of land zoned Kittitas County Suburban are located south of the Vantage Highway, north of the Kittitas Highway and East of Grasslands subdivision. This tax parcel # 17-19-06010-0009 comprises a portion of Section 6, T.17N., R 29E., W.M. in Kittitas County. Here after referred to as Grasslands Park.

As Superintendent of the Ellensburg Water Company the E.W.C Board has instructed me to respond to our following concerns:

Section X

A. Background
5. Under plat approval, K.C.C. 16.18.30 requirements must be met. Also E.W.C. resolutions and requirements dated May 10, 2004 must be met, due to the fact that large amounts of agricultural water parallel Grasslands Park on both the east and west sides. See attachments.

B. Environmental Elements.
1. Earth

C. What general types of soils are found on the site?
Soil type is Class I Agricultural land or prime Agricultural.

D. Are there surface indications of history of unstable soils in the immediate area?
Yes! Lot 1, 2, 3, and 4 have not been farmed due to a high water table. Lot 3 and 4 currently have standing water on the surface due to canal conveyance loss and water table influence. All houses both east and west of the proposed Grassland Park have had or do currently have serious water problems due to a high water table. All houses both

east and west have been set back for this reason. We are concerned about drain field influence and septic tank infiltration; see photos lot 3 and 4.

3. Water

a. Surface

1. Is there and surface water body on or in the immediate vicinity of the site, including: year round and seasonal streams, lakes, ponds, or wetlands?

Yes! E.W.C. canal capacity in the area is around 140 CFS. The canal parallels Lot 1, 2, 3 and 4. See photos.

On the west side boundary, parallel to lot 1, 9, 10, 11, 12, 13 and 14 are both year round and seasonal water conveyance systems that will influence said lots. There is also a buried pipe bisecting lots 1, 9, 10, 11, 12, 13 and 14 that conveys water to the new subdivision south of the proposed lots. The larger system on the westside has a capacity of 18 CFS. The smaller grasslands residential system has a 4 CFS capacity. See E.W.C regulations for piping. There is agricultural return flow water returning to the eastside boundary of the property that must be addressed.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?

Yes, work will be required on lots 1, 2, 3, and 4, also the construction of the 4 houses. Also, do they wish to pipe the existing east and west laterals?

4. Will the proposal require surface water withdrawals or diversions?

Do they wish to relinquish their surface rights back to E.W.C? If not see E.W.C resolution and regulations dated May 10, 2004. If they choose to surrender the appurtenant water right they must still address all other shareholders down gradient.

6. Does the proposal involve any discharge of waste materials to surface water.

If tow drains in lots 1, 2, 3, and 4 are required. Where will they drain and where with they be placed? Tow drains increase our conveyance loss. How large will they be?

b. Ground

1. Will ground water be withdrawn, or will water be discharged to surface waters?

What are the well locations and how are close to the canal will they be. I run zylene and magnacide herbicides in the area and they may influence wells that are too close or too shallow.

c. Water runoff (including storm water);

1.) Describe the source of runoff and method of collection. Where will this water and will the water flow into other waters?

Their answer to this question is inadequate. The E.W.C must meet Department of Ecology Total Maximum Daily Load requirements for their return flow to State waters. What will the N.T.U/ ml be? Are there retention ponds planned for the site. This water will flow in to other waters!

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

They state: NONE. The runoff water from their impervious ground will flow immediately to agricultural water for further use as stockwater and irrigation.

Sincerely,

Larry Browne

Larry Browne,
Superintendent Ellensburg Water Company

Encl.

LB/kk

(5)

RECE[illegible]
MAY 2 0 [illegible]
KITTITAS CO[illegible]
CDS

MINUTES OF SPECIAL MEETING BOARD OF TRUSTEES OF ELLENSBURG WATER COMPANY

A special meeting of the Board of Trustees was held on May 6, 2004 at the home of Trustee Ron Gibb. Present were Board members, Pat Clerf, Ron Poulsen, Kevin Eslinger, Ron Gibb, and Superintendent Larry Browne. All present acknowledged receiving sufficient notice of the meeting and waived any requirement that an agenda be given in advance.

The first order of business was to consider changing the rules and regulations governing the division of property, it coming to the attention of the Ellensburg Water Company that an individual(s) was attempting to bypass the intent of the necessary rules by circumventing the requirements that segregations and changes in property first be approved by the Company to protect its water interests and the sufficient ability to serve its shareholders, and to promote conservation, without increasing costs, maintenance and operations. Following discussion, the following resolution was adopted by a unanimous vote of the Trustees:

WHEREAS, the Trustees have the responsibility for exercising the corporate powers, business and property of the Company in the best interests of all of the shareholders, to ensure the delivery of water in the most cost efficient manner, and to adopt appropriate rules for the distribution of water to meet their purposes, it is hereby

RESOLVED: That the following rules and regulations shall govern review and approval of all divisions of properties: For purposes of this resolution a "division of property" or "divided property" is defined as: all plats, subdivisions, exempt segregation, boundary line changes or adjustments, any development or change to existing agricultural land use, or any change of any other kind that may affect the delivery of water in any manner whatsoever to the lands of Ellensburg Water Company:

1. All divisions of property will be reviewed by the Company, and approval granted on a case by case basis.
2. Pursuant to Kittitas County Code 16.18.040, for all divisions of properties, the landowners shall appoint an irrigation association representative who shall act on behalf of, and be the representative of the properties within the irrigation association. The irrigation association representative shall be the contact to the irrigation company in all matters concerning the delivery of water from the irrigation company to the divided properties including, but not limited to, making arrangements for the delivery of water, coordinating water use between lot owners, and generally attending to all matters having to do with the water delivery. The irrigation association representative must reside on, and own land within the boundaries of the irrigation association and divided property.
3. Without limiting the generality of the foregoing, the irrigation representative shall be the only one responsible for ordering water for the entire association and respective properties. The Company shall only be responsible for keeping records on the total water delivered to the Company turnout.

4. The requirements for the appointment of an irrigation representative shall be stated on the face of the plat or other similar document filed with the County and the Company.

5. The Company shares shall be in the name of the irrigation association on behalf of the individual landowners, who shall appoint an irrigation representative for the divided properties. In most instances, the irrigation representative shall be a non-profit corporate water users association. There shall be a minimum of 1 share per parcel, and ¾ share per acre. Copies of all organizational documents, bylaws, and regulations of the association shall be provided to the Company.

6. Following any construction, The Company shall only be responsible for maintenance and delivery of water to the designated turnout or headgate, at or in the Company main canal. The turnout or headgate is defined as the structure(s) required to divert and measure water from the existing Company distribution system at the main canal. Following construction, the irrigation association or property landowners shall be responsible for the maintenance of all parts of the distribution system beyond the Company's main canal easement or right of way.

7. It is further resolved that the division of property will be approved by the Board of Directors of the Ellensburg Water Company if it complies with state, county, city and Ellensburg Water Company regulations and does not impose upon the Company any expense over and above that which existed before any proposed subdivision. No subdivision will be approved which interferes with the delivery of irrigation water to other assessed lands within the Ellensburg Water Company service area. Pursuant to Kittitas County Code 16.18.030, the landowners within the property to be divided shall provide and maintain completed irrigation water distribution facilities, irrigation water rights of way for each lot, tract or parcel of land created by the plat. The irrigation water rights of way shall run from the Company main canal to each lot, tract, segment, and parcel.

8. General Specifications Right of Ways:

A. Prior to approval, all short plats or other divisions of property that are submitted to the Ellensburg Water Company will describe in written form all Company right of ways, and will also submit a detailed map showing all Company right of ways.

9. The developer has to show the right of ways not only on the property being developed but also on lands that lie between the property being developed, and the irrigation Company main canal. Minimum Company requirements are:

A. 10' easements on all exterior lot lines.

B. 5' both sides of all interior lot lines.

10. The plat drawing must show the amount of irrigable acreage of each parcel within the subdivision and contain a statement that company water may only be applied to the irrigable acreage consistent with the number of shares for the properties and the water rights of the Company. The delivery of all water is subject to the rules, regulation and by-laws of the Ellensburg Water Company.

11. The face of the plat must state: Ellensburg Water Company operations and maintenance roads are for Company use only. All other uses, including residential and recreational use is prohibited.

12. Any developer and/or owner seeking to subdivide will conduct any tests for groundwater and septic systems during the irrigation season. The developer and/or owner will correct any existing water problems at his or her own expense and shall hold Ellensburg Water Company harmless against any and all claim based thereon.

13. IT IS FURTHER RESOLVED that the Ellensburg Water Company will require completed irrigation water distribution facilities for lands within its boundaries as a condition for approval of the division of property, subdivision, short subdivision, lot, tract, parcel, site, short plat or final plat by the legislative authority of any City, Town or County. Such distribution facilities must meet the Company's prescribed specifications. No division of property shall be approved within the boundary of the Ellensburg Water Company without first obtaining certification from officials of the Ellensburg Water Company that the requirements set forth have been met.

14. IT IS FURTHER RESOLVED that any failure to obtain the necessary approvals from the governmental authority or the Company does not waive or nullify the requirements of this resolution. Any failure of the developers and landowners to comply with these requirements will result in the immediate termination of the delivery of water until such time that the developer or landowners to come into full compliance with this resolution at their costs and at the sole discretion of the Company. Any failure to obtain the necessary approval of the governmental authority or the Company will result in the developer or landowners of the newly divided property being responsible for all costs of any kind to the Company to bring the divided property into compliance with this Resolution.

15. IT IS FURTHER RESOLVED that irrigation distribution facilities shall be provided and installed as required by the irrigation Company serving the land in the proposed plat. The irrigation Company requires the irrigation distribution system to include pipes of proper size to convey and carry water through or by a concealed, pressurized, and buried conveyance system. Water will be conveyed in this manner, throughout the system, from the irrigation Company'smain canal and headgate to the newly divided properties regardless of distance. The Company board of trustees will determine the location of the point of diversion, headgate, or turnout for said development or division of property. If an agricultural irrigation system is in existence, or was historically in existence, a new separate and distinct system shall be installed from the Company main canal, headgate, or turnout, to each parcel within said development or division of property.

16. Pursuant to Kittitas County Code 16.18.060 the following specifications are adopted:

The purpose of this article is to provide for water conservation and to improve surface and ground water quality by diminishing the amount of surface water interfering with operation of septic tanks and wells on residential property. Divisions of property where the size of any parcel or lot is <u>three acres or less</u> shall be irrigated by either a sprinkler irrigation system or drip system. The following definition shall apply. A sprinkler irrigation system means a system for delivery of water to the land from the Company main canal to each parcel or lot whereby irrigation is ultimately achieved by the piping of all water through a sprinkling device that has the effect of distributing the water to the land surface in small scattered droplets in a rain like manner.

17. IT IS FURTHER RESOLVED that water features such as ponds, fish or koi ponds, swimming ponds, fountains, waterfalls, dams, obstructions, acclimation pools, moats, or any other aesthetic value water features or uses are not currently authorized uses of Company water and are prohibited.

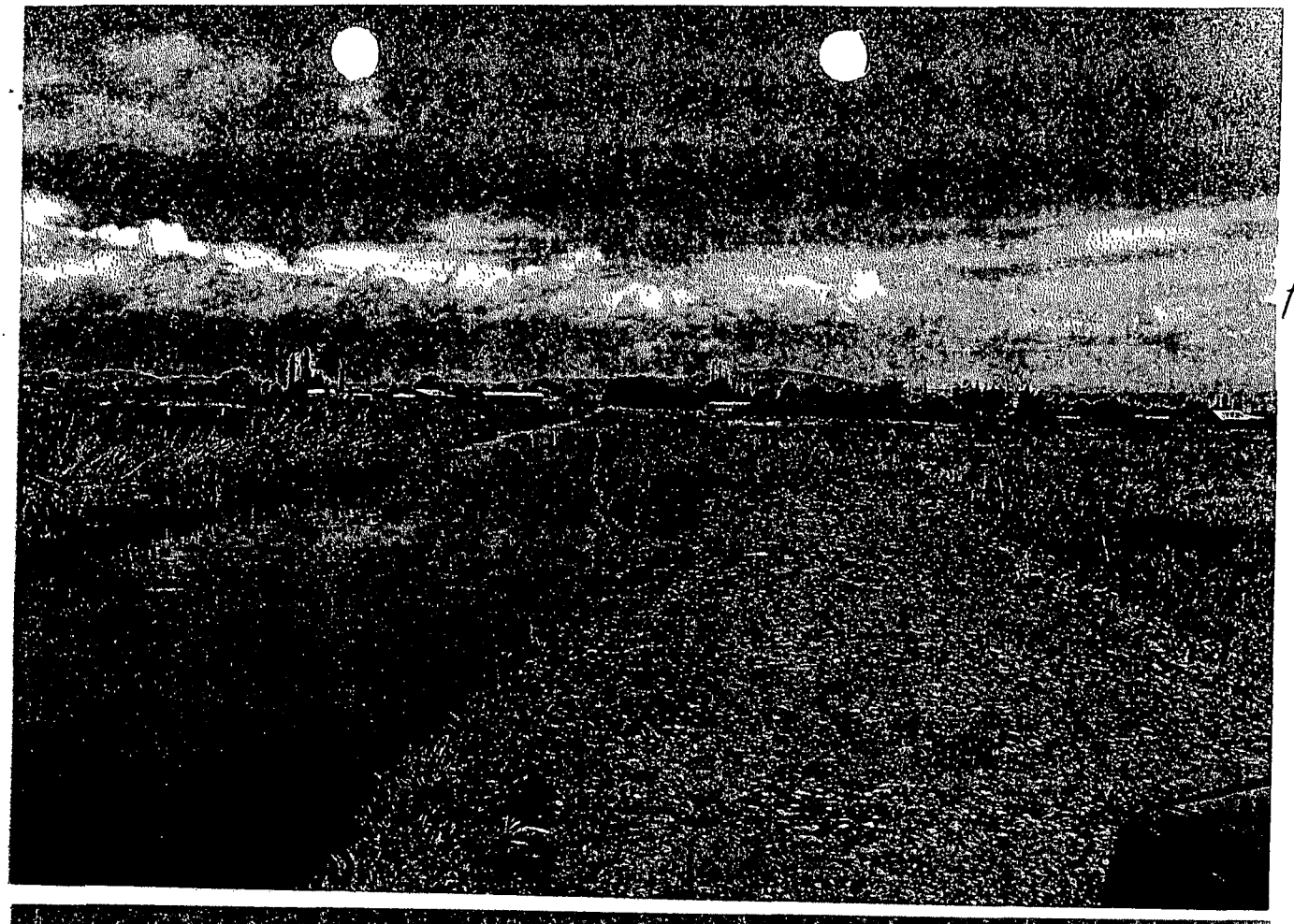
Thereafter, there being no further business, the meeting was adjourned.

DATED this 10th day of May, 2004

Pat Clerf, President

Larry Brown, Secretary

c:\larry's files\ewc\ewc minutes051004.doc
5/9/2004 6:20 pmlem
f:\clients\lem\ewc-3024\general 002\ewc minutes051004.clean.doc
5/10/2004 10:40 amda



LOTS 1 thru 4

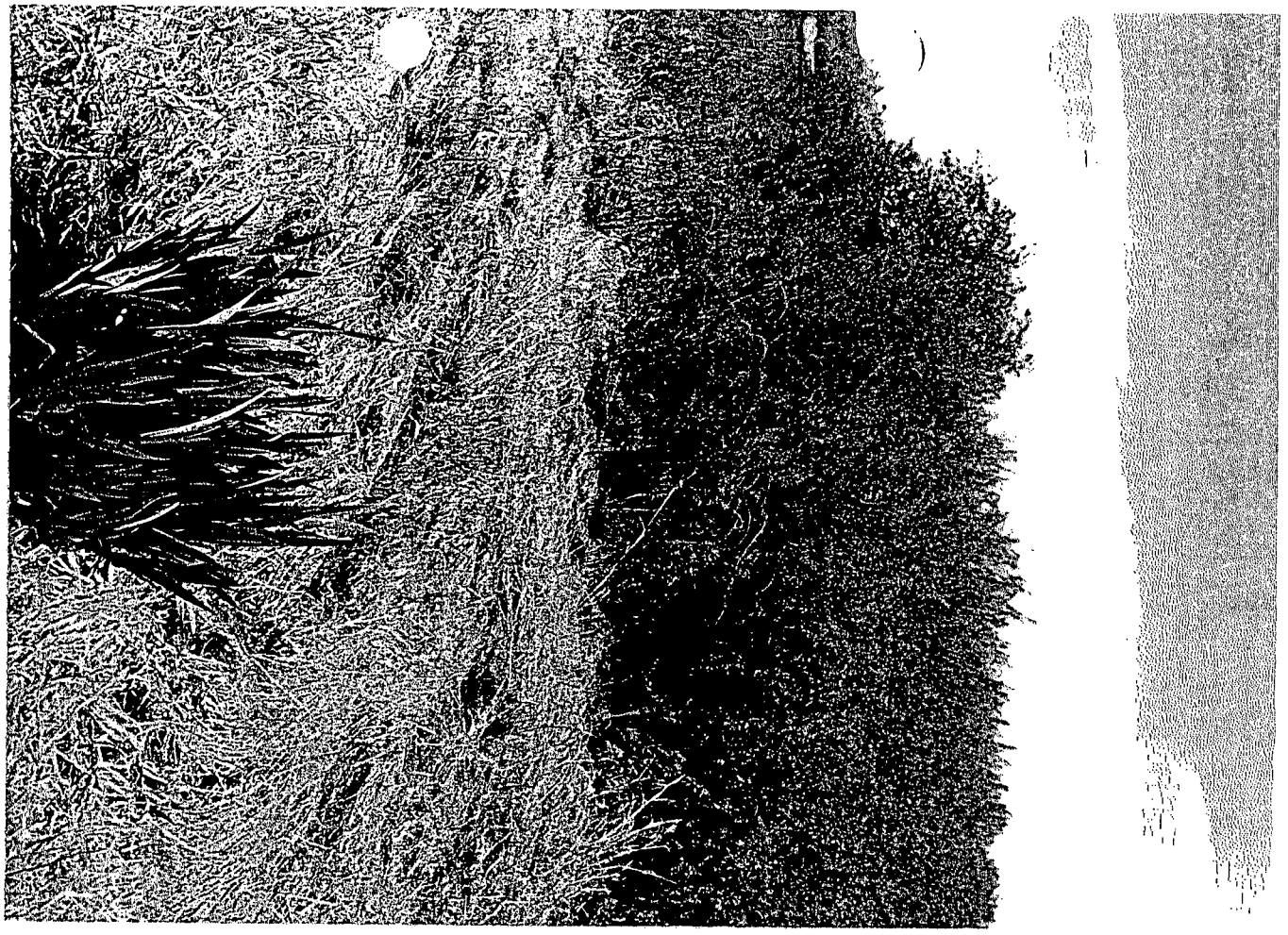


LOT 4 HIGH WATER TABLE



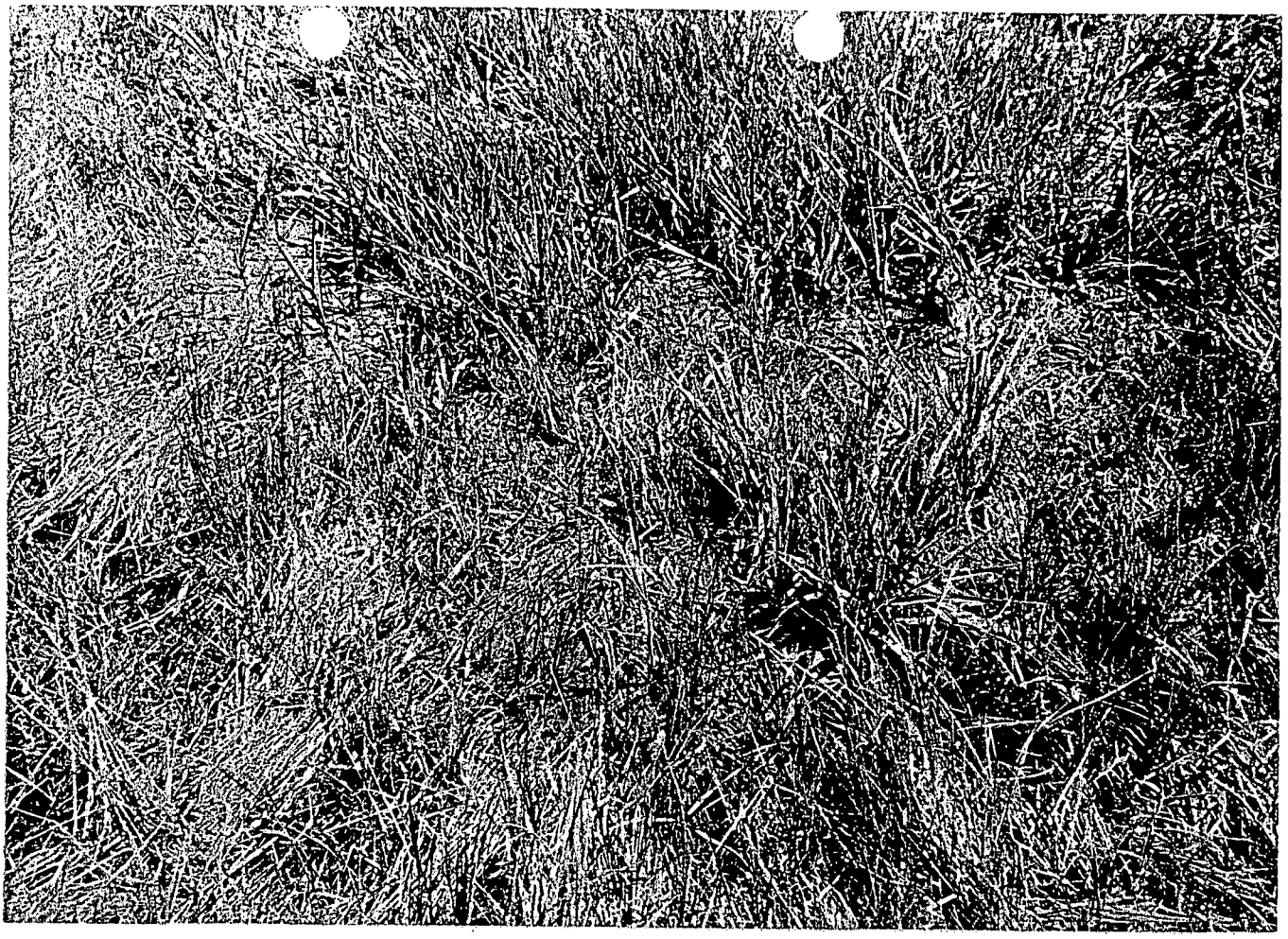


WET SOIL VEGETATION LOT 3 or 4

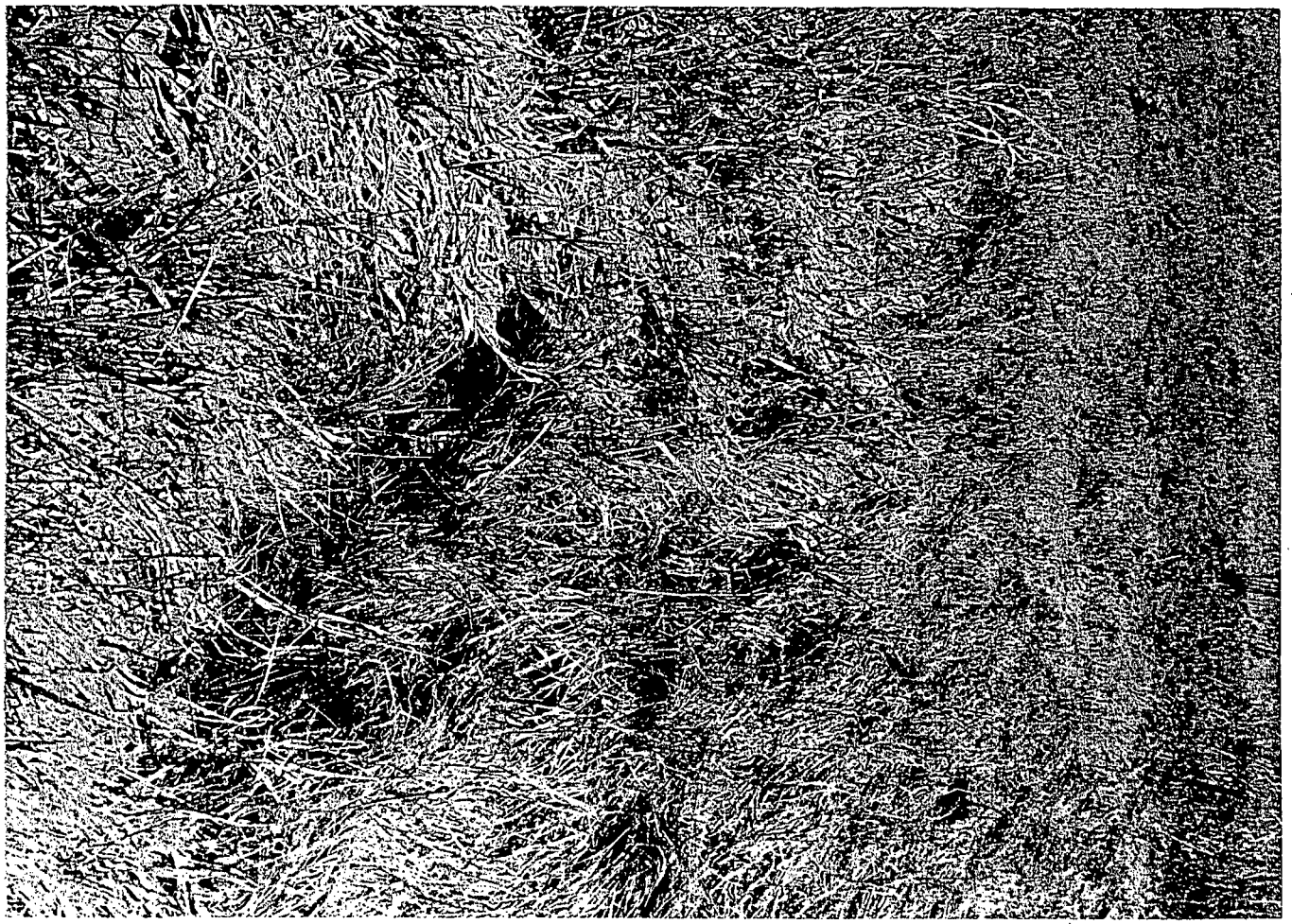




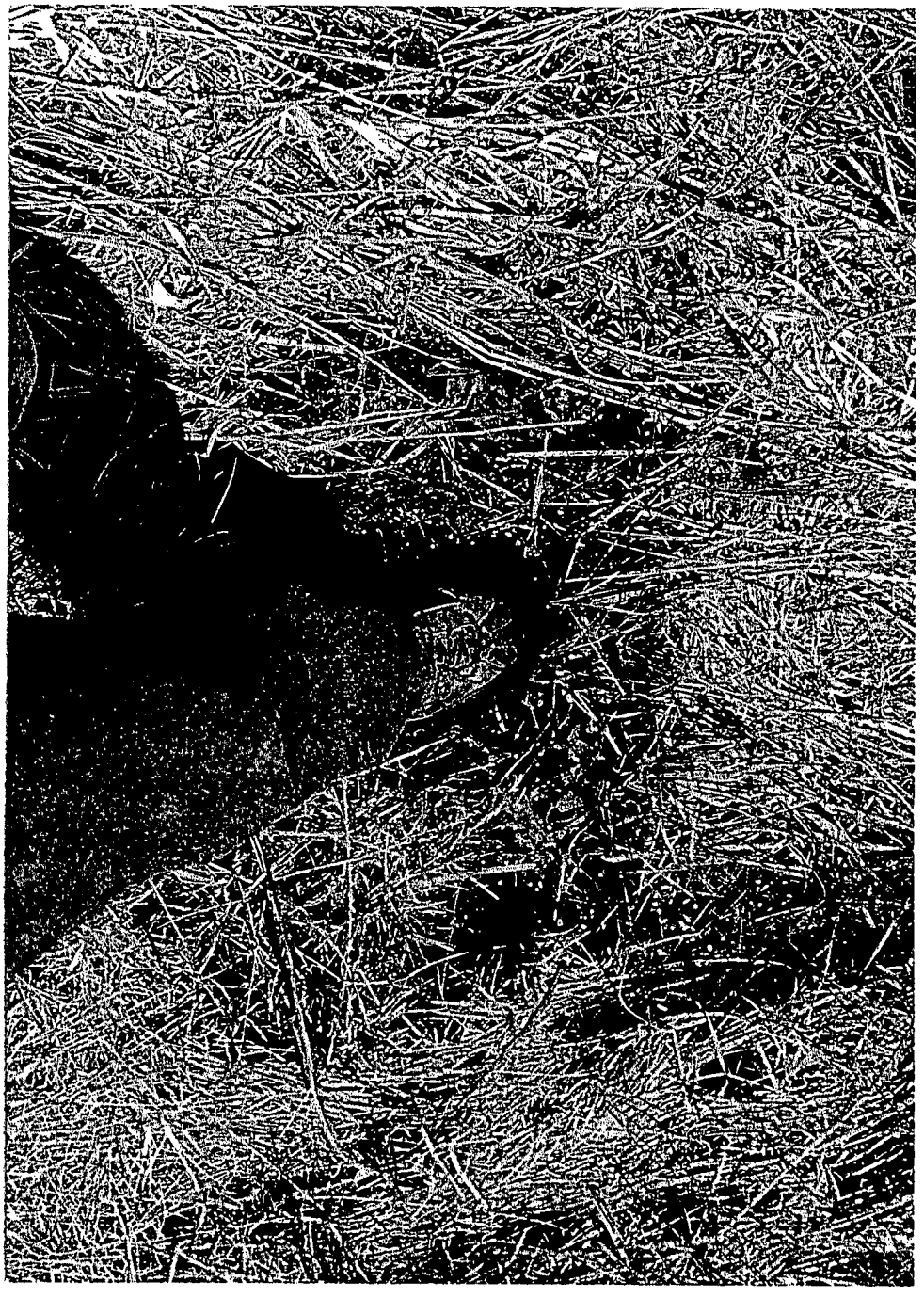
AQUATIC VEGETATION LOT 3 or 4



LOT 3 STANDING WATER



11



LOT 3 STANDING WATER

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review Technician JS

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: May 12, 2004

SUBJECT: Grasslands Park Plat

RECEIVED
MAY 13 2004
KITTITAS COUNTY
CDS

Our department has reviewed the Short Plat application and has the following comments:

___ "Preliminary Approval" has been granted, based on the information provided.

_X_ **"Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:

___ "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows:

09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

   a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

   b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

3. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

4. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

5. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

6. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

7. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

    a. Clearing and grubbing;

    b. Road system drainage;

    c. Road subgrade;

    d. Road ballast grade;

    e. Completion of road surfacing.

    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.

    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

8. Test Results: KCC 16.16.035 Certified test reports.

    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.

    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.

    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

9. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

10. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

11. Approaches: All approaches to county roads shall be constructed as follows:

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

b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

12. Roadside Features: (See Kittitas County Road Standards 12.50.010)

a. Mailbox supports shall be of a "break-away" design.

13. Addressing:

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

14. Fire Protection:

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

15. **Plat Comments:**

a. Referencing "Delta Street", proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. A variance may be sought to reduce the paved width of the proposed road system to be consistent with the existing widths already established within Grasslands.

d. Wellhead Buffers will not encroach within County Maintained R/W.

e. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

FROM THE CASCADES . . . TO THE COLUMBIA
KITTITAS COUNTY

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

March 31, 2004

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Grasslands Park Plat, located in Section 6, Township 17N, Range 19E, south of Quartz Mtn Dr.

We have also received the $625.00 short plat submission fee (receipt #003582).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- PUBLIC UTILITY SEWER
  Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

- ON SITE SEWAGE
  Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

  Where an existing home is located on one of the parcels within the proposed plat, a review of the on site sewage files is accomplished to ensure that the structure has an approved oss permit and inspection. If no permit exists or the system was not inspected at the time of installation, a new sewage system permit must be obtained and the existing system abandoned. The new system design must be reviewed and approved prior to final signature of the plat. The proponent shall install the new system as

per directive by the Health Officer in accordance with current rules and regulations.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated three ways:

1) PUBLIC UTILITY WATER SUPPLY – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.

2) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the plat boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.

3) INDIVIDUAL WELLS - The submittal of a hydrogeological report with documentation/evidence (well logs) to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

John J. Wolpers, III REHS R.S.
Kittitas County Environmental Health Director

cc: Community Development Services
cc: All Business LLC

May 17-04

Kittitas County Community Development Services
411 North Ruby
Suite #2
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

May 17-04

Kittitas County Planning Commission
411 North Ruby
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

May 17, 2004

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

RECEIVED
MAY 19 2004
KITTITAS COUNTY
CDS

Re: Proposed Grassland Park 14 lot preliminary plat
State Environmental PA

Dear Committee,

As 25 year residents of the Grasslands area and living on a street that directly adjoins the proposed extension of Quartz Mountain Drive, we must express our concerns of the detrimental effect to the safety and general welfare of our neighborhood.

The streets of Grasslands are not designed for heavy traffic. There are no sidewalks or curbs and little in the way of the "edge" of the roadway for our families to enjoy a walk with their children and pets and for these children to ride their bicycles alone without parental supervision. More traffic on Quartz Mountain Drive will increase the incidences of speeding and not stopping at the stop signs, especially at the corner of Mt. Daniels Drive and Quartz Mountain Drive. It will increase the risk to our children as they play during the year. There is a hazardous spot during certain times of the year where the sun blinds you as you travel west on Quartz Mountain Drive and you can not see what is in the roadway. Children are not aware of these hazards as they have not experienced driving a vehicle and are slow to react to a car bearing down on them. Fortunately the present neighbors are cautious slow drivers, not in a hurry to reach the other side of town.

We feel opening Quartz Mountain Drive to more traffic will have a negative impact on the general welfare of our neighborhood. There will be more of a burden placed on the county law enforcement by increasing the potential for more accidents in Grasslands. Not only will Quartz Mountain Drive have increased traffic, but Third Avenue to the north and Mt. Daniels Drive to the south will bear the brunt of the traffic increase. The safety of our families, children, grandparents and other residents who enjoy the walking environment of our neighborhood is a most important concern to us. We wish to state that we are opposed to the opening of Quartz Mountain Drive to the east for a future housing development.

Sincerely,

WH Roberts
Judy Jo Roberts

Bill and Judy Jo Roberts
118 Frost Mountain Drive
Ellensburg, WA 98926

cc: Kittitas County Planning Commission

May 17, 2004

Kittitas County Planning Commission
Kittitas County Courthouse
205 W. 5th Street
Ellensburg, WA 98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Re: Proposed Grassland Park 14 lot preliminary plat
State Environmental PA

Gentlemen,

As 25 year residents of the Grasslands area and living on a street that directly adjoins the proposed extension of Quartz Mountain Drive, we must express our concerns of the detrimental effect to the safety and general welfare of our neighborhood.

The streets of Grasslands are not designed for heavy traffic. There are no sidewalks or curbs and little in the way of the "edge" of the roadway for our families to enjoy a walk with their children and pets and for these children to ride their bicycles alone without parental supervision. More traffic on Quartz Mountain Drive will increase the incidences of speeding and not stopping at the stop signs, especially at the corner of Mt. Daniels Drive and Quartz Mountain Drive. It will increase the risk to our children as they play during the year. There is a hazardous spot during certain times of the year where the sun blinds you as you travel west on Quartz Mountain Drive and you can not see what is in the roadway. Children are not aware of these hazards as they have not experienced driving a vehicle and are slow to react to a car bearing down on them. Fortunately the present neighbors are cautious slow drivers, not in a hurry to reach the other side of town.

We feel opening Quartz Mountain Drive to more traffic will have a negative impact on the general welfare of our neighborhood. There will be more of a burden placed on the county law enforcement by increasing the potential for more accidents in Grasslands. Not only will Quartz Mountain Drive have increased traffic, but Third Avenue to the north and Mt. Daniels Drive to the south will bear the brunt of the traffic increase. The safety of our families, children, grandparents and other residents who enjoy the walking environment of our neighborhood is a most important concern to us. We wish to state that we are opposed to the opening of Quartz Mountain Drive to the east for a future housing development.

Sincerely,
w r/l
Judy Jo Roberts

Bill and Judy Jo Roberts
118 Frost Mountain Drive
Ellensburg, WA 98926

cc: Kittitas County Community Development Services

Will and Cindy Johnson
208 Lookout Mtn. Dr.
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA 98926

Regarding:

Application for a fourteen lot preliminary plat (P-04-01)
All Business, LLC represented by Chris Cruse
Section 6, T. 17N., R. 19E., Kittitas County

Dear Sirs:

The way the application was filled out left many unanswered questions. Some specific issues we believe should be more thoroughly addressed and considered in regard to this proposal follow:

1. On the western boundary of this proposed development there is an existing irrigation ditch. This ditch can only be maintained from its eastern side because of parallel irrigation facilities to the west in the existing Grasslands development. This new proposal will need to include viable long-term maintenance access. In addition the developer has not provided plans or any information related to how Quartz Mountain Drive will need to be built to cross over the irrigation ditches.

2. It is unlikely that streets in the existing development were designed to today's standards. Heavy construction traffic will need to be limited to prevent seasonal damage, or provision made for street repairs after the project is completed.

3. The application states there are no anticipated expansions or additions to this proposal, but the plat map very clearly shows two "temporary cul de sacs" at the ends of the roads. We all need to be aware of the 'big picture' in evaluating this application. This proposal is set in a field that is potentially large enough for four times as many residences as noted here. Yet the developer "would desire a private road maintained by a homeowners association" according to the access note on the plat map. Clarification is needed on exactly which road(s) would be affected in this case. It is also important to note that allowing a private road poses serious maintenance and public safety issues particularly if this is just part of a much larger development plan. Furthermore, there is nothing in the application that addresses a homeowners association or any covenants that will assure adherence to purported standards.

4. If this is the first part of a larger proposed development, serious consideration needs to be given to the additional traffic anticipated and its impact on the current character of the neighborhood. The existing roads leading into this proposed plat are barely wide enough for two cars and have a high volume of foot traffic since there are no sidewalks. Will there be adequate and alternative entrances into the new development?

5. On a related note, one must ask how the developer intends to assure that the proposed residences will be "middle to high" income housing. We personally have made a substantial investment in our property and continue to upgrade it, as is true of our neighborhood in general. When considering this proposal it is important to take into account the impact to the value of the existing residences. We should be able to expect construction standards and specifications commensurate with the existing homes but cannot tell from the application whether this will be the case or how the developer will be held to the "middle to high" standard promised.

6. Construction hours will need to be limited due to proximity to an existing residential neighborhood. "Heavy equipment dawn to dusk" is not appropriate nor acceptable in a residential area.

Sincerely,

Will Johnson Cindy Johnson

Will and Cindy Johnson

RECEIVED
MAY 24 2004
KITTITAS COUNTY
CDS

Raymon and Mary Donahue
202 Lookout Mountain Drive
Ellensburg, WA 98926

Jan Sharar, Staff Planner
Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg WA 98926

May 25, 2004

RE: Application for a fourteen lot preliminary plat (P-)04-01):
All Business, LLC, represented by Chris Cruse
Section 6 T. 17N., R. 19E in Kittitas County

Dear Ms. Sharar & Kittitas County Community Development Services,

We wish to comment on the application for a preliminary plat by All Business LLC. There are several points that we feel should be considered and addressed in the application. We feel that many parts of the application were filled in incompletely, without addressing the actual effects of the development on the immediate area. Considering the size of the development we feel that it is important for all of the points on the application should be adequately and thoroughly addressed.

For the SEPA Environmental Checklist

A. Background, item 2) Further additions and expansions:
'None anticipated' is listed. If no further expansions or additions are anticipated, why are the ends of the streets on the map listed as "temporary cul-de-sacs"? If further expansion is indeed anticipated, the existing streets in the Grasslands Area need to be re-evaluated and this proposal should be reviewed in that light. The current streets were not designed to accommodate the amount of traffic that will be generated by Eastward expansion and addition of 14 or more new homes. The effects of additional entrances to the development from the East or South should be addressed now.

B. Environmental Elements
Item 1c. Soils
The area is currently being used as agricultural land. It seems that more should be known about the agricultural classification of the soil than "Loam, Sandy Clay Loam".

Item 1e. Grading and Fill

It seems unlikely that the project will be completed without any fill or grading. Any roads built will need to cross irrigation ditches and new roads will be established in the development. Pipes will possibly be put into irrigation ditches. Will this really require no fill or grading? It seems that a significant amount of grading will be involved in the project.

Item 1f. Erosion

It may be the case that the amount of erosion caused by construction or use is small, but it is not accurate to state that erosion is "not likely". When land is devoid of plant material, water erosion will occur, even with a small slope of +/- 2%. Where that eroded material ends up should be addressed.

Item 1g. Impervious surfaces

'Approximately 10%' impervious surface for housing development seems to be extremely underestimated. If one assumes that a 3000 ft^2 home will be placed on a one acre lot, this will be approximately 7% of the surface. Most homes on a one acre lot are at least this size. Other impervious surfaces on the lots will likely include driveways that are 2000-3000 ft^2, and shops or garages that may be as large as 2000 ft^2. In addition, there will be roads connecting the lots. Impervious surfaces could very likely be 20% or more of the coverage.

Item h. Erosion control.

As the development proceeds during the summer and the land is bare during a period of no rainfall, the soil on the surface will likely be extremely dry and highly susceptible to wind erosion. As this is agricultural land, there is possibly a high level of residual pesticides present in the soil. It seems reasonable to take measures (watering of the site) to prevent excessive wind erosion of the disturbed surface during development and to determine the content of the soil when it is exposed.

Item 2a. Air

It is noted that 'temporary emissions typical for construction' will be caused. The question asks for a general description of the emissions and approximate quantities if known - the description 'typical' does not answer this question. If the emissions are "typical" then the sort of emissions caused should be easily quantified by the applicant. It should also be noted that the federal government is currently reviewing stricter controls of engine emissions on construction sites. Will this project be exempt from any restrictions that might be enacted after the project has begun? (see concern about dust in 1h above).

Item 3a Surface Water

1) It is noted that small ditches used for irrigation are present on the proposed plat. But what is not mentioned is that there is a larger irrigation ditch that will be the Western boundary for the plat. What plans does the developer have for providing access to this ditch for maintenance? Will there be an easement, or a driveway?

2) How will the ditch be crossed in order to access the development from the West side (which will be the only access into the development, according to the proposed plat)? The application asks for a description of how waters will be crossed – 'road crossings' is not very descriptive.

4) The applicant states that surface water withdrawals or diversions are "Not likely". Does this mean that homes in the development will not have access to irrigation water or will they use ground water for irrigation? If so, what sort of ground water and drainage water issues might this create? This is a very real concern that should be addressed as it is very unlikely that residents will "go without" irrigation water of some sort. An answer of "not likely" for withdrawals or diversions of water seems to leave the idea of withdrawals open, without a description of the impacts that withdrawals or diversions will have. This should be answered in a Yes or No format with descriptions of the withdrawals or diversions if the answers is "Yes".

Item 3b Ground Water

The applicant states that a Class B well for 14 residences will be drilled. But the application asks what the purpose for the well is and approximate quantities of water that will be withdrawn. The questions should be answered, especially since it is unclear as to where residents will be getting water to provide for up to one acre per lot of Kentucky Blue Grass. Again, 'standard discharge for 14 residences' is not very descriptive.

Waste materials discharged should be described. The applicant states that 14 residences will have individual septic tanks but the question asks for a description of the general size of the systems. With the septic tanks be for 4 residents per lot? Or 10 residents per lot. Either would be possible from the description provided by the plat and this would make a large difference in the quantity of discharge per residence. Also the application ask whether the discharge would be for animals or humans. It is possible that residents will have animals that will lead to nitrate deposition in the ground water and this should be considered.

Item 3c Water Runoff

The water runoff caused by the project may be acceptable. However, it is incorrect to state that the "rainwater/snowmelt will runoff as it always has" because there will be residences on the area with a significant amount of impervious surface area. Previously the area was an agricultural field. It is simply inaccurate to claim that runoff from rainwater/snowmelt would be the same.

It is also not accurate to answer the question as to whether waste materials could enter ground or surface waters as "not likely". Or course it is more likely that waste water would enter ground or surface water as a result of development. We hope that residents will be conscientious enough that they will protect surface and ground water from contamination, but converting the land to a residential area will necessarily increase the risk of ground water contamination.

Item 4. Plants.

a) Has a thorough assessment of plant life been carried out? We have personally seen aspen, bulrush, sedge, cattails and buttercup, to name a few, on the property yet they are not listed, without having done a complete survey. The fact that these species are omitted makes one wonder what has been investigated.

b) As for "what kind and amount of vegetation will be removed or altered", for this sort of plat, wouldn't potentially ALL of the vegetation be removed and altered? An answer of "unknown" seems inadequate.

c)"None known" is also listed for threatened or endangered species. Has anyone looked for such species? Lastly, what assurance does the applicant have that residential landscaping will be "lawn/flower beds". Since there are no codes for weed control to be enforced, the parcels could very well end up to be sources of noxious weeds. The current vegetation will be necessarily removed for construction and road building and if no measures are in place to plant other vegetation the result will be a self-reseeding field of weeds.

Item 5. Animals.

There are numerous bird species which live on and around this property around the year and especially in the fall. The field seems to serve as potentially important habitat for migratory waterfowl in the fall after the crops have been harvested. It is definitely used by migratory species of birds.

Item 7.

There are always hazards associated with construction sites, which include all of the hazards mentioned. Safety measures can be taken to minimize those risks, but it is incorrect to say they do not exist.

It would be more reasonable for noise from heavy equipment for the proposed construction was restricted to morning to evening hours (i.e. 7am –6 pm at the most). Dawn to dusk is not acceptable, particularly for the early summer hours.

Item 9. Housing

What measures will be taken to assure that the homes will be middle to high income homes? The quality of the homes and the sites could have a serious effect on the pre-existing homes in the neighborhood.

Item 10 Aesthetics

'As per zoning' does not answer the question as to height of the proposed structures and siding to be used.

Views to the east from homes on the west side of the property can definitely be affected by this proposal, depending upon the nature of the development. It would be favorable to see some recognition of this and some willingness to insure that the effect is minimized.

Item 11 Light and Glare

Lights in the proposed development could definitely interfere with the view from homes adjoining the development. Again, efforts to minimize this potential interference would be favorable.

Items 14,15

The street and public service requirements to this development are dependent upon the size of the finished development. If more homes are planned in the future, that should be addressed now to insure the proper services are available with minimum impact to the area.

Sincerely,

Raymon and Mary Donahue
202 Lookout Mt. Drive
Ellensburg, WA 98926

May 19, 2004

Kittitas County Community Development Services
ATTN: Ms Jan Sharar, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

RE: Grasslands Park Plat (P-04-01)

Dear Ms. Sharar,

Thank you for the opportunity to comment on the proposed plat. I shall make some general comments and then get into specific comments regarding the SEPA checklist.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created there own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I find the SEPA fatally flawed and strongly request the county reject this document as being inadequate for review. The SEPA checklist is relatively simple and should provide sufficient information for the "reasonable and prudent person" to adequately determine what the impacts are for this development. From that reasonable comments could be made from which the SEPA determining official can make a determination of no significance or of a mitigated determination. This SEPA checklist has numerous errors of fact and errors of omission. There are 13 answers where the agent or the owner answers "unknown". These range from answering a simple question such as will there be additional fill, are there other governmental approvals required, is it an environmentally sensitive area. Now the answers to these questions may be "no", but it leads one to surmise that instead of thoughtfully and deliberately examining the impacts of the development that this checklist was just a process to get through. It may also be that the agent is inexperienced at filing out a SEPA checklist. If the later is true the SEPA determining official could counsel and suggest ways of completing the document so we do have clear information.

Unfortunately there appear to be errors of fact and errors of omission. In responding to A2 the agent answers the question of future additions as "None anticipated", yet the plat clearly shows extensions and temporary cul-de-sacs. Is the statement of no future growth made because 14 lots is the most DOE will allow on an exempt well and if there were more than 14 lots a Class A water system would be required and there is no water right for this property. Is this a case of serial platting to get around the water issue? An issue that has kept this land from developing for years. As the SEPA determining official I expect a candid answer to this question.

The agent fails to answer the impact of traffic in the area. How should I know what a normal traffic load is for 14 residences. Is that 14 cars per day? 140 cars per day? 1400? The agents states up to 100 people may live there. How many trips would 100 people generate? It is not my responsibility to know the answer to this. The agent, as a professional, needs to provide complete and factual information that allows for thoughtful and reasonable review.

The answers of "not likely" appear in simple questions such as B1f. Could erosion occur as a result of clearing? The correct answer is yes of course it could, but there would be reasonable construction industry methods to minimize the impacts. The agent needs to try again and answers the questions completely.

Now, as to water. These comments may be irrelevant because if there are adequate irrigation and domestic water rights then there is no issue. Applicant should state that up front in the revised application. However, if there are no rights then there is an issue. As much of Grasslands operates of a Class A water system I would be concerned if numerous serial developments were going in with exempt wells serving as the source of domestic water. The impacts could have a significant adverse impact on the Grassland Class A water system. As there is no information in the packet as to water rights it is impossible to make a determination of the significance.

As the SEPA determining official you must reject this SEPA checklist as incomplete. I do not think there is sufficient information for you to make any level of determination based upon missing and incomplete information. To ensure you follow all procedures carefully and completely to carefully consider and evaluate all relevant information, that all the information must be present.

In the event that you disagree that the SEPA checklist should be rejected and resubmitted I do have specific comments that I would like you to consider.

A2a – There will be expansion based upon the obvious ends of the road and the fact that the is a temporary cul-de-sac. Is this an attempt to skirt the 14 lot limit on exempt wells. Will the same owner under a different partnership continue serial platting. You must evaluate on cumulative impacts Assuming all the land develops without a water right under exempt wells could there be an additional

40 to 50 homes all on exempt wells and yet there is no impact? A response is requested.
A3 - Can the ground handle septic? Is there evidence that domestic water can be found. Answer yes or no.

4a - What about the irrigation plan? Is all irrigation water going to be piped. What about irrigation easements to convey water to the south?

5a – What about Water rights, Class B water system approval, irrigation approval. Do you have them, what is the plan?

B1d - Are there surface indications of unstable soils. This would require the agent to visit the site and say yes or no based upon observation. None known is unacceptable.

B1f – Yes erosion could occur – what will you do to mitigate this during construction so it doesn't flow into a main irrigation ditch and plug pumps downstream.

B1g – 10% seems low. Does this include the road, all the homes and the fact that a homeowner could cover 1/3 of his lot with a home structure or driveways? This number is critical in determining how the developer will deal with storm water since 1 acre lots are too small to deal with there own storm water. Please show your calculations.

B1H – The fact that the agent is proposing no erosion control is unacceptable. He may not have to build a triple setting pond with aeration features, but a little silt fence would be nice. Again this speaks to the fact that the agent is either inexperienced in answering the questions or he is deliberately being evasive.

2a – Since the agent proposes no erosion control I can only assume that is because there will be no stormwater to generate erosion therefore he's just going to generate dust. As this is a residential area what is his dust mitigation plan and what do we do if he doesn't follow his plan. Better yet I hope he can provide a reasonable plan in the revised application and that he is able to comply with the plan to keep his project going.

2c – Oh, I guess he doesn't have a plan to control the dust.

3a1 – Is the agent planning on rerouting the irrigation ditches? Does he have permission from down stream owners and all users of the water? Where are the irrigation easements that show either recorded easements or historical use easements? I believe 60-100 foot irrigation easements are required for access/egress and maintenance. Document the irrigation right for this Plat in the revised SEPA.

3a2 – How will the water get under the road crossings? What irrigation flow is allowed? Will the crossing size be adequate for maintenance? Who maintains the irrigation flows and crossings?

3a4 – What water right does the applicant have or does this mean there is no irrigation right for the development? How will the residents irrigate the lawns? Will the Class B water system be used for irrigation? The agent should answer this question in the revised application.

3b1 – Please indicate what water right the development has for the well that will serve 14 residents with a Class B System. When the agent shows the adjudicated water right then this will clear up numerous concerns about domestic water. If the well is limited to 14 residents and 5000 gal per day then how does the applicant propose to shut the well off if the limit is reached so as no to have a significant adverse impact on other area wells? Later in the application the agent states there will be 14 to 100 people living in the development. Based upon 100galolons per day per person that equates to a range of between 1400 gallons to 10,000 gallons per day. This exceeds the limit of the wells. If the water is used for irrigation it gets even worse. The agent should clarify this issue in the revised SEPA.

3c 1– If the water would runoff as it always had then there would be no issue, but given an increase in impervious surfaces of between 10-30% it seems unlikely that the agent meant to say that it "will run off as it always has." Given a road, homes, outbuildings and driveways the applicant should describe/quantify the increase in storm water and state what they intend to do about it. The county must have regulations that could assist the agent in making this determination. He could mention that in the revised application.

3d – I guess the agent is not proposing any control of increased runoff water. He should in the revised application. Maybe it should meet some county codes, if applicable. Without this information it would be difficult for the SEPA determining official to thoughtfully consider all the impacts and make a reasonable determination of non-significance or mitigated significance.

4b – A quick calculation of the area of the road and an average of the total area disturbed for each of the middle-high income houses could produce an answer that folks could look at and evaluate.

6a – Would these be placed as part of the development or is it an individual responsibility? Are these in the road or on private lots?

7b – The construction should not go on from dawn to dusk. In mid-summer at the peak of construction that could be from 4:30 am until 10:00 pm. Limit from 7:30 to 5:00 Monday thru Friday – no weekend work. State that in the revised application

8h – Environmentally sensitive area? Maybe, maybe not, the agent can go and do the research and provide a definitive answer in the revised application.

8j – 14-100 people. That's a significant range. Assuming the typical 2.5 residents per home one would expect about 35 people. 100 people would have a negative impact on either an approved water right or they would probably exceed the allowable water from an exempt well. This also has a significant impact on traffic

13 – Historical impacts – Do the research and answer the question on the revised application.

14a – Since the name of the plat is Grasslands Park you are trying to associate with the desirable name of the Grasslands neighborhood. That's OK. Your roads should reflect the characteristics of the neighborhood, hard surface, same width, grassy swales, meandering nature. It also ensures no one leg takes on an excessive amount of through traffic. Your plan shows continuations, probably to Mt Daniel Drive. You should show an access to the Kittitas Highway to the south.

14d – The plat notes are unacceptable. We are essentially an urban area with a neighborhood traffic circulation system. The idea of placing private roads that are not accessible to the neighbors is offensive. The roads should be public to allow this residential neighborhood to expand safely and thoughtfully as it has in the past. The roads if private could be gravel. That is unacceptable for cars that could generate about 140 trips per day. The dust is unacceptable. When the agents submits the revised application he should address the roads and offer what was mentioned above in 14a. If not offered the SEPA determining official should include 14a as mitigation. As private roads the other neighbors could not walk around the block once all the developments are complete. That is inconsistent with the neighborhood. Build public roads safely and easily maintained that are maintained by the county just like the rest of the neighbor hood. Or limit the development to 3 homes. Also name the roads that are consistent with grasslands. Delta Street doesn't quite fit. Where's the stormwater going to go? Is there a stormwater system? Will the temporary cul-de-sacs be paved? If the roads are private that means the school buses won't go down the road and all the children congregate in front of somebody else's house. Not very neighborly. Avoid that issue, keep them public.

14f – What is the volume. State a number and cite your source in the revised application?

14g – Are there any off-site transportation impacts that could be mitigated? The intersection at Quartz Mountain Drive and Mt Stuart is a doozy. Propose that you will fix the angle and the slope and drainage at that intersection.

Thank you for your consideration of these comments. I believe all the comments can be reasonably addressed in a revised application that can the be thoughtfully and reasonably reviewed. Although a burden I do expect to see written consideration to each of the comments in the record. Please add my name and address to the mailing list so I can review your determination and if there is no revised SEPA document this gives adequate time to evaluate if an appeal is required or if your mitigation addresses all of the issues.

Thank you again for your consideration.

Sincerely,

Mary K. Pratt

Mary K. Pratt
2013 Quartz Mountain Drive
Ellensburg, WA 98926

MAILING ADDRESS:

Mary K. Pratt
P.O. Box 662
Ellensburg, WA 98926

929-2634

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Raymon & Mary Donohue
202 Lookout Mountain Dr.
Ellensburg, WA 98926

Jamie Gordon
1267 #6 Road
Ellensburg, WA 98926

MD Jackson Company
Attn: Mike Jackson & Larry Brown
700 E Mountain View Ave STE 501
Ellensburg, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST PARKS & RECREATION COMMISSION
DEBORAH PETERSEN
7150 CLEANWATER CARE
PO BOX 42650
OLYMPIA, WA 98504

WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
Paul D. Bennett, P.E., Director

RECEIVED
AUG 23 2004
KITTITAS COUNTY
CDS

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review JRS

DATE: August 23, 2004

SUBJECT: Grasslands Park

Public Works, on June 24, 2004, received a letter from Christopher Cruse, Professional Land Surveyor requesting Grasslands Park be reviewed under the newly passed Kittitas County Road Standards. Subsequently, Public Works will be reviewing the proposed Plat under the newly established County Road Standards and all other applicable County code. Public Works would suggest the road servicing the proposed Grasslands Park Plat be publicly maintained roads due to future county transportation needs subsequently being identified in the proposed countywide Transportation Plan.

Please let me know if you have any questions or need further information.

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

G:\Eng\Development\Joe Development\Tracking Files\Office Memorandums\Grasslands Park Amended Conditional Preliminary Approval Letter.doc

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review Technician

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: May 12, 2004

SUBJECT: Grasslands Park Plat

RECEIVED
MAY 13 2004
KITTITAS COUNTY
CDS

Our department has reviewed the Short Plat application and has the following comments:

___ "Preliminary Approval" has been granted, based on the information provided.

_X_ **"Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:

___ "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows:

09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

   a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

   b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

3. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

4. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

5. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

6. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

7. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

    a. Clearing and grubbing;

    b. Road system drainage;

    c. Road subgrade;

    d. Road ballast grade;

    e. Completion of road surfacing.

    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.

    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

8. Test Results: KCC 16.16.035 Certified test reports.

    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.

    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.

    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;

2. Representative of all involved utilities;

3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

9. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

10. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

11. Approaches: All approaches to county roads shall be constructed as follows:

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

b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

12. Roadside Features: (See Kittitas County Road Standards 12.50.010)

a. Mailbox supports shall be of a "break-away" design.

13. Addressing:

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

14. Fire Protection:

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

15. **Plat Comments:**

a. Referencing "Delta Street", proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. A variance may be sought to reduce the paved width of the proposed road system to be consistent with the existing widths already established within Grasslands.

d. Wellhead Buffers will not encroach within County Maintained R/W.

e. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

RECEIVED
MAY 19 2004
KITTITAS COUNTY
CDS

May 19, 2004

Community Development Services
Attn: Jan Sharar Planner
411 N Ruby Street Suite 2
Ellensburg, WA 98926

I have reviewed the information you have provided to me regarding the application for a fourteen-lot preliminary plat -Assessors tax parcel # 17-19-06010-0009. The following public health concerns need to be addressed. GRASSLANDS PARK

Water
This development would require a public water system due to the size of the proposed lots. This department has already been to the property and performed a well site inspection for location of the proposed well. Although the regulations allow for up to 14 connections for this type of public water system, this proposed development must show proof that it can remain under the 5000 gallons per day use in order to be considered exempt and not have to obtain a water right from the Department of Ecology. This property does have outside irrigation and would appear to not utilize any well water for this type of use. The proponent is aware of this and understands that he will be required to have an Engineer address this in the group B workbook submitted for our review.

Sewage
Knowing history of the general area to the west, high groundwater during certain times of the year is prevalent. Soil logs obtained from the site will provide a general idea as to the type of technology that will be needed to protect groundwater. Site Evaluations for individual lots will then further provide the necessary information that will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Thank you for this opportunity to comment.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

John J. Wolpers III REHS RS
Environmental Health Director

KITTITAS COUNTY

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

05

March 31, 2004

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Grasslands Park Plat, located in Section 6, Township 17N, Range 19E, south of Quartz Mtn Dr.

We have also received the $625.00 short plat submission fee (receipt #003582).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- PUBLIC UTILITY SEWER
  Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

- ON SITE SEWAGE
  Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

  Where an existing home is located on one of the parcels within the proposed plat, a review of the on site sewage files is accomplished to ensure that the structure has an approved oss permit and inspection. If no permit exists or the system was not inspected at the time of installation, a new sewage system permit must be obtained and the existing system abandoned. The new system design must be reviewed and approved prior to final signature of the plat. The proponent shall install the new system as

per directive by the Health Officer in accordance with current rules and regulations.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated three ways:

1) PUBLIC UTILITY WATER SUPPLY – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.

2) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the plat boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.

3) INDIVIDUAL WELLS - The submittal of a hydrogeological report with documentation/evidence (well logs) to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

John J. Wolpers, III REHS R.S.
Kittitas County Environmental Health Director

cc: Community Development Services
cc: All Business LLC

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

August 23, 2004

Kittitas County Planning Commission
411 North Ruby
Ellensburg, WA 98926

RE: Grasslands Park plat application

Dear Commissioners,

On June 24, 2004, I requested that the new Kittitas County Road and Bridge Standards as adopted by Ordinance No. 2004-13, be applied to the Grasslands Park plat application.

The Revised Staff Report dated August 23, 2004 clearly states the intention of the applicant to develop privately maintain internal roads. The Revised SEPA MDNS dated June 24, 2004 does not reflect the intentions of the applicant. The Transportation section of the Revised SEPA is based on the old road standards and have been incorrectly applied to this plat.

I note the addition of Section A(1)(c) to the Transportation section of the Revised SEPA, citing Kittitas County Zoning Code, Title 17 (17.20.100) requiring "that lots abut a public right of way, and no main dwelling shall be built or moved onto a lot not abutting a public right of way."

However, I also note that both the old Road Standards and Chap. 12.01.030 of the newly adopted Road Standards state: "In the event of conflict with the current subdivision code, Kittitas County Code Chapters 16 and 17, these Standards shall control." Kittitas County has historically approved numerous plats and short plats creating buildable lots in the Suburban Zone that do not abut a public right of way. Please see the following as examples of this enforcement: SP-03-53; SP-03-34; SP-02-21; SP-02-20; SP-01-32; P-2000-01; P-99-02; P-98-02; P-97-04; P-96-07.

I hereby request that in your consideration for approval of the Grasslands Park plat, you delete any requirements as reflected in the Transportation section of the Revised SEPA, and apply the requirements of the current Kittitas County Road and Bridge Standards as adopted by Ordinance No. 2004-13.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 24 2004
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

June 24, 2004

Mr. Paul Bennett, Director
Kittitas County Dept. of Public Works
411 N. Ruby Street Suite 1
Ellensburg, WA 98926

RE: Grasslands Park

Dear Paul,

I request that the new Kittitas County Road Standards (passed by ordinance 2004-13 on June 1, 2004) be applied to the Grasslands Park Plat submitted on March 29, 2004.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Chris Cruse

Christopher Cruse
Professional Land Surveyor

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

WHEREAS: Testimony was created concerning the implementation and vesting of this new ordinance. The Board would allow all applications currently under going the approval process the option of being reviewed under the current road standards or being reviewed under the road standards approved as of the date of this ordinance.

NOW, THEREFORE BE IT ORDAINED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby approve amending the Kittitas County Code as follows, and

BE IT FURTHER ORDAINED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby approve that any development application currently under review by Kittitas County, and not having final approval, will have 30 days from the date of this ordinance to present a written request to the Department of Public Works to request the development be reviewed using the roads standards in effect at the time of application or that the application be reviewed under the roads standards that are in effect as of the date of this ordinance. If no written request is received the application will be reviewed based upon County Code in effect at the time of application.

ADOPTED this 1st **day of** June, **2004**

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Perry D. Huston

Perry D. Huston, Chair

Bruce Coe, Vice Chair

Max A. Golladay

Max A. Golladay, Commissioner

COUNTY COMMISSIONERS SEAL KITTITAS COUNTY WASHINGTON

ATTEST:

Clerk of the Board

This title is not a textbook or a substitute for engineering knowledge, experience, or judgment. It is intended to aid in deciding those factors needed to intelligently plan, design, construct, upgrade, and maintain land use development roads in the County.

The requirements contained in this title apply to all new construction, improvements to existing roads, or other work done on, over, or under any land use development road, or other roads within the County.

Requirements of the title shall be enforced in the same manner as other Kittitas County Codes, including injunctions resulting in work stoppage or suit may be commenced for damages resulting to the roads or rights-of-way of the County due to noncompliance.

12.01.030 Applicability.

This title shall apply to all land within the unincorporated areas of the County except where superseded by other governmental jurisdiction.

These Standards shall apply to all newly constructed roads and right-of-way facilities required by development approvals within Kittitas County. Any Land-use application on file with the County prior to the date of adoption of these standards shall be vested under the standards applicable at the time of application. In the event of conflict with the current subdivision code, Kittitas County Code Chapters 16 and 17, these Standards shall control. These standards do not apply to state or federal roads. If roads are required to be built to public standards and are inspected and certified as such, the County will accept these roads onto the County system for continued maintenance, subject to limitations as addressed in KCC 12.01.180.

The Standards may apply to modifications of roadway features of existing facilities which are within the scope of reconstruction or capital improvement projects when so required by Kittitas County or to the extent they are expressly referred to in project plans and specifications. The Standards are not intended to apply to "resurfacing, restoration and rehabilitation (3R)" projects as those terms are defined in the Local Agency Guidelines, WSDOT, as amended; however, the Director may at his discretion consider the Standards as optional goals for 3R projects.

The Standards shall not apply to new or planned utility facilities and emergency or non-emergency replacement of existing utility structures within Kittitas County right-of-way. Every new utility facility and all planned, non-emergency replacement of existing utility structures within Kittitas County right-of-way shall be governed by the most current version of the Manual on Accommodating Utilities in Kittitas County Rights-of-Way.

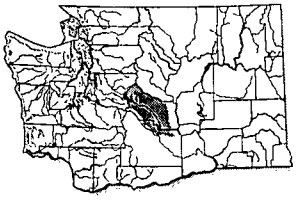
12.01.040 Amendments and Remissions

The standards may be amended as required. The Board of County Commissioners (BOCC), following the recommendations of the Director of Public

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

May 17, 2004



Your address is in the **Upper Yakima** watershed

Jan Sharar
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Dear Ms. Sharar:

Thank you for the opportunity to comment on the pre-threshold determination for the divide of approximately 15.64 acres into 14 lots, proposed by All Business LLC [P04-01]. We have reviewed the application and have the following comment.

Water Resources

RCW 90.44.050 Any development that proposes to withdraw ground water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the permit exemption of RCW 90.44.050 does not apply "where a developer of a residential subdivision proposes multiple wells that will individually serve each lot in the development" which in combination exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

All water wells that may be drilled must be a minimum of 100 feet from any known, suspected, or potential source of contamination. Wells shall not be located within 1,000 feet of solid waste landfills.

If you have any questions concerning the Water Resources comments, please contact Suzanne Blakeney at (509) 454-7294.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, of the Washington State Dept. of Ecology, at (509) 575-2807, to determine if your site needs such a permit.

Care should be taken such that contribution of sediment or other pollutants to waters of the state (for instance, by irrigation ditches) does not increase, either during or after construction. Also, that fecal coliform leaving the site does not increase; septic systems require long term maintenance by owners. It should be noted that there are TMDLs for both sediment and fecal coliform that include this project area.

If you have any questions concerning the Water Quality comments, please contact Pat Irle at (509) 454-7864.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

483

If you have any questions concerning the Water Resources comments, please contact Suzanne Blakeney at (509) 454-7294.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, of the Washington State Dept. of Ecology, at (509) 575-2807, to determine if your site needs such a permit.

Care should be taken such that contribution of sediment or other pollutants to waters of the state (for instance, by irrigation ditches) does not increase, either during or after construction. Also, that fecal coliform leaving the site does not increase; septic systems require long term maintenance by owners. It should be noted that there are TMDLs for both sediment and fecal coliform that include this project area.

If you have any questions concerning the Water Quality comments, please contact Pat Irle at (509) 454-7864.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

483



lot 1, 2, 3, 4

Photo Haus 66

026 NNNN 05.17.04 15A 016



lot 4. Ag. induced wet area
High water table

029 NNNN 05.17.04 130 014
Photo Haus 95





wet soil type vegetation - lot 3 or 4

Photo Haus 66

026 NNNN 05.17.04 100 011





Aquatic Veg. lot 3 or 4

026 NNNN 05.17.04 40 005

Photo Haus 66



lot 3 standing water

Photo Haus 66

026 NNNN 05.17.04 11A 012



lot 3 standing water

026 NNNN 05.17.04 8A 009

Photo Haus 66



lot 3 standing water

Photo Haus 66

026 NNNN 05.17.04 9A 010

M.D. JACKSON COMPANY
Affordable Quality Homes

RECEIVED
JUN 25 2004
KITTITAS COUNTY
CDS

June 25, 2004

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA. 98926

Subject: Revised Grasslands Park-Preliminary Plat
SEPA NOTICE OF ACTION

Attention: Jan Sharar, Staff Planner

Regarding Grasslands Park, Larry Brown from the Ellensburg Water Company has met with Mike Jackson of M. D. Jackson Co. LLC and discussed the documents from the Official Board Resolution dated May 6th, 2004.
All Business will comply with the rules and regulations there of: There by addressing Ellensburg Water Company SEPA concerns.

Sincerely;

Mike Jackson

Larry Brown

700 East Mountain View Avenue • Suite 501 • Ellensburg, WA 98926 • (509) 925-6640 • FAX (509) 925-6645 • mdjack@elltel.net • MDJACC*133MO

ELLENSBURG WATER COMPANY

P.O. Box 982 • Ellensburg, WA 98926
Mobile Phone 509 925-5498

RECEIVED

MAY 2 0 2004

KITTITAS COUNTY
CDS

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

Attention Jan Sharar,

I am writing in response to the March 29, 2004 SEPA application for a fourteen lot preliminary plat submitted by ALL Business, LLD. The 15.64 acres of land zoned Kittitas County Suburban are located south of the Vantage Highway, north of the Kittitas Highway and East of Grasslands subdivision. This tax parcel # 17-19-06010-0009 comprises a portion of Section 6, T.17N., R 29E., W.M. in Kittitas County. Here after referred to as Grasslands Park.

As Superintendent of the Ellensburg Water Company the E.W.C Board has instructed me to respond to our following concerns:

Section X

A. Background
5. Under plat approval, K.C.C. 16.18.30 requirements must be met. Also E.W.C. resolutions and requirements dated May 10, 2004 must be met, due to the fact that large amounts of agricultural water parallel Grasslands Park on both the east and west sides. See attachments.

B. Environmental Elements.
1. Earth

C. <u>What general types of soils are found on the site?</u>
Soil type is Class I Agricultural land or prime Agricultural.

D. <u>Are there surface indications of history of unstable soils in the immediate area?</u>
Yes! Lot 1, 2, 3, and 4 have not been farmed due to a high water table. Lot 3 and 4 currently have standing water on the surface due to canal conveyance loss and water table influence. All houses both east and west of the proposed Grassland Park have had or do currently have serious water problems due to a high water table. All houses both

east and west have been set back for this reason. We are concerned about drain field influence and septic tank infiltration; see photos lot 3 and 4.

3. Water

a. Surface

1. Is there and surface water body on or in the immediate vicinity of the site, including: year round and seasonal streams, lakes, ponds, or wetlands?

Yes! E.W.C. canal capacity in the area is around 140 CFS. The canal parallels Lot 1, 2, 3 and 4. See photos.

On the west side boundary, parallel to lot 1, 9, 10, 11, 12, 13 and 14 are both year round and seasonal water conveyance systems that will influence said lots. There is also a buried pipe bisecting lots 1, 9, 10, 11, 12, 13 and 14 that conveys water to the new subdivision south of the proposed lots. The larger system on the westside has a capacity of 18 CFS. The smaller grasslands residential system has a 4 CFS capacity. See E.W.C regulations for piping. There is agricultural return flow water returning to the eastside boundary of the property that must be addressed.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?

Yes, work will be required on lots 1, 2, 3, and 4, also the construction of the 4 houses. Also, do they wish to pipe the existing east and west laterals?

4. Will the proposal require surface water withdrawals or diversions?

Do they wish to relinquish their surface rights back to E.W.C? If not see E.W.C resolution and regulations dated May 10, 2004. If they choose to surrender the appurtenant water right they must still address all other shareholders down gradient.

6. Does the proposal involve any discharge of waste materials to surface water.

If tow drains in lots 1, 2, 3, and 4 are required. Where will they drain and where with they be placed? Tow drains increase our conveyance loss. How large will they be?

b. Ground

1. Will ground water be withdrawn, or will water be discharged to surface waters?

What are the well locations and how are close to the canal will they be. I run zylene and magnacide herbicides in the area and they may influence wells that are too close or too shallow.

c. Water runoff (including storm water);

1.) Describe the source of runoff and method of collection. Where will this water and will the water flow into other waters?

Their answer to this question is inadequate. The E.W.C must meet Department of Ecology Total Maximum Daily Load requirements for their return flow to State waters. What will the N.T.U/ ml be? Are there retention ponds planned for the site. This water will flow in to other waters!

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

They state: NONE. The runoff water from their impervious ground will flow immediately to agricultural water for further use as stockwater and irrigation.

Sincerely,

Larry Browne

Larry Browne,
Superintendent Ellensburg Water Company

Encl.

LB/kk

(5)

RECEIVED
MAY 20
KITTITAS CO
CDS

MINUTES OF SPECIAL MEETING BOARD OF TRUSTEES OF ELLENSBURG WATER COMPANY

A special meeting of the Board of Trustees was held on May 6, 2004 at the home of Trustee Ron Gibb. Present were Board members, Pat Clerf, Ron Poulsen, Kevin Eslinger, Ron Gibb, and Superintendent Larry Browne. All present acknowledged receiving sufficient notice of the meeting and waived any requirement that an agenda be given in advance.

The first order of business was to consider changing the rules and regulations governing the division of property, it coming to the attention of the Ellensburg Water Company that an individual(s) was attempting to bypass the intent of the necessary rules by circumventing the requirements that segregations and changes in property first be approved by the Company to protect its water interests and the sufficient ability to serve its shareholders, and to promote conservation, without increasing costs, maintenance and operations. Following discussion, the following resolution was adopted by a unanimous vote of the Trustees:

WHEREAS, the Trustees have the responsibility for exercising the corporate powers, business and property of the Company in the best interests of all of the shareholders, to ensure the delivery of water in the most cost efficient manner, and to adopt appropriate rules for the distribution of water to meet their purposes, it is hereby

RESOLVED: That the following rules and regulations shall govern review and approval of all divisions of properties: For purposes of this resolution a "division of property" or "divided property" is defined as: all plats, subdivisions, exempt segregation, boundary line changes or adjustments, any development or change to existing agricultural land use, or any change of any other kind that may affect the delivery of water in any manner whatsoever to the lands of Ellensburg Water Company:

1. All divisions of property will be reviewed by the Company, and approval granted on a case by case basis.
2. Pursuant to Kittitas County Code 16.18.040, for all divisions of properties, the landowners shall appoint an irrigation association representative who shall act on behalf of, and be the representative of the properties within the irrigation association. The irrigation association representative shall be the contact to the irrigation company in all matters concerning the delivery of water from the irrigation company to the divided properties including, but not limited to, making arrangements for the delivery of water, coordinating water use between lot owners, and generally attending to all matters having to do with the water delivery. The irrigation association representative must reside on, and own land within the boundaries of the irrigation association and divided property.
3. Without limiting the generality of the foregoing, the irrigation representative shall be the only one responsible for ordering water for the entire association and respective properties. The Company shall only be responsible for keeping records on the total water delivered to the Company turnout.

4. The requirements for the appointment of an irrigation representative shall be stated on the face of the plat or other similar document filed with the County and the Company.

5. The Company shares shall be in the name of the irrigation association on behalf of the individual landowners, who shall appoint an irrigation representative for the divided properties. In most instances, the irrigation representative shall be a non-profit corporate water users association. There shall be a minimum of 1 share per parcel, and ¾ share per acre. Copies of all organizational documents, bylaws, and regulations of the association shall be provided to the Company.

6. Following any construction, The Company shall only be responsible for maintenance and delivery of water to the designated turnout or headgate, at or in the Company main canal. The turnout or headgate is defined as the structure(s) required to divert and measure water from the existing Company distribution system at the main canal. Following construction, the irrigation association or property landowners shall be responsible for the maintenance of all parts of the distribution system beyond the Company's main canal easement or right of way.

7. It is further resolved that the division of property will be approved by the Board of Directors of the Ellensburg Water Company if it complies with state, county, city and Ellensburg Water Company regulations and does not impose upon the Company any expense over and above that which existed before any proposed subdivision. No subdivision will be approved which interferes with the delivery of irrigation water to other assessed lands within the Ellensburg Water Company service area. Pursuant to Kittitas County Code 16.18.030, the landowners within the property to be divided shall provide and maintain completed irrigation water distribution facilities, irrigation water rights of way for each lot, tract or parcel of land created by the plat. The irrigation water rights of way shall run from the Company main canal to each lot, tract, segment, and parcel.

8. General Specifications Right of Ways:

A. Prior to approval, all short plats or other divisions of property that are submitted to the Ellensburg Water Company will describe in written form all Company right of ways, and will also submit a detailed map showing all Company right of ways.

9. The developer has to show the right of ways not only on the property being developed but also on lands that lie between the property being developed, and the irrigation Company main canal. Minimum Company requirements are:

A. 10' easements on all exterior lot lines.

B. 5' both sides of all interior lot lines.

10. The plat drawing must show the amount of irrigable acreage of each parcel within the subdivision and contain a statement that company water may only be applied to the irrigable acreage consistent with the number of shares for the properties and the water rights of the Company. The delivery of all water is subject to the rules, regulation and by-laws of the Ellensburg Water Company.

11. The face of the plat must state: Ellensburg Water Company operations and maintenance roads are for Company use only. All other uses, including residential and recreational use is prohibited.

12. Any developer and/or owner seeking to subdivide will conduct any tests for groundwater and septic systems during the irrigation season. The developer and/or owner will correct any existing water problems at his or her own expense and shall hold Ellensburg Water Company harmless against any and all claim based thereon.

13. IT IS FURTHER RESOLVED that the Ellensburg Water Company will require completed irrigation water distribution facilities for lands within its boundaries as a condition for approval of the division of property, subdivision, short subdivision, lot, tract, parcel, site, short plat or final plat by the legislative authority of any City, Town or County. Such distribution facilities must meet the Company's prescribed specifications. No division of property shall be approved within the boundary of the Ellensburg Water Company without first obtaining certification from officials of the Ellensburg Water Company that the requirements set forth have been met.

14. IT IS FURTHER RESOLVED that any failure to obtain the necessary approvals from the governmental authority or the Company does not waive or nullify the requirements of this resolution. Any failure of the developers and landowners to comply with these requirements will result in the immediate termination of the delivery of water until such time that the developer or landowners to come into full compliance with this resolution at their costs and at the sole discretion of the Company. Any failure to obtain the necessary approval of the governmental authority or the Company will result in the developer or landowners of the newly divided property being responsible for all costs of any kind to the Company to bring the divided property into compliance with this Resolution.

15. IT IS FURTHER RESOLVED that irrigation distribution facilities shall be provided and installed as required by the irrigation Company serving the land in the proposed plat. The irrigation Company requires the irrigation distribution system to include pipes of proper size to convey and carry water through or by a concealed, pressurized, and buried conveyance system. Water will be conveyed in this manner, throughout the system, from the irrigation Company'smain canal and headgate to the newly divided properties regardless of distance. The Company board of trustees will determine the location of the point of diversion, headgate, or turnout for said development or division of property. If an agricultural irrigation system is in existence, or was historically in existence, a new separate and distinct system shall be installed from the Company main canal, headgate, or turnout, to each parcel within said development or division of property.

16. Pursuant to Kittitas County Code 16.18.060 the following specifications are adopted:

The purpose of this article is to provide for water conservation and to improve surface and ground water quality by diminishing the amount of surface water interfering with operation of septic tanks and wells on residential property. Divisions of property where the size of any parcel or lot is <u>three acres or less</u> shall be irrigated by either a sprinkler irrigation system or drip system. The following definition shall apply. A sprinkler irrigation system means a system for delivery of water to the land from the Company main canal to each parcel or lot whereby irrigation is ultimately achieved by the piping of all water through a sprinkling device that has the effect of distributing the water to the land surface in small scattered droplets in a rain like manner.

17. IT IS FURTHER RESOLVED that water features such as ponds, fish or koi ponds, swimming ponds, fountains, waterfalls, dams, obstructions, acclimation pools, moats, or any other aesthetic value water features or uses are not currently authorized uses of Company water and are prohibited.

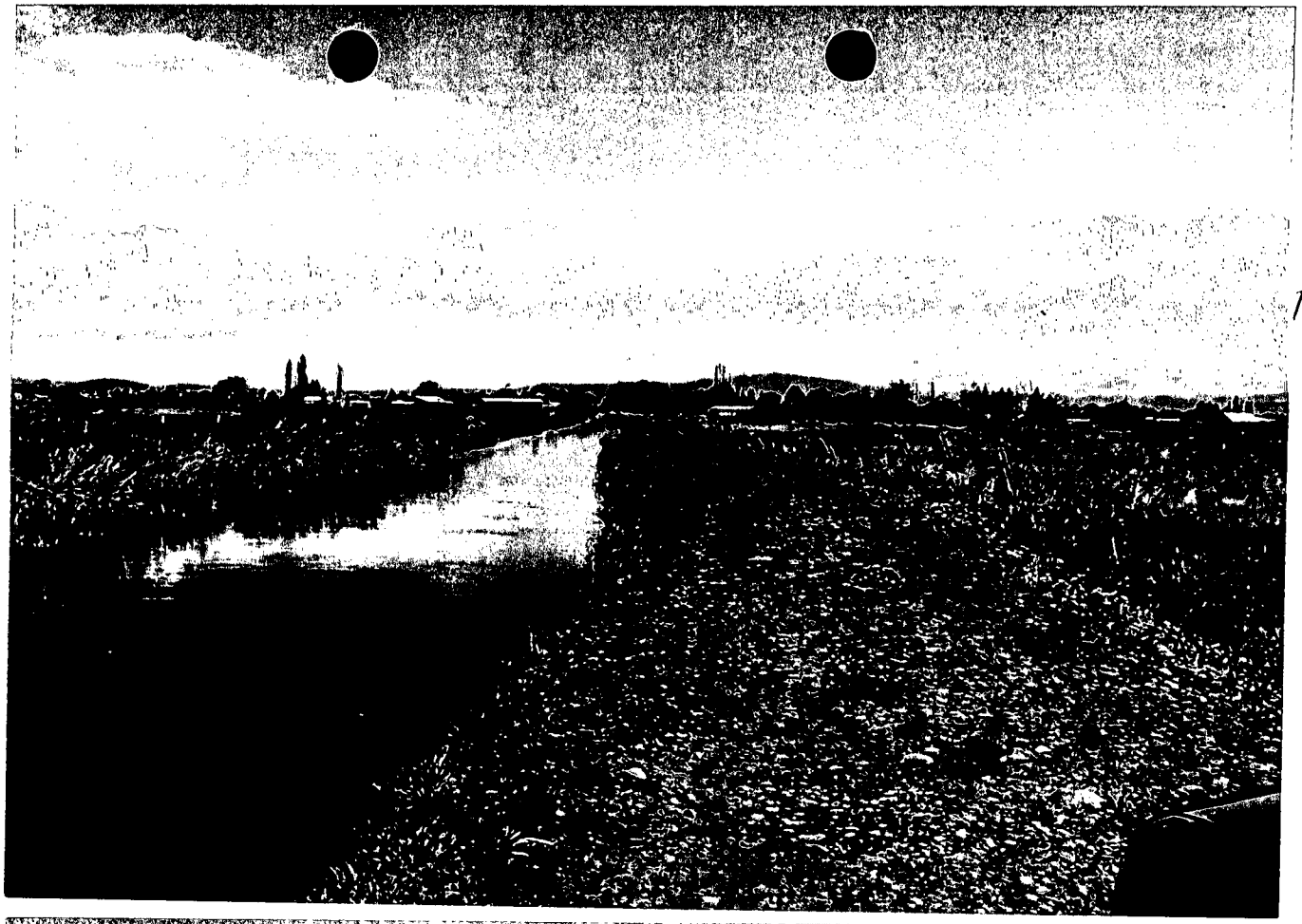
Thereafter, there being no further business, the meeting was adjourned.

DATED this 10th day of May, 2004.

Pat Clerf, President

Larry Browne, Secretary

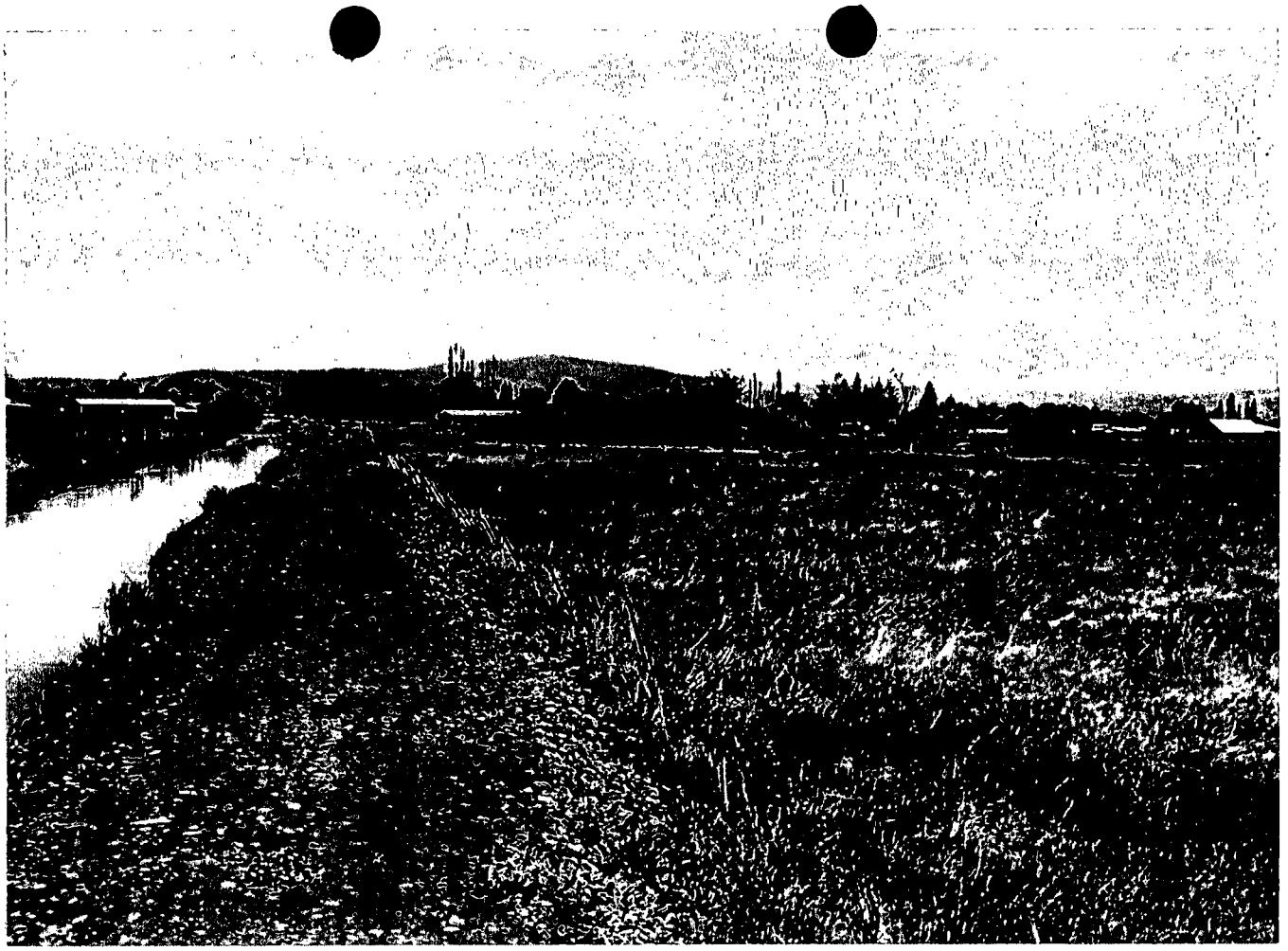
c:\larry's files\ewc\ewc minutes051004.doc
5/9/2004 6:20 pmlem
f:\clients\lem\ewc-3024\general 002\ewc minutes051004.clean.doc
5/10/2004 10:40 amda



LOTS 1 thru 4



LOT 4 HIGH WATER TABLE



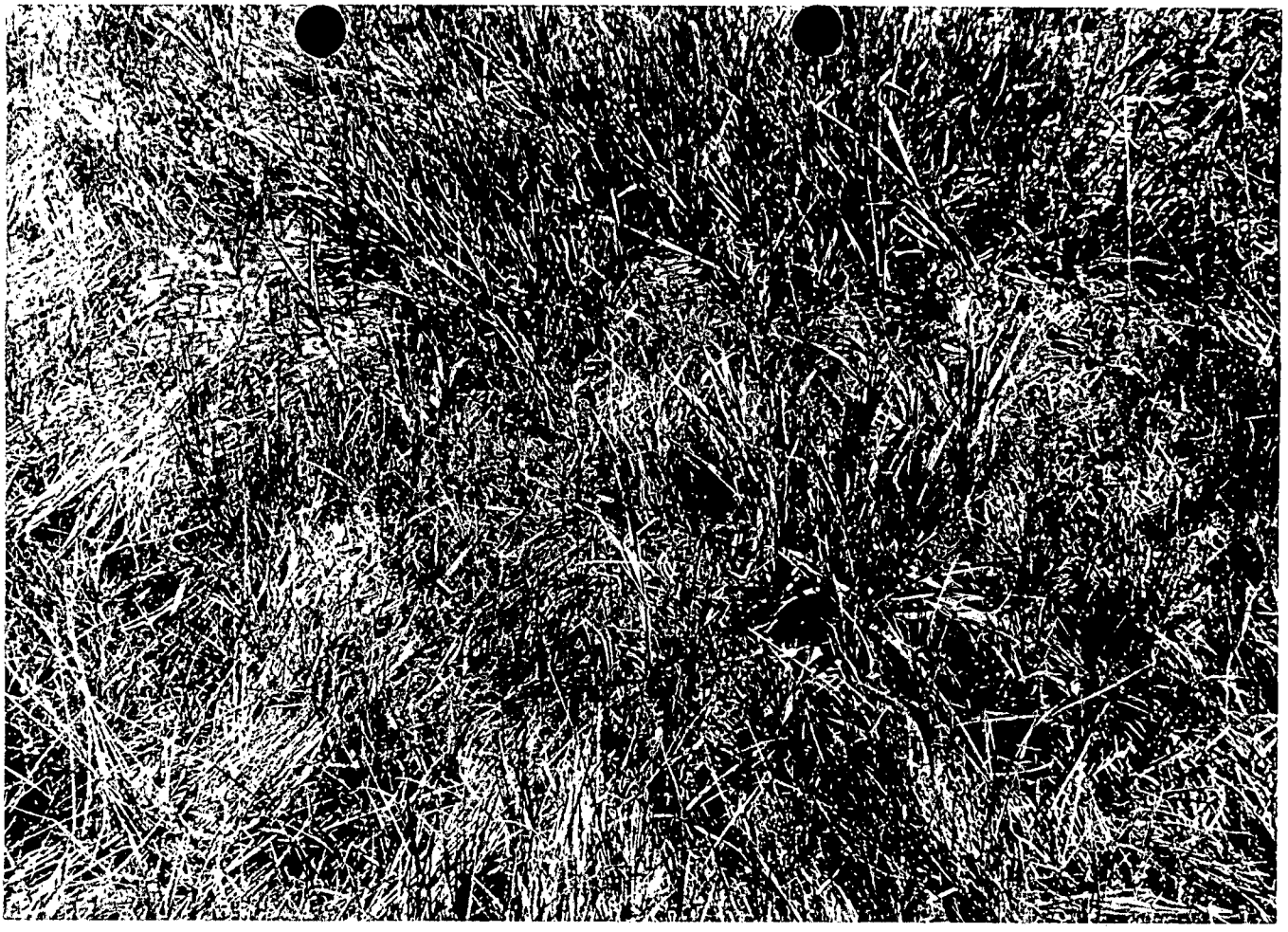


WET SOIL VEGETATION LOT 3 OF 4

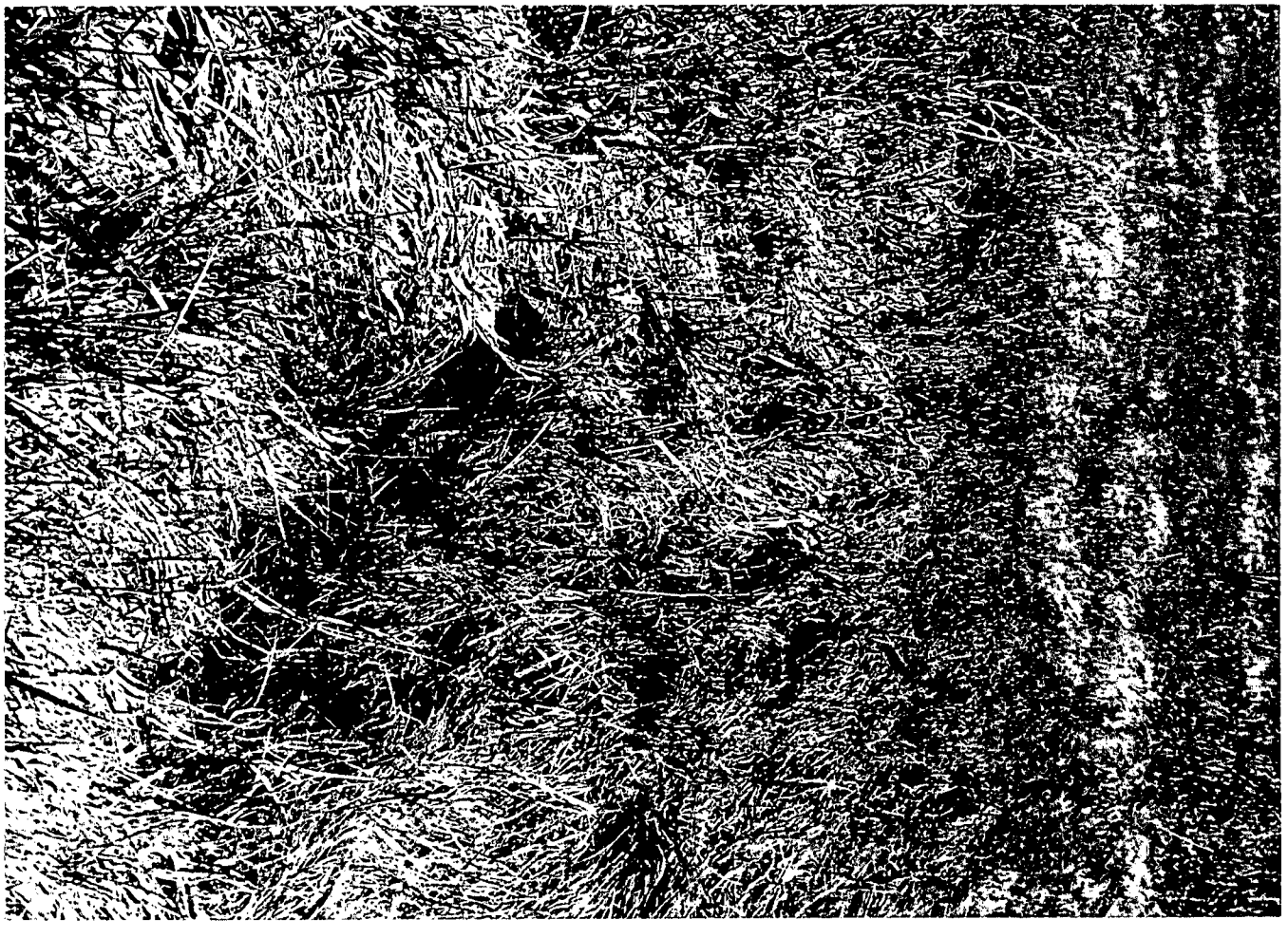




AQUATIC VEGETATION LOT 3 OF 4



LOT 3 STANDING WATER



11

VOL 3 STAR-26 SILVER



Grasslands Park

Grasslands Park could be considered an appropriate and normal expansion of the existing Grasslands development. If it wants to be part of the neighborhood then it should retain the characteristics and limitations of the neighborhood. The roads are publicly owned and maintained. This ensures there is a sense of community within the area. One of the beautiful things about Grasslands is that people wander along all the roads. We'd like to do the same with the new neighbors. Most drivers respect the fact there is a mixture of slow traffic and walkers. A publicly owned road helps to enforce the speed limits and behaviors of those who forget the rules some times. The Sheriff cannot enforce traffic laws on private roads. The private common accesses are private but cannot extend or expand unless they are publicly owned and maintained.

The water system serves domestic water to 72 homes. Irrigation water is provided by the Ellensburg water company in a combination of open and closed systems. This helps reduce the demand on irrigation water and ensure little well water is used for irrigation. If well water is used for irrigation there is a significant financial penalty the helps send users back to the Ellensburg water company

Planning Commission should conditionally approve Grasslands Parks with the following conditions:

-The plat, and subsequent serial plats, shall have the following conditions noted:

1. **All lots domestic water is from a metered well that will shut off when 5000 gallon per day are either delivered or pumped. .**
2. **All lots irrigation water is provided by a separate system that uses Ellensburg water company water. No irrigation of lots using well water.**
3. **All lots shall abut a publicly owned and publicly maintained road system.**

Each of these is the current law, to the best of my knowledge, and if the applicant agrees and the Commission agrees AND places these conditions in the approval document then my testimony is complete. If there is disagreement then I have substantial testimony to support the Planning Commission imposing these conditions as conditions of approval.

Sincerely,

Paul D. Bennett
2013 Quartz Mountain Drive
Ellensburg

May 17-04

Kittitas County Community Development Services
411 North Ruby
Suite #2
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John D Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

May 17-04

Kittitas County Planning Commission
411 North Ruby
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

May 17, 2004

Kittitas County Planning Commission
Kittitas County Courthouse
205 W. 5th Street
Ellensburg, WA 98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Re: Proposed Grassland Park 14 lot preliminary plat
State Environmental PA

Gentlemen,

As 25 year residents of the Grasslands area and living on a street that directly adjoins the proposed extension of Quartz Mountain Drive, we must express our concerns of the detrimental effect to the safety and general welfare of our neighborhood.

The streets of Grasslands are not designed for heavy traffic. There are no sidewalks or curbs and little in the way of the "edge" of the roadway for our families to enjoy a walk with their children and pets and for these children to ride their bicycles alone without parental supervision. More traffic on Quartz Mountain Drive will increase the incidences of speeding and not stopping at the stop signs, especially at the corner of Mt. Daniels Drive and Quartz Mountain Drive. It will increase the risk to our children as they play during the year. There is a hazardous spot during certain times of the year where the sun blinds you as you travel west on Quartz Mountain Drive and you can not see what is in the roadway. Children are not aware of these hazards as they have not experienced driving a vehicle and are slow to react to a car bearing down on them. Fortunately the present neighbors are cautious slow drivers, not in a hurry to reach the other side of town.

We feel opening Quartz Mountain Drive to more traffic will have a negative impact on the general welfare of our neighborhood. There will be more of a burden placed on the county law enforcement by increasing the potential for more accidents in Grasslands. Not only will Quartz Mountain Drive have increased traffic, but Third Avenue to the north and Mt. Daniels Drive to the south will bear the brunt of the traffic increase. The safety of our families, children, grandparents and other residents who enjoy the walking environment of our neighborhood is a most important concern to us. We wish to state that we are opposed to the opening of Quartz Mountain Drive to the east for a future housing development.

Sincerely,

Bill and Judy Jo Roberts
118 Frost Mountain Drive
Ellensburg, WA 98926

cc: Kittitas County Community Development Services

Will and Cindy Johnson
208 Lookout Mtn. Dr.
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA 98926

Regarding:

Application for a fourteen lot preliminary plat (P-04-01)
All Business, LLC represented by Chris Cruse
Section 6, T. 17N., R. 19E., Kittitas County

Dear Sirs:

The way the application was filled out left many unanswered questions. Some specific issues we believe should be more thoroughly addressed and considered in regard to this proposal follow:

1. On the western boundary of this proposed development there is an existing irrigation ditch. This ditch can only be maintained from its eastern side because of parallel irrigation facilities to the west in the existing Grasslands development. This new proposal will need to include viable long-term maintenance access. In addition the developer has not provided plans or any information related to how Quartz Mountain Drive will need to be built to cross over the irrigation ditches.

2. It is unlikely that streets in the existing development were designed to today's standards. Heavy construction traffic will need to be limited to prevent seasonal damage, or provision made for street repairs after the project is completed.

3. The application states there are no anticipated expansions or additions to this proposal, but the plat map very clearly shows two "temporary cul de sacs" at the ends of the roads. We all need to be aware of the 'big picture' in evaluating this application. This proposal is set in a field that is potentially large enough for four times as many residences as noted here. Yet the developer "would desire a private road maintained by a homeowners association" according to the access note on the plat map. Clarification is needed on exactly which road(s) would be affected in this case. It is also important to note that allowing a private road poses serious maintenance and public safety issues particularly if this is just part of a much larger development plan. Furthermore, there is nothing in the application that addresses a homeowners association or any covenants that will assure adherence to purported standards.

4. If this is the first part of a larger proposed development, serious consideration needs to be given to the additional traffic anticipated and its impact on the current character of the neighborhood. The existing roads leading into this proposed plat are barely wide enough for two cars and have a high volume of foot traffic since there are no sidewalks. Will there be adequate and alternative entrances into the new development?

5. On a related note, one must ask how the developer intends to assure that the proposed residences will be "middle to high" income housing. We personally have made a substantial investment in our property and continue to upgrade it, as is true of our neighborhood in general. When considering this proposal it is important to take into account the impact to the value of the existing residences. We should be able to expect construction standards and specifications commensurate with the existing homes but cannot tell from the application whether this will be the case or how the developer will be held to the "middle to high" standard promised.

6. Construction hours will need to be limited due to proximity to an existing residential neighborhood. "Heavy equipment dawn to dusk" is not appropriate nor acceptable in a residential area.

Sincerely,

Will Johnson Cindy Johnson

Will and Cindy Johnson

RECEIVED
MAY 24 2004
KITTITAS COUNTY
CDS

Raymon and Mary Donahue
202 Lookout Mountain Drive
Ellensburg, WA 98926

Jan Sharar, Staff Planner
Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg WA 98926

May 25, 2004

RE: Application for a fourteen lot preliminary plat (P-)04-01):
All Business, LLC, represented by Chris Cruse
Section 6 T. 17N., R. 19E in Kittitas County

Dear Ms. Sharar & Kittitas County Community Development Services,

We wish to comment on the application for a preliminary plat by All Business LLC. There are several points that we feel should be considered and addressed in the application. We feel that many parts of the application were filled in incompletely, without addressing the actual effects of the development on the immediate area. Considering the size of the development we feel that it is important for all of the points on the application should be adequately and thoroughly addressed.

For the SEPA Environmental Checklist

A. Background, item 2) Further additions and expansions:
'None anticipated' is listed. If no further expansions or additions are anticipated, why are the ends of the streets on the map listed as "temporary cul-de-sacs"? If further expansion is indeed anticipated, the existing streets in the Grasslands Area need to be re-evaluated and this proposal should be reviewed in that light. The current streets were not designed to accommodate the amount of traffic that will be generated by Eastward expansion and addition of 14 or more new homes. The effects of additional entrances to the development from the East or South should be addressed now.

B. Environmental Elements
Item 1c. Soils
The area is currently being used as agricultural land. It seems that more should be known about the agricultural classification of the soil than "Loam, Sandy Clay Loam".

Item 1e. Grading and Fill

It seems unlikely that the project will be completed without any fill or grading. Any roads built will need to cross irrigation ditches and new roads will be established in the development. Pipes will possibly be put into irrigation ditches. Will this really require no fill or grading? It seems that a significant amount of grading will be involved in the project.

Item 1f. Erosion

It may be the case that the amount of erosion caused by construction or use is small, but it is not accurate to state that erosion is "not likely". When land is devoid of plant material, water erosion will occur, even with a small slope of +/- 2%. Where that eroded material ends up should be addressed.

Item 1g. Impervious surfaces

'Approximately 10%' impervious surface for housing development seems to be extremely underestimated. If one assumes that a 3000 ft^2 home will be placed on a one acre lot, this will be approximately 7% of the surface. Most homes on a one acre lot are at least this size. Other impervious surfaces on the lots will likely include driveways that are 2000-3000 ft^2, and shops or garages that may be as large as 2000 ft^2. In addition, there will be roads connecting the lots. Impervious surfaces could very likely be 20% or more of the coverage.

Item h. Erosion control.

As the development proceeds during the summer and the land is bare during a period of no rainfall, the soil on the surface will likely be extremely dry and highly susceptible to wind erosion. As this is agricultural land, there is possibly a high level of residual pesticides present in the soil. It seems reasonable to take measures (watering of the site) to prevent excessive wind erosion of the disturbed surface during development and to determine the content of the soil when it is exposed.

Item 2a. Air

It is noted that 'temporary emissions typical for construction' will be caused. The question asks for a general description of the emissions and approximate quantities if known - the description 'typical' does not answer this question. If the emissions are "typical" then the sort of emissions caused should be easily quantified by the applicant. It should also be noted that the federal government is currently reviewing stricter controls of engine emissions on construction sites. Will this project be exempt from any restrictions that might be enacted after the project has begun? (see concern about dust in 1h above).

Item 3a Surface Water

1) It is noted that small ditches used for irrigation are present on the proposed plat. But what is not mentioned is that there is a larger irrigation ditch that will be the Western boundary for the plat. What plans does the developer have for providing access to this ditch for maintenance? Will there be an easement, or a driveway?

2) How will the ditch be crossed in order to access the development from the West side (which will be the only access into the development, according to the proposed plat)? The application asks for a description of how waters will be crossed – 'road crossings' is not very descriptive.

4) The applicant states that surface water withdrawals or diversions are "Not likely". Does this mean that homes in the development will not have access to irrigation water or will they use ground water for irrigation? If so, what sort of ground water and drainage water issues might this create? This is a very real concern that should be addressed as it is very unlikely that residents will "go without" irrigation water of some sort. An answer of "not likely" for withdrawals or diversions of water seems to leave the idea of withdrawals open, without a description of the impacts that withdrawals or diversions will have. This should be answered in a Yes or No format with descriptions of the withdrawals or diversions if the answers is "Yes".

Item 3b Ground Water

The applicant states that a Class B well for 14 residences will be drilled. But the application asks what the purpose for the well is and approximate quantities of water that will be withdrawn. The questions should be answered, especially since it is unclear as to where residents will be getting water to provide for up to one acre per lot of Kentucky Blue Grass. Again, 'standard discharge for 14 residences' is not very descriptive.

Waste materials discharged should be described. The applicant states that 14 residences will have individual septic tanks but the question asks for a description of the general size of the systems. With the septic tanks be for 4 residents per lot? Or 10 residents per lot. Either would be possible from the description provided by the plat and this would make a large difference in the quantity of discharge per residence. Also the application ask whether the discharge would be for animals or humans. It is possible that residents will have animals that will lead to nitrate deposition in the ground water and this should be considered.

Item 3c Water Runoff

The water runoff caused by the project may be acceptable. However, it is incorrect to state that the "rainwater/snowmelt will runoff as it always has" because there will be residences on the area with a significant amount of impervious surface area. Previously the area was an agricultural field. It is simply inaccurate to claim that runoff from rainwater/snowmelt would be the same.

It is also not accurate to answer the question as to whether waste materials could enter ground or surface waters as "not likely". Or course it is more likely that waste water would enter ground or surface water as a result of development. We hope that residents will be conscientious enough that they will protect surface and ground water from contamination, but converting the land to a residential area will necessarily increase the risk of ground water contamination.

Item 4. Plants.

a) Has a thorough assessment of plant life been carried out? We have personally seen aspen, bulrush, sedge, cattails and buttercup, to name a few, on the property yet they are not listed, without having done a complete survey. The fact that these species are omitted makes one wonder what has been investigated.

b) As for "what kind and amount of vegetation will be removed or altered", for this sort of plat, wouldn't potentially ALL of the vegetation be removed and altered? An answer of "unknown" seems inadequate.

c)"None known" is also listed for threatened or endangered species. Has anyone looked for such species? Lastly, what assurance does the applicant have that residential landscaping will be "lawn/flower beds". Since there are no codes for weed control to be enforced, the parcels could very well end up to be sources of noxious weeds. The current vegetation will be necessarily removed for construction and road building and if no measures are in place to plant other vegetation the result will be a self-reseeding field of weeds.

Item 5. Animals.

There are numerous bird species which live on and around this property around the year and especially in the fall. The field seems to serve as potentially important habitat for migratory waterfowl in the fall after the crops have been harvested. It is definitely used by migratory species of birds.

Item 7.

There are always hazards associated with construction sites, which include all of the hazards mentioned. Safety measures can be taken to minimize those risks, but it is incorrect to say they do not exist.

It would be more reasonable for noise from heavy equipment for the proposed construction was restricted to morning to evening hours (i.e. 7am –6 pm at the most). Dawn to dusk is not acceptable, particularly for the early summer hours.

Item 9. Housing

What measures will be taken to assure that the homes will be middle to high income homes? The quality of the homes and the sites could have a serious effect on the pre-existing homes in the neighborhood.

Item 10 Aesthetics

'As per zoning' does not answer the question as to height of the proposed structures and siding to be used.

Views to the east from homes on the west side of the property can definitely be affected by this proposal, depending upon the nature of the development. It would be favorable to see some recognition of this and some willingness to insure that the effect is minimized.

Item 11 Light and Glare

Lights in the proposed development could definitely interfere with the view from homes adjoining the development. Again, efforts to minimize this potential interference would be favorable.

Items 14,15

The street and public service requirements to this development are dependent upon the size of the finished development. If more homes are planned in the future, that should be addressed now to insure the proper services are available with minimum impact to the area.

Sincerely,

Raymon and Mary Donahue
202 Lookout Mt. Drive
Ellensburg, WA 98926

May 19, 2004

Kittitas County Community Development Services
ATTN: Ms Jan Sharar, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

RE: Grasslands Park Plat (P-04-01)

Dear Ms. Sharar,

Thank you for the opportunity to comment on the proposed plat. I shall make some general comments and then get into specific comments regarding the SEPA checklist.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created there own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I find the SEPA fatally flawed and strongly request the county reject this document as being inadequate for review. The SEPA checklist is relatively simple and should provide sufficient information for the "reasonable and prudent person" to adequately determine what the impacts are for this development. From that reasonable comments could be made from which the SEPA determining official can make a determination of no significance or of a mitigated determination. This SEPA checklist has numerous errors of fact and errors of omission. There are 13 answers where the agent or the owner answers "unknown". These range from answering a simple question such as will there be additional fill, are there other governmental approvals required, is it an environmentally sensitive area. Now the answers to these questions may be "no", but it leads one to surmise that instead of thoughtfully and deliberately examining the impacts of the development that this checklist was just a process to get through. It may also be that the agent is inexperienced at filing out a SEPA checklist. If the later is true the SEPA determining official could counsel and suggest ways of completing the document so we do have clear information.

Unfortunately there appear to be errors of fact and errors of omission. In responding to A2 the agent answers the question of future additions as "None anticipated", yet the plat clearly shows extensions and temporary cul-de-sacs. Is the statement of no future growth made because 14 lots is the most DOE will allow on an exempt well and if there were more than 14 lots a Class A water system would be required and there is no water right for this property. Is this a case of serial platting to get around the water issue? An issue that has kept this land from developing for years. As the SEPA determining official I expect a candid answer to this question.

The agent fails to answer the impact of traffic in the area. How should I know what a normal traffic load is for 14 residences. Is that 14 cars per day? 140 cars per day? 1400? The agents states up to 100 people may live there. How many trips would 100 people generate? It is not my responsibility to know the answer to this. The agent, as a professional, needs to provide complete and factual information that allows for thoughtful and reasonable review.

The answers of "not likely" appear in simple questions such as B1f. Could erosion occur as a result of clearing? The correct answer is yes of course it could, but there would be reasonable construction industry methods to minimize the impacts. The agent needs to try again and answers the questions completely.

Now, as to water. These comments may be irrelevant because if there are adequate irrigation and domestic water rights then there is no issue. Applicant should state that up front in the revised application. However, if there are no rights then there is an issue. As much of Grasslands operates of a Class A water system I would be concerned if numerous serial developments were going in with exempt wells serving as the source of domestic water. The impacts could have a significant adverse impact on the Grassland Class A water system. As there is no information in the packet as to water rights it is impossible to make a determination of the significance.

As the SEPA determining official you must reject this SEPA checklist as incomplete. I do not think there is sufficient information for you to make any level of determination based upon missing and incomplete information. To ensure you follow all procedures carefully and completely to carefully consider and evaluate all relevant information, that all the information must be present.

In the event that you disagree that the SEPA checklist should be rejected and resubmitted I do have specific comments that I would like you to consider.

A2a – There will be expansion based upon the obvious ends of the road and the fact that the is a temporary cul-de-sac. Is this an attempt to skirt the 14 lot limit on exempt wells. Will the same owner under a different partnership continue serial platting. You must evaluate on cumulative impacts Assuming all the land develops without a water right under exempt wells could there be an additional

40 to 50 homes all on exempt wells and yet there is no impact? A response is requested.
A3 - Can the ground handle septic? Is there evidence that domestic water can be found. Answer yes or no.

4a - What about the irrigation plan? Is all irrigation water going to be piped. What about irrigation easements to convey water to the south?

5a – What about Water rights, Class B water system approval, irrigation approval. Do you have them, what is the plan?

B1d - Are there surface indications of unstable soils. This would require the agent to visit the site and say yes or no based upon observation. None known is unacceptable.

B1f – Yes erosion could occur – what will you do to mitigate this during construction so it doesn't flow into a main irrigation ditch and plug pumps downstream.

B1g – 10% seems low. Does this include the road, all the homes and the fact that a homeowner could cover 1/3 of his lot with a home structure or driveways? This number is critical in determining how the developer will deal with storm water since 1 acre lots are too small to deal with there own storm water. Please show your calculations.

B1H – The fact that the agent is proposing no erosion control is unacceptable. He may not have to build a triple setting pond with aeration features, but a little silt fence would be nice. Again this speaks to the fact that the agent is either inexperienced in answering the questions or he is deliberately being evasive.

2a – Since the agent proposes no erosion control I can only assume that is because there will be no stormwater to generate erosion therefore he's just going to generate dust. As this is a residential area what is his dust mitigation plan and what do we do if he doesn't follow his plan. Better yet I hope he can provide a reasonable plan in the revised application and that he is able to comply with the plan to keep his project going.

2c – Oh, I guess he doesn't have a plan to control the dust.

3a1 – Is the agent planning on rerouting the irrigation ditches? Does he have permission from down stream owners and all users of the water? Where are the irrigation easements that show either recorded easements or historical use easements? I believe 60-100 foot irrigation easements are required for access/egress and maintenance. Document the irrigation right for this Plat in the revised SEPA.

3a2 – How will the water get under the road crossings? What irrigation flow is allowed? Will the crossing size be adequate for maintenance? Who maintains the irrigation flows and crossings?

3a4 – What water right does the applicant have or does this mean there is no irrigation right for the development? How will the residents irrigate the lawns? Will the Class B water system be used for irrigation? The agent should answer this question in the revised application.

3b1 – Please indicate what water right the development has for the well that will serve 14 residents with a Class B System. When the agent shows the adjudicated water right then this will clear up numerous concerns about domestic water. If the well is limited to 14 residents and 5000 gal per day then how does the applicant propose to shut the well off if the limit is reached so as no to have a significant adverse impact on other area wells? Later in the application the agent states there will be 14 to 100 people living in the development. Based upon 100galolons per day per person that equates to a range of between 1400 gallons to 10,000 gallons per day. This exceeds the limit of the wells. If the water is used for irrigation it gets even worse. The agent should clarify this issue in the revised SEPA.

3c 1– If the water would runoff as it always had then there would be no issue, but given an increase in impervious surfaces of between 10-30% it seems unlikely that the agent meant to say that it "will run off as it always has." Given a road, homes, outbuildings and driveways the applicant should describe/quantify the increase in storm water and state what they intend to do about it. The county must have regulations that could assist the agent in making this determination. He could mention that in the revised application.

3d – I guess the agent is not proposing any control of increased runoff water. He should in the revised application. Maybe it should meet some county codes, if applicable. Without this information it would be difficult for the SEPA determining official to thoughtfully consider all the impacts and make a reasonable determination of non-significance or mitigated significance.

4b – A quick calculation of the area of the road and an average of the total area disturbed for each of the middle-high income houses could produce an answer that folks could look at and evaluate.

6a – Would these be placed as part of the development or is it an individual responsibility? Are these in the road or on private lots?

7b – The construction should not go on from dawn to dusk. In mid-summer at the peak of construction that could be from 4:30 am until 10:00 pm. Limit from 7:30 to 5:00 Monday thru Friday – no weekend work. State that in the revised application

8h – Environmentally sensitive area? Maybe, maybe not, the agent can go and do the research and provide a definitive answer in the revised application.

8j – 14-100 people. That's a significant range. Assuming the typical 2.5 residents per home one would expect about 35 people. 100 people would have a negative impact on either an approved water right or they would probably exceed the allowable water from an exempt well. This also has a significant impact on traffic

13 – Historical impacts – Do the research and answer the question on the revised application.

14a – Since the name of the plat is Grasslands Park you are trying to associate with the desirable name of the Grasslands neighborhood. That's OK. Your roads should reflect the characteristics of the neighborhood, hard surface, same width, grassy swales, meandering nature. It also ensures no one leg takes on an excessive amount of through traffic. Your plan shows continuations, probably to Mt Daniel Drive. You should show an access to the Kittitas Highway to the south.

14d – The plat notes are unacceptable. We are essentially an urban area with a neighborhood traffic circulation system. The idea of placing private roads that are not accessible to the neighbors is offensive. The roads should be public to allow this residential neighborhood to expand safely and thoughtfully as it has in the past. The roads if private could be gravel. That is unacceptable for cars that could generate about 140 trips per day. The dust is unacceptable. When the agents submits the revised application he should address the roads and offer what was mentioned above in 14a. If not offered the SEPA determining official should include 14a as mitigation. As private roads the other neighbors could not walk around the block once all the developments are complete. That is inconsistent with the neighborhood. Build public roads safely and easily maintained that are maintained by the county just like the rest of the neighbor hood. Or limit the development to 3 homes. Also name the roads that are consistent with grasslands. Delta Street doesn't quite fit. Where's the stormwater going to go? Is there a stormwater system? Will the temporary cul-de-sacs be paved? If the roads are private that means the school buses won't go down the road and all the children congregate in front of somebody else's house. Not very neighborly. Avoid that issue, keep them public.

14f – What is the volume. State a number and cite your source in the revised application?

14g – Are there any off-site transportation impacts that could be mitigated? The intersection at Quartz Mountain Drive and Mt Stuart is a doozy. Propose that you will fix the angle and the slope and drainage at that intersection.

Thank you for your consideration of these comments. I believe all the comments can be reasonably addressed in a revised application that can the be thoughtfully and reasonably reviewed. Although a burden I do expect to see written consideration to each of the comments in the record. Please add my name and address to the mailing list so I can review your determination and if there is no revised SEPA document this gives adequate time to evaluate if an appeal is required or if your mitigation addresses all of the issues.

Thank you again for your consideration.

Sincerely,

Mary K. Pratt

Mary K. Pratt
2013 Quartz Mountain Drive
Ellensburg, WA 98926

MAILING ADDRESS:

Mary K. Pratt
P.O. Box 662
Ellensburg, WA 98926

929-2634

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00

Total Amount: $300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

ROUTED TO:
DPW
PROSECUTOR X
CDS
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST__2ND__3RD__
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Max A. Golladay

District Two
Bruce Coe

District Three
Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00
Total Amount:			$300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

ROUTED TO:
DPW
PROSECUTOR X
CDS X
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST 2ND 3RD
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Max A. Golladay

District Two
Bruce Coe

District Three
Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00

Total Amount: $300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

ROUTED TO:
DPW
PROSECUTOR X
CDS X
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST 2ND 3RD
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00

Total Amount: $300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

ROUTED TO:
DPW
PROSECUTOR X
CDS
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST__2ND__3RD__
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Max A. Golladay

District Two
Bruce Coe

District Three
Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

AGENDA STAFF REPORT

AGENDA DATE: July 21, 2004

ACTION REQUESTED: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 21, 2004 at 3 p.m., Commissioners Auditorium.

BACKGROUND:

The original SEPA threshold determination of Mitigated Determination of Non Significance (MDNS) for the Grasslands Park Preliminary Plat (P 04 01) was issued on May 28, 2004 by Community Development Services Staff Planner, Jan Sharar.

The CDS Staff Planner withdrew the original MDNS on June 15, 2004 within the appeal period and reissued a revised MDNS on June 24, 2004. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the Suburban Zone in which the plat is located.

The original May 28, 2004 MDNS was appealed in a timely manner, received on June 15, 2004 by the Kittitas County Board of Commissioners, (BOC).

On July 6, 2004, the BOC scheduled a SEPA appeal hearing for July 20, 2004 as required by Kittitas County Code 15A and 15.04.

On July 7, 2004, the withdrawal of the appeal of the original MDNS was acknowledged by the BOC in a letter to the appellants.

The appeal period for the revised MDNS issued June 24, 2004, expired at 5 p.m. on July 9, 2004.

The preliminary plat was rescheduled from June 28, 2004 to July 26, 2004 for open record hearing before the Planning Commission.

RECOMMENDATION: Acknowledge withdrawal of SEPA appeal on Grasslands Park Preliminary Plat and cancel hearing scheduled for July 20, 2004 at 3 p.m., Commissioners Auditorium.

ATTACHMENTS:

Treasurer's receipt of appeal fee.
June 15, 2004 letter of appeal.
June 15, 2004 letter from BOC setting scheduling of appeal hearing.
July 7, 2004 letter to appellant acknowledging withdrawal of appeal by appellant.

LEAD STAFF: Jan Sharar, Staff Planner

TREASURER'S OFFICE

Kittitas County

205 W 5th Ave, Room 102
Ellensburg, WA 98926
(509) 962-7535

Cash Receipts

Receipt Number: 2004-2449 Date: 06/15/2004

Received From: PAUL D BENNETT & MARY K PRATT

Check Amount: $300.00

Cash Amount: $0.00

Eft Amount: $0.00

Total Amount: $300.00

Deputy: crystalb Receipt Type: CHK

Template: COMMUNITY DE COMMUNITY DEVELOPMENT SERVICES

Comments:

FundCode	GlCode	Description	Amount
001	1432240	APPEALS FEE	$300.00

Total Amount: $300.00

Treasurer of KittitasCounty

C. Buchholz

Deputy

ROUTED TO:
DPW
PROSECUTOR X
CDS
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST__2ND__3RD__
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Max A. Golladay

District Two
Bruce Coe

District Three
Perry D. Huston

RECEIVED
JUN 17 2004
KITTITAS COUNTY
CDS

June 15, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

The Kittitas County Board of Commissioners will be scheduling the appeal hearing on July 6, 2004, during their agenda session. At that time, I will be advising you in writing of the appeal hearing date and time. Please be prepared to submit copies of any documentation supporting your appeal in advance of the hearing date to my attention.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

95

Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One	District Two	District Three
Max A. Golladay	Bruce Coe	Perry D. Huston

July 7, 2004

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt. Drive
Ellensburg, WA 98926

Re: SEPA Appeal – Grasslands Park

Dear Mr. & Mrs. Pratt-Bennett:

On July 6, 2004, the Kittitas County Board of Commissioners accepted your request to withdraw your SEPA appeal of the Mitigated Determination of Non-Significance (MDNS) for Grasslands Park Preliminary Plat.

If you have any questions please feel free to contact our office at your convenience. Thank you.

Sincerely,

Julie Kjorsvik
Clerk of the Board

cc: ✓Community Development Services Department
James Hurson, Chief Civil Deputy Prosecutor
file

RECEIVED
JUL 7 2004
KITTITAS COUNTY
CDS

8/23/04

Grasslands Park Pre-liminary Plat

Chris Cruse - presents letter answered questions re: private/public
Joe Sheridan - talking about transportation plan as a reason for public roads.
Stephen Duda? 111 Frost Mtn Dr. - Resident of Grasslands for 20 years. Maps showing roads & circulation routes.
Wyman Renfro - Grasslands Water Assn More Class B wells may affect our Class A well. Traffic a big concern.

→ wants applicant to ditch from Pheasant Rd and add layer to road - then surfaced.

"Citizen" Bennett - submits letter offers solutions to issues in letter
Wyman Renfro - school bus won't go onto private roads
Chris Cruse - willing to go with public road.
Nancy Godbee - well will be metered no guarantee it will be monitored.
Joe Sheridan - shows PC the "buildout map" for additional acreages to East & South.
Chris Cruse - want plat appv'd won't insist on private road tho' allowed

8/23/04

Grasslands Park, (cont.)

by road stds.

Agree to:
- pressure piped system for Ebeng N_2O for irrigation
- Class B Water only choice that makes sense – can't get water right.

Dave Black wants public roads.
Jim Laudreth because of irrigation water must have homeowners cash.

Harris – motion to approve w/ conditions that roads are public ① ± ② monitored meter
Black add meter to well to 5,000 gal/day

350 gal
× 14 lots
1400
350
4,900 gal/day

by homeowners assn. or water users assn.

6 – 0 yes

± like him knowledgeable

Findings of Fact and Conclusions of Law

This matter having come before the Kittitas County Planning Commission upon the referenced Preliminary Plat application (P 04-01) by Chris Cruse, authorized agent for All Business, LLC, landowner, the Planning Commission makes the following Findings of Fact and Conclusions at Law and Decision related to the above referenced matter:

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

CONDITIONS OF APPROVAL

1. Internal roads for the area known as Grasslands Park Plat shall be dedicated public roads built to appropriate County Roads Standards.

2. The Group B metered well to serve the Grasslands Park Plat shall be monitored through the homeowners or water users association as appropriate.

G:\Jan\plats\GrasslandsParrkFind

Jan Sharar

From: Jan Sharar
Sent: Wednesday, September 01, 2004 11:18 AM
To: Julie Kjorsvik
Cc: Catherine Dunn
Subject: Grasslands Park Plat

Julie,
It appears the minutes for the Grasslands Park Plat will not be ready for transmittal of the record for setting conducting the closed record meeting on Sept. 7. Please remove it from your list if it has already been referred.
Thanks,
Jan

A Background
2 Plans for future additions? Fire Safety access Req.
2 temp cul de sacs — not addressed
B. Environmental Elements ? need for more access
1 Earth e. grading & fill? 's unknown till road designed
f. erosion — ? erosion plan filed w/ DOE if prudent or appropriate
g. 10%? accurate — seems low / site zoning code
h. erosion control — see f. DOE permit if appropriate

3. Water
a surface
4) withdrawals or diversions?
— limit to ½ acre for well
— exempt + Class B
or individual why not + use Town Ditch H_2O?

Mike to Barry/Jesse for maint of w detch? Mike Jackson drainfield pipe.

b. ground
↖ will address in letter
2 see 4) above 14 hookups on Class B lots ½ irrigation allowed etc.

c. known high ground water level additional run off from snowmelt & rainwater with additional homes and driveways etc. will exacerbate the problem — design options?
in letter mention opposite side designed

swale
4 Plants
a. add wet soil plants
goes away with irrigation plan

11. Light & Glare
a. add – at night
d. direct lighting downward?

14 Transportation
a. identify public streets serving development. – see site map
g. proposed measures to reduce or control transportation impacts, if any –

(*)

County Zoning Code requires ea dwelling access public road
narrative response to a. needed

Short Plats – Hurson
Chris will bring examples of approved S Plats in Suburban.

Jan Sharar

From: Northern Kittitas County Tribune [tribune@nkctribune.com]
Sent: Monday, May 31, 2004 11:23 PM
To: Jan Sharar
Subject: Re: Grasslands Park MDNS Notice

CONFIRMATION RECEIPT:
Northern Kittitas County Tribune

> From: "Jan Sharar" <JANSHAR@co.kittitas.wa.us>
> Date: Fri, 28 May 2004 14:19:56 -0700
> To: <tribune@nkctribune.com>
> Subject: FW: Grasslands Park MDNS Notice
>
>
>
>
>
>
>>> <<GrasslandsParkSEPANOA.doc>>
>>
>>
>> Please print twice as indicated. Receipt requested. Have a great holiday!
>> Jan
>

tion/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA) Kittitas County Community Development Services did on May 28, 2004, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, Authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009, (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21 RCW shall be commenced on or before June 15, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday June 28, 2004 at 6:30 p.m. in the Cle Elum Senior Center, 719 East 3rd, Cle Elum, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 28, 2004
Publish: June 2 and June 9, 2004 NKC Tribune and Daily Record.

AFFIDAVIT OF PUBLICATION

of Washington, County of Kittitas, ss: **Brian Doane** being first duly sworn on oath, es and says: That he is the **Advertising Manager** of the Daily Record, a daily paper. That said newspaper is a legal newspaper and has been approved as a legal paper by order of the superior court in the county in which it is published and it is now as been for more than six months prior to the date of the publications hereinafter ed to, published in the English language continually as a newspaper in Ellensburg, s County, Washington, and it is now and during all of said time printed in an office ained at the aforesaid place of publication of said newspaper. That the annexed is a opy of

NOTICE OF SEAP ACTION

published in regular issues (and not in supplement form) of said newspaper once a for a period of 2 consecutive week (s), commencing on the following days.

JUNE 2, 2004
JUNE 9, 2004

lates inclusive and that such newspaper were regularly distributed to its subscribers ng all of said period. That the full amount of the fee charged for the foregoing ication is the sum of $78.30 rate of $4.35 per column inch for each insertion.

scribed to me this 11 day of June, 2004.

GINA GILBERT

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)

GINA GILBERT NOTARY PUBLIC COMMISSION EXPIRES 8-18-07 STATE OF WASHINGTON

NOTICE OF APPLICATION

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29, 2004 receive a complete application from All Business, LLC, landowner, by Chris Cruse, authorized agent, for a 14-lot preliminary plat on approximately 15.64 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06010-0009, comprising a portion of Section 6, T. 17N., R. 19E., W.M. in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Thursday, May 20, 2004, after which a SEPA threshold determination will be issued, pursuant to 43.21C.110RCW (State Environmental Policy Act) and WAC 197-11-2355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, June 28, 2004 @ 6:30 PM, Commissioners Auditorium Kittitas County Courthouse.

Date: May 4, 2004

Publish: May 7, 2004
Daily Record

AFFIDAVIT OF PUBLICATION

ate of Washington, County of Kittitas, ss: **Brian Doane** being first duly sworn on oath, poses and says: That he is the **Advertising Manager** of the Daily Record, a daily wspaper. That said newspaper is a legal newspaper and has been approved as a legal wspaper by order of the superior court in the county in which it is published and it is now d has been for more than six months prior to the date of the publications hereinafter ferred to, published in the English language continually as a newspaper in Ellensburg, ttitas County, Washington, and it is now and during all of said time printed in an office aintained at the aforesaid place of publication of said newspaper. That the annexed is a ue copy of

NOTICE OF APPLICATION

s is published in regular issues (and not in supplement form) of said newspaper once a eek for a period of 1 consecutive week (s), commencing on the following days.

MAY 7, 2004

ll dates inclusive and that such newspaper were regularly distributed to its subscribers uring all of said period. That the full amount of the fee charged for the foregoing ublication is the sum of $52.70 rate of $4.35 per column inch for each insertion.

ubscribed to me this 7 day of May, 2004.

Gina Gilbert

GINA GILBERT

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)

GINA GILBERT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-18-07

Jan Sharar

From: Jan Sharar
Sent: Friday, May 28, 2004 2:18 PM
To: 'legals@kvnews.com'
Subject: Grasslands Park MDNS Notice



GrasslandsParkSEP ANOA.doc

Please print twice as indicated. Receipt requested. Have a great holiday! Jan

Jan Sharar

From: Jan Sharar
Sent: Friday, May 28, 2004 2:20 PM
To: 'tribune@nkctribune.com'
Subject: FW: Grasslands Park MDNS Notice



GrasslandsParkSEP ANOA.doc

Please print twice as indicated. Receipt requested. Have a great holiday! Jan

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
DEVELOPMENT ACTIVITIES APPLICATION

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

- ☐ ADDRESS LIST OF ALL LANDOWNERS WITHIN 300' OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300' EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- ☐ SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC. (PLAT APPLICATIONS EXCLUDED)
- ☐ KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT TO SET UP A MEETING TO DISCUSS YOUR PROJECT.

THIS DEVELOPMENT ACTIVITIES APPLICATION IS USED TO APPLY FOR ONE OR MORE OF THE FOLLOWING APPROVALS.

1. Check all that apply to your project and complete those sections of the application:

☐ SECTION I. — Zoning Structural Setback Variance - to place a structure closer to the lot line than allowed:
Fee - $150

Residential front 15' side 5' rear 25'
Residential-2 front 15' side 5',10' rear 25'
Suburban, Sub.-II front 25' side 15' rear 25'
Agriculture, Liberty front 25' side 5' rear 25'
Rural-3 front 25' side 15' rear 15'
Forest&Range-20 front 25' side 10' rear 10'
Commercial Forest front 200' side 200' rear 200'

RECEIVED
MAR 29 2004
KITTITAS COUNTY CDS

☐ SECTION II. — Zoning Conditional Use Permit - proposing a use such as a bed & breakfast or campground.
Fee - $350

☐ SECTION III. — Request to Rezone - to change from the existing zone to another zone.
Fee - $450

☐ SECTION IV. — Shorelines Substantial Development/Conditional Use Permit - proposing a project greater than $2,500 value w/in 200' of a water body listed in Section V.
Fee - $350

☐ SECTION V. — Shorelines Structural Setback Variance - to place a structure closer than 100' of (*denotes portion of shoreline requiring 200' setback):
Fee - $350

Kachess River	*Lake Keechelus*	*Lake Kachess**
Cabin Creek	*Lake Cle Elum*	*Lake Easton*
Log Creek	*Cle Elum River*	
Big Creek	*Lost Lake**	
Little Creek	*Unnamed Lakes (T.21 R.12)**	
Swauk Creek	*Cooper Lake**	
Taneum Creek	*Tucquala Lake**	
Teanaway River (incl. West, Middle, North forks)	*Manastash Lake**	
	Manastash Creek (incl. South fork)	
*Yakima River**	*Naneum Creek*	
Wilson Creek (so. of Eburg)	*Columbia River**	

☐ SECTION VI. — Flood Development Permit - for any construction or placement of buildings, mining, dredging, filling, grading, paving, excavation or drilling in the FEMA 100-Year Floodplain.
Fee - $10.00

☐ SECTION VII. — Short Plat - to divide into 2-4 lots.
Fee - $190 plus $10/lot Transportation; $125 plus $50/hr. over 2.5 hrs. Environmental Health; and, $175 Planning.

☑ SECTION VIII. — Long Plat - to divide into 5 or more lots.
Fee - $200 plus $10/lot Transportation; $625 plus $50/hr. over 12.5 hrs. Environmental Health; and, $400 Planning.

☐ SECTION IX. — Public Facilities Permit: a written decision by the Planning Dept authorizing a public facility use to locate at a specific location
Fee: $350

☑ Section X. — SEPA Environmental Checklist/Review - review required in conjunction with Sections II, III, IV, VIII. Or IX. Other development proposals may also
Fee - $100 initial

Incomplete or illegible applications will be returned. KCPD 2-02

Jan Sharar

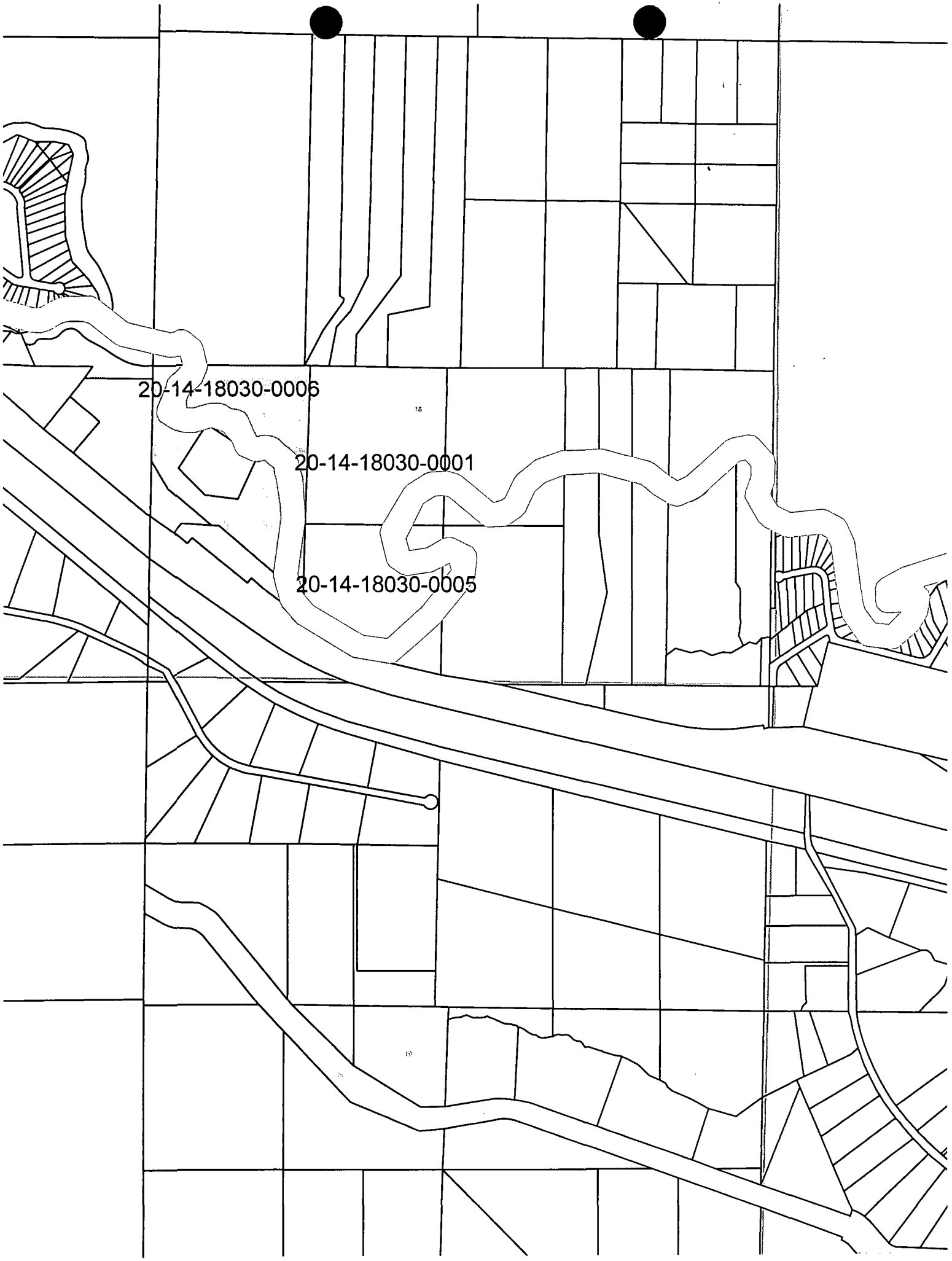
To: Daily Record Legals
Subject: RE: Grasslands Park Resched.

Thanks again! Jan

-----Original Message-----
From: Daily Record Legals [mailto:legals@kvnews.com]
Sent: Thursday, July 29, 2004 12:33 PM
To: Jan Sharar
Subject: Re: Grasslands Park Resched.

on 7/29/04 11:49 AM, Jan Sharar at JANSHAR@co.kittitas.wa.us wrote:

> <<GrasslandsParkReschedHrg.doc>>
>
> Patsy,
> Please publish once as indicated at the bottom. A reply for receipt is
> appreciated. Thanks!
> Jan
>
Hello;
I just wanted to let you know I received your email today.
Thank you.
Patsy


20-14-18030-0006
20-14-18030-0001
20-14-18030-0005

Jan Sharar

From: Jan Sharar
Sent: Tuesday, May 04, 2004 11:45 AM
To: 'legals@kvnews.com'
Subject: GrasslandsParkNOA



GrasslandsParkNOA
Legal.doc

Please print once as indicated. Thanks, Jan.

Minutes of

Kittitas County Planning Commission

July 26, 2004

Those Present: James Landreth, John Pickett, David Black, Doug Harris and Mike Alberg, Chairman

Also Present: Jan Sharar, Clay White, Joe Sheridan, DPW and Catherine Dunn and about 33 persons representing the public.

Mike Alberg, Chairman opened the meeting at 6:35 PM, introducing the Planning Commission members and staff. Catherine Dunn handed out correspondence from Catherine Moore regarding the Carpine Plat.

The minutes of the July 12, 2004 special meeting, mailed to the Commission on July 22, 2004 were considered. John Pickett moved to approve the minutes as mailed with James Landreth providing the second. The motion was approved by acclamation.

Clay White provided the Board with a memo concerning an upcoming Zoning and Comprehensive Plan Text by Zilkha Renewable Energy asking for a date in late September to consider these. The Planning Commission also considered the dates for the Wind Power projects and Comprehensive Plan mailed earlier.

Alberg announced that the Burke Rezone on the docket later had been appealed and therefore would be postponed until a time that the appeal and project could both be considered.

Subdivision Code

Jan Sharar said that only three Planning Commission members were present at the June 28 meeting when she relayed the message from the Board of Commissioner requesting to receive the Subdivision code as soon as possible.

The summary sheet, staff report and working copy of the Subdivision code were handed out. Sharar said that the last page of the summary sheet has the latest changes. Discussion followed on the cluster subdivision section of the proposed code. The changes proposed are a change to a 200% density bonus on all zones except Commercial Agriculture zones; ½ acre size lots for Ag-3 and Rural-3 zones; and changes to the maximum cluster acreage percentages in Ag-3, Rural-3 and Commercial Agriculture.

Alberg asked what the Planning Commission wished to do. David Black suggested continuing the discussion until after the other things on the agenda

were finished. Alberg asked if there were any persons wishing to provide testimony at that time instead of waiting for the discussion. Seeing none, he continued the Subdivision Code until the end of the evening after the other agenda items.

Grasslands Park Preliminary Plat Public Hearing P04-01

Jan Sharar, Staff Planner, explained the project as Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009. The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences. The preliminary plat application proposes use of on-site sewage and a community well. Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed. An agreement has been reached between the applicant and the Ellensburg Water Company.

John Pickett said that he didn't have that in his packet. A further search indicated that the Planning Commission had received an incomplete record for this project. Paul Bennett, speaking as a private citizen asked to have the project continued until the Planning Commission had complete information. Doug Harris also recommended delay. Alberg asked the applicant if he wished to make a presentation at this time, but Chris Cruse, agent for the applicant but he declined.

Alberg continued the hearing to the August 23, 2004 regular meeting time. He asked if anyone present wished to testify.

Paul Bennett, speaking as a private citizen, 2013 Quartz Mt RD, said that he had made a 4 hour drive to attend this hearing but would wait to make his testimony until the continued hearing as he had a 4 hour drive back.

Wyman Renfro, 1906 Mt Daniels DR speaking for the Grasslands Water Association agreed that it would be best to continue the hearing.

Greg Trujillo, 2114 E Mt Daniels DR, speaking as a Homeowner's Board member, expressed concerns about traffic patterns. This delay would give the

Board more time to gather information to aid in the Planning Commission's decision.

Seeing no further persons wishing to testify, Alberg continued the public testimony until the August 23, 2004 regular meeting of the Planning Commission.

Carpine Preliminary Plat

Clay White, Staff Planner presented the staff report stating that the Carpine Plat is a Division of parcel number 19-15-07000-0019 into 6 lots ranging from 3.00 acres to 4.35 acres.

The subject property is located off of Woods and Steele Rd., tax parcel # 19-15-07000-0019, comprising part of the NE1/4 of Section 7, T. 19N. R 15E W.M., in Kittitas County.

The proposed development site is located within a rural area meeting the characteristics of Rural-3 land. As shown on the preliminary survey, the property is relatively flat with no identified critical areas on site. The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

The subject zoning is Rural-3. The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands. The Minimum Lot Size in the Rural-3 zone is 3 acres, which would allow for 1 residence per 3 acres. An administrative site analysis was completed by the Community Development Services Department in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

David Nelson, Eastside Consultants, speaking for the applicant, said that this was a straight forward plat and asked if the Planning Commission had any questions.

Alberg asked if the adjacent properties were 3 acre pieces as well. Nelson replied that the adjoining properties have been platted into 3 acre lots. David Black asked if there were any roads leading to this proposed plat. Nelson replied that the access for the plat comes off an existing road. Chandler RD is a 22 foot wide gravel road.

Joe Sheridan, Dept. of Public Works, explained that each of these plats have dedicated 30 feet of road right of way to get a total of 60 feet of right of way. Nelson asked if DPW was asking to have this road on the east side built. Sheridan replied it needed to be built or bonded. Nelson said that he didn't know why Mr. Carpine had to pay for access beyond that point. Sheridan explained that he was only requiring construction up to their plat. Nelson said that the easement being dedicated was for future platting on parcels beyond the Carpine Plat. They are just providing Right of Way. He said that he didn't think the County could require them to build access to another parcel. Black asked to see this on a map. Nelson showed the plat map to the Planning Commission.

Sheridan said that DPW is requiring the road to be built up to the access to the plat. Chandler RD is a county public road. The dedicated easement is for the future subdivision beyond this plat to ensure that there are enough rights of way for the future roads. Black said that he thought that the County could require the developers to build from Westside RD (in this case). Sheridan said that this developer is building road to his parcel and providing right of way for the future. One of the developers has not provided the right of way yet. Nelson said that the developers will have to build the continuation of Chandler RD after the entrance to the Carpine Plat. James Landreth asked where the County Road's 30 foot strip came from. Nelson took the map up and explained again about the plats last year that dedicated 30 feet of right of way on each side of the road. He said that these property owners were all working together. Sheridan added that he had required that the road be built because he didn't realize that it was already built.

Alberg asked how to make sure that it got fixed. Clay White said that he didn't think that it would be a problem getting it on the record the correct way. The resolution approving the preliminary plat will have the correct language.

Alberg asked if there were further questions for the applicant. Hearing none, he opened testimony to the public. Seeing no one testifying, Alberg opened deliberation of the Planning Commission.

Alberg said that this plat seemed to be a straight forward one. The applicant has worked with the County and has all the requirements set. David Black asked if there was ample water. David Nelson replied that the well is drilled and water is in place with a Class B well system. Black asked where the well was and Nelson said that it was on Lot 4 with 30,000 gallons.

Doug Harris moved to recommend approval of the preliminary plat with the following suggested findings of fact:

1. The Planning Commission finds that Eastside Consultants submitted a complete application on behalf of Marc Carpine to the Community Development Services Department on July 6th, 2004.

The applicants' address is P.O. Box 796 Cle Elum, WA. 98922.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 6 lots ranging from 3.00 acres to 4.35 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 7th, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that an open record hearing was held on July 26th, 2004 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

5. The Planning Commission finds that additional conditions are not necessary to protect the public's interest...

Jim Landreth seconded the motion. In discussion, the following additional findings were added:

6. The property owner is willing to dedicate a 30 foot easement on the eastern edge of the property for future roads.

7. The well is already drilled with sufficient water for the plat.

The motion passed 5-0 on a polled vote.

A break was taken from 8:00 to 8:10 PM.

Game Farm Rezone (Z-00-04

Jan Sharar, staff planner, asked if the packets were complete for the Planning Commission. She explained the rezone proposal. Jeff Slothower, authorized agent for Laurin C. Mellergaard, Galen L. Rogers, William A. Hosmer, Raymond M. Gay, Lawrence E. Brown, Barbara I, Dicke, Ralph Calkins and Alan T. Brown, landowners, have submitted a complete application for a zoning map amendment from Agriculture – 20 to Agriculture- 3 for an approximately 120-acre site southeast of the intersection of Game Farm and Curlew Roads and east of Wilson Creek

Road, a portion of Section 32 off T18N., R.19E. WM). The rezone request is to recognize the need for additional land within the Agriculture 3 zone to address the existing demand for areas of agricultural activities that allow lower-density development. There are fourteen parcels of record within the rezone site. The surrounding area is composed of a mixture of different uses. Within the immediate area are single-family residences, fields, and agricultural activities. The site is located within the Rural designation of the Comprehensive Plan.

Mike Alberg asked if there were any questions of staff. He asked how far away the nearest Agriculture-3 zoned property was. He was told that it was approximately ¼ mile away.

Jeff Slothower, speaking for the applicants, said that he had submitted 3 documents and was concerned that the Planning Commission had received them. He was told that they had received the documents as part of their packets. He went on to say that except for the Mellergaard lands all other parcels in the application are less than 20 acres. There are significant non-conforming parcels and existing Ag-3 lands in the vicinity. In Laurin Mellergaards declaration he states that his property used to be the WA ST F&W Game Farm; there are certificated water rights for the property; he has farmed all his adult life; there is not enough irrigation water for hay crops; the soils are not conducive to irrigation and he has no plans to develop. Todd Mellergaard indicates in his declaration there is a strong demand for 3 acre rural parcels; the impacts are already there and these parcels meet the criteria for rezone.

Alberg said that Slothower didn't say whether any of the irrigation deliveries went through the properties. Slothower said that he wasn't aware of any. He didn't know whether KRD had any deliveries through those properties.

Charles Weidenbach, 3300 Nanum RD, spoke in opposition to the rezone citing possible weeds and water problems and disputing items in the staff report and applicants letters.

William Schmidt, 310 Mission View DR said he had lived in the area for 30 years farming 70 acres and had farmed the Game Farm for 5 years. He supported the Ag-3 zoning. David Black asked whether his 70 acres was Agriculture-3. Schmidt replied that his property had been changed from Agribulture-20 to Agriculture-3 seven or eight years ago through the rezone process.

Molly Peters asked why there were lots included which were below the 3 acre size of the Ag-3. She also expressed concern over increased traffic and loss of good farm land.

Harvey Dodge said that he has known this property all his life. He expressed concern that the property will be split up for houses. He wanted to see some plan to preserve farm ground and urged denial of the rezone.

Terry Davis urged that the better farm land be kept in larger acreages and that the rezone be denied.

Laurin Mellergaard, 751 Mellergaard RD. said that he had tried to farm this land but it wasn't able to support the crop. He urged the Planning Commission to recommend approval of the rezone.

Todd Mellegaard, 350 Meadow View DR, said this property is marginal farm land. He said that he has picked rocks on this property for years. He urged a recommendation of approval.

Alberg denied any rebuttal time and seeing no further persons wishing to give testimony, closed the public testimony.

Alberg said that the proposal meets the rezone criteria and the comprehensive plan designation.

David Black asked Jeff Slothower whether it was allowed under the Tugwell court findings to address speculative issues such as roads. He didn't feel that the road was sufficient and wondered if Tugwell precluded him from saying that he didn't feel it was safe. Slothower replied that you can't speculate on things that are unknown presently.

Alberg considered each of the criteria for zone changes and then moved to recommend approval with the suggested findings of fact adding one more as follows:

1. On February 24, 2004, Jeff Slothower, authorized agent for Laurin C. Mellergaard, Galen L. Rogers, William A. Hosmer, Raymond M. Gay, Lawrence E. Brown, Barbara I, Dicke, Ralph Calkins and Alan T. Brown, landowners, submitted a complete application for a general zoning map amendment for Agriculture 3 zone (Z-04-13); for an approximate 120-acre site, (being a portion of Section 32, T18N.,R19E., WM).
2. The application site is designated by the Countywide Planning Policies and County Comprehensive Plan as being Rural.
3. The application site is presently zoned Agriculture-20 by the County Zoning Code.

4. The State Environmental Policy Act was complied with and a Determination of Non-Significance made on June 7, 2004, with appropriate notice given.
5. On July 16, 2004, an additional comment period for the original DNS was provided to landowners inadvertently left off the adjoiners list.
6. The June 28, 2004 scheduled hearing before the Planning Commission was postponed to July 26, 2004.
7. A Critical Areas Review shows there are no Critical Areas on the properties.
8. This is an area with a mix of Agriculture 20 and Agriculture 3 zoning.
9. The proposed rezone **meets** all seven of the zoning code criteria.
10. There was public testimony for and against the rezone.

David Black seconded the motion which passed 4-0 with one abstention on a polled vote.

SUBDIVISION CODE REVISION

Alberg re-opened the Subdivision Public Hearing public testimony.

Mary Burke, 980 Burke RD, spoke in favor of the inclusion of irrigation language under consideration. She said that it was supported by most of the irrigation entities.

Larry Browne, Ellensburg Water Co., thanked the staff for including the language on irrigation issues. He was asking for this language both for the irrigation districts and companies and water right holders.

Jack Carpenter, KRD said that he appreciated staff and Planning Commission support and said that his board approved the proposed language.

Chad Bala, Terra Designworks, PO Box 462, Roslyn said that he would like to see the Subdivision Code go forward to the Board of Commissioners but would like to cover some inconsistencies, including: He saw nothing about residual parcels in a cluster subdivision not needing to be contiguous. He said this would include trail systems and/or additional open space areas.

James Landreth said that would work in the Upper County but in the Lower County residual parcels are larger to maintain workable open space.

Alberg said that they were thinking about conservation easements and trails. He asked if they could include non-contiguous open space parcels in one tax parcel.

Jan Sharar replied that in the original cluster subdivision wording there is only one residual parcel included. Landreth said that if they do this by zone, it might

work. Sharar said that they could attach that to the language on natural resource and critical areas lands. Alberg thought that was a good suggestion.

Bala said on Page 7 #I, the permission for ¼ acre lots should include public and private water systems. Wording would be "Public and Private (class A and B) Community Water systems"

Bala asked the Planning Commission to turn to Page 16. He objected to the first paragraph.

Joe Sheridan said that DPW would like to see dedicated roads versus easements.

Alberg said to strike the first paragraph of Sec. 16.12.050.

Bala went on to ask whether the Ingress and Egress section on Page 16 (16.12.050) and Section 16.12.080 weren't the same.

Landreth said that one case is a subdivision and the other is an individual lot.

Bala then asked if the Planning Commission would include options other than bonding (i.e. assignment of funds or other methods) for the completion of roads.

Sheridan said that in lieu of completion it is possible to bond for completion of roads by cash, bonds and a number of other methods. Alberg asked if the Road Standards covers this. Sheridan replied that it did.

Wayne Nelson, 14205 SE 36th, Bellevue, said that 16.12.080a should include private roads (...access to public/private roads.)

Alberg said that he wanted to reinstate #2 (KCC 16.04.020[a]) of the current Subdivision code, with five years time period. A 40 acre provision could be created every 5 years without survey and no road standards.

Sharar said that she would rewrite #6 to make it work. Lots created by this provision are exempt from KCC Title 12, Road Standards and Environmental Health regulations.

David Black asked if they wanted an updated draft. Sharar said she would have a clean copy turned around for the next hearing.

Alberg continued the Subdivision Code public hearing for decision only at the next regular agenda, August 23, 2004.

Alberg adjourned the meeting at 10:27.

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: App. for (P-04-01)

NOTIFICATION MAIL DATE: MAY 4, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Leah Simpson
Signature

Subscribed and sworn to before me this 25 day of May, 2004

John Nixon

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires 9/02, 2004

JOHN C. NIXON
NOTARY PUBLIC
COMMISSION EXPIRES
09-02-04
STATE OF WASHINGTON

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

To:
WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Jan Sharar, Staff Planner
Kittitas County Community Development Services

Date: May 4, 2004

Subject: **APPLICATION FOR A FOURTEEN LOT PRELIMINARY PLAT – (P-04-01):** All Business, LLC, represented by Chris Cruse, has applied for a 14-lot preliminary plat on approximately 15.64 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06010-0009.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to May 20, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, June 28, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

G:\Jan:plat:GrasslandsParkGrassAppCover

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29, 2004 receive a complete application from All Business, LLC, landowner, by Chris Cruse, authorized agent, for a 14-lot preliminary plat on approximately 15.64 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06010-0009, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Thursday, May 20, 2004, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, June 28, 2004 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: May 4, 2004

Publish: May 7, 2004 Daily Record

2. Name, mailing address and day phone of land owner(s) of record:
All Business LLC
700 E. Mt. View Ave Suite 501
Ellensburg WA 98926

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:
Chris Cruse
Cruse & Assoc. Phone: 962-8242
P.O. Box 959
Ellensburg WA 98926

4. Contact person for application (select one): Owner of record (Authorized agent)
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

6. Legal description of property: Pcl A of Survey in Book 29 pages 177-178 filed under AFN 200312150026

7. Tax parcel number: 171906 010 0009

8. Property size: 15.64 AC.

9. Narrative project 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 (be specific, attach additional sheets as necessary):
See attached Grasslands Park platmap

RECEIVED
MAR 29 2004
KITTITAS COUNTY
CDS

10. 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.

Signature of Authorized Agent Date 3/26/04

Signature of Land Owner of Record (required for application submittal) Date

Incomplete or illegible applications will be returned. KCPD 2-02

DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCROACHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:
- o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
  - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
  - o SITE BOUNDARY
  - o ORDINARY HIGH WATER MARK (OHWM)
  - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
  - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
  - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:
- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:
- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

_____

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

ASAP

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

None Anticipated

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

None known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

SEPA, Plat Approval

B. Environmental Elements

1. Earth

a. General description of the site (circle one): (flat), rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)? ± 2%

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

Loam, Sandy Clay Loam

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

None known

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

None known

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

Not Likely

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

Approx 10%

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

None Anticipated

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Temporary emissions typical for construction
Emissions typical for Residential neighborhoods

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

None known

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

None

3. WATER

a. Surface

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 streams or river it flows into.

Yes, small ditches used for irrigation
and Town Ditch see site plan

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, road crossings

3) Estimate the 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.

Not known

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Likely

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, Zone C

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.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Class B well for 14 Residences

2) Describe waste materials 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.

Standard discharge for 14 Residences on Individual septic tanks

c. Water Runoff (including storm water):

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.

Rainwater/Snowmelt will runoff as it always has

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

Not Likely

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

None

4. PLANTS

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

(deciduous tree:) alder, maple, aspen, (other)
evergreen tree: fir, cedar, pine, other
shrubs
(grass)
pasture
(crop or grain)
wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other
water plants: waterlily, eelgrass, milfoil, other
other types of vegetation:

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

Unknown

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

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Residential Landscaping - lawn/flower beds

5. ANIMALS
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: (hawk) heron, eagle, (songbirds) (other:)
mammals: deer, bear, elk, beavers, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known

c. Is the site part of a migration route? If so, explain.
None known

d. Proposed measures to preserve or enhance wildlife, if any.
None

6. ENERGY AND NATURAL RESOURCES
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Typical Residential Energy Requirements for heating & Lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
Not Likely

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.
None

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No

1) Describe special emergency services that might be required.
None - expect typical service for Residential Neighborhood

2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction – Heavy Equipment Dawn to Dusk
Typical Residential noise when completed

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

None

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Hay Field

b. Has the site been used for agriculture? If so, describe.

Yes Timothy hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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

Rural

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

N/A

h. Has any part of the site been classified as an environmentally sensitive area?

None known

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

None

j. Approximately how many people would reside or work in the completed project?

14 Residences – Approx 14-100 Residents

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

None

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

Proposal will conform with Kittitas Co. comp. plan

9. HOUSING

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

14 - Middle to High

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

none

c. Proposed measures to reduce or control housing impacts, if any.

None

10. AESTHETICS

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

As per Zoning

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

None

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

None

11. LIGHT AND GLARE

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

Residential lights

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

No

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None Known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any.

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See Attached Plat map

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

None - off street parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

yes - see access note on attached Plat map.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Typical volumes for 14 Residences

g. Proposed measures to reduce or control transportation impacts, if any.

None

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, Typical for an additional 14 Residences

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

None

16. UTILITIES

a. Circle utilities currently available at the site: (electricity) (natural gas,) water, (refuse services,) (telephone,) sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Ellensburg Telephone

City or PSE - Natural Gas PUD or PSE - Power

Waste Management

C. SIGNATURE

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 [signature] Date 3-26-04

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

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.

SECTION X. ADMINISTRATIVE REVIEW TO BE COMPLETED BY PLANNING DEPARTMENT.

1. FILE TITLE AND NUMBERS: GRASSLANDS PARK PRELIMINARY PLAT # 04-01.

2. APPLICATION COMPLETION DATE: MAY 4, 2004

3. COMPREHENSIVE PLAN LAND USE DESIGNATIONS: KC SUBURBAN

4. ZONING DISTRICT: SUBURBAN

5. IN SHORELINES JURISDICTION?
X NO o YES, ENVIRONMENT: URBAN, RURAL, CONSERVANCY, NATURAL
DESCRIBE NATURE OF EXISTING SHORELINE:

6. IN 100-YEAR FLOODPLAIN? 5300950433 B ZONE C
X NO o YES BASE FLOOD ELEVATION (BFE):
FIRST FLOOR ELEVATION:

7. CRITICAL AREAS BINDING DETERMINATION NECESSARY: o YES X NO DATE OF ISSUANCE:

X WETLAND TYPE: _____
No

X GEOLOGICALLY HAZARDOUS AREA
No
o EROSION o GEOLOGIC
o MINE o LANDSLIDE
o SEISMIC

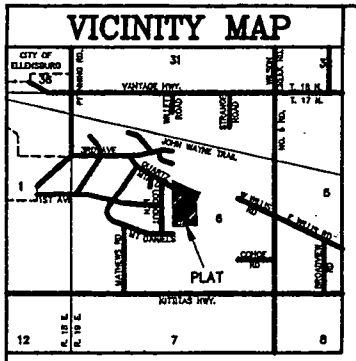
X FISH & WILDLIFE HABITAT AREA
No
o BIG GAME WINTER RANGE
o RIPARIAN CORRIDOR
o PRIORITY SPECIES HABITAT
o HABITAT/SPECIES LOCAL IMPORTANCE

X FREQUENTLY FLOODED AREA
No
o FLOODPLAIN o FLOODWAY

8. ADDITIONAL APPROVALS/PERMITS NECESSARY:

NOTES:

GRASSLANDS PARK
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
– PRELIMINARY PLAT –



OWNER:

ALL BUSINESS LLC
700 E. MOUNTAIN VIEW AVE, SUITE 501
ELLENSBURG, WA 98926

TOTAL ACREAGE: 15.64 ACRES
NO. OF LOTS: 14
ZONE: SUBURBAN

SOURCE OF WATER: CLASS "B" WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: TO BE DESIGNED WITH ROAD PLAN
ACCESS: COUNTY ROAD – SEE NOTE BELOW

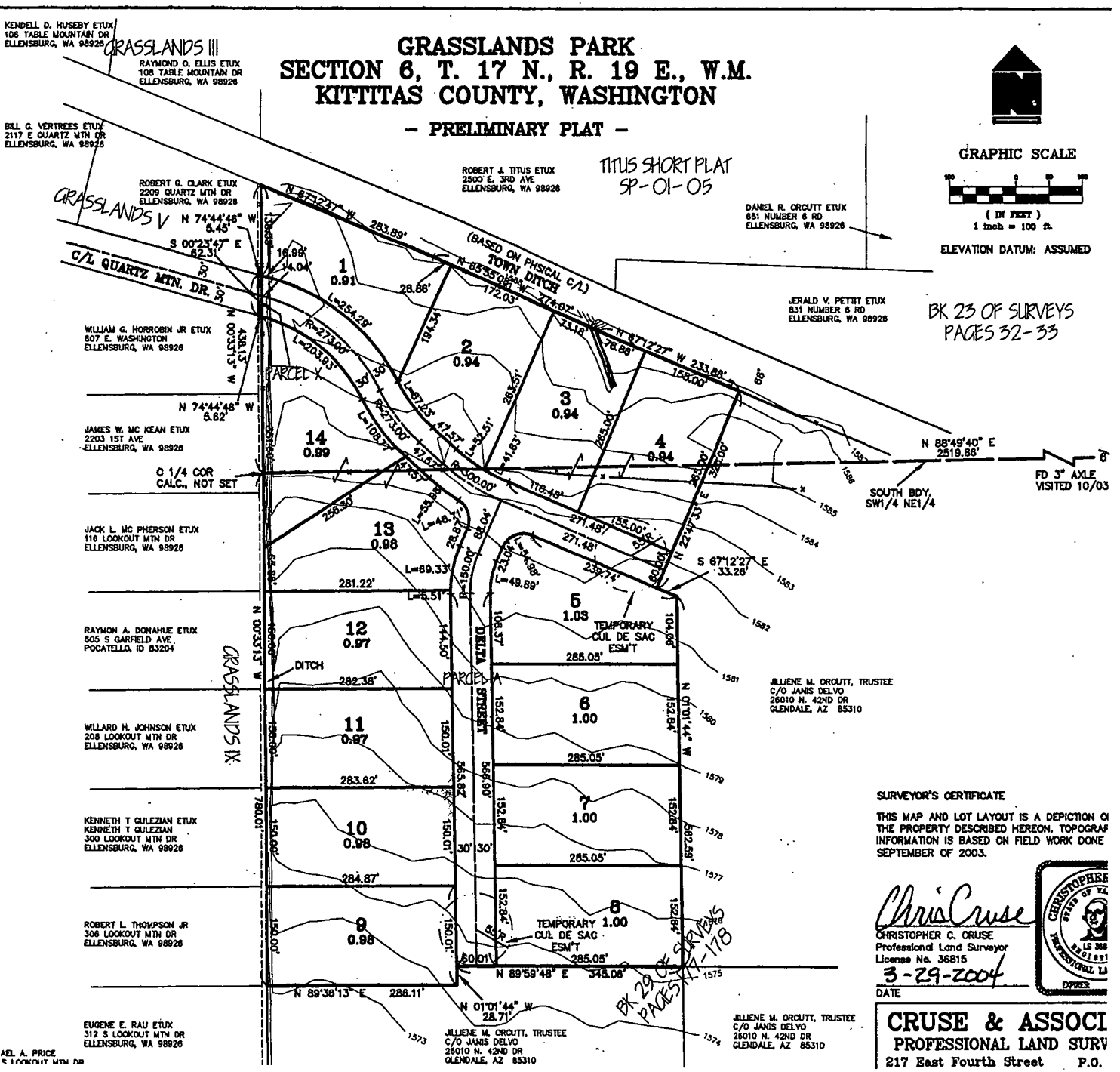
LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

PARCEL X OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTE: CURRENT COUNTY ROAD STANDARDS REQUIRE A DEDICATED COUNTY ROAD FOR THIS DEVELOPMENT. IN THE EVENT OF THE ADOPTION OF A NEW ROAD STANDARD CURRENTLY UNDER CONSIDERATION, THE DEVELOPER WOULD DESIRE A PRIVATE ROAD, MAINTAINED BY A HOMEOWNERS ASSOCIATION.



SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION O
THE PROPERTY DESCRIBED HEREON. TOPOGRAF
INFORMATION IS BASED ON FIELD WORK DONE
SEPTEMBER OF 2003.

Chris Cruse

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
3-29-2004
DATE

CHRISTOPHER C. CRUSE
STATE OF WA
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

CRUSE & ASSOCI
PROFESSIONAL LAND SURV
217 East Fourth Street P.O.

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

JAN JORGENSON
DOCUMENTS DEPT.
CWU LIBRARY
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

ELLENSBURG WATER CO.
C/O LARRY BROWN
PO BOX 982
ELLENSBURG, WA 98926

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
807 E Wasington
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Grasslands Park - P-04-01
Revised Sepa Notice of Action

NOTIFICATION MAIL DATE: June 25, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Leah A. Simpson VI
Signature

Subscribed and sworn to before me this 27 day of July, 2004

JOHN C. NIXON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 09-02-04

John Nixon

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires 9/02, 2004

Kittitas County
Community Development Services

411 N. Ruby STE 2
Ellensburg, WA 98926
FAX: (509) 962-7697
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2
FAX: (509) 962-7697
Ellensburg, WA 98926
(509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL:

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST PARKS
& RECREATION COMMISSION
PO BOX 42668
OLYMPIA, WA 98504

WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Mary Donohue
202 Lookout Mountain
Ellensburg, WA 98926

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Notice of Action
Grasslands Park Plat

NOTIFICATION MAIL DATE: June 3, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Leah A. Simpson
Signature

Subscribed and sworn to before me this 27 day of July, 2004.

JOHN C. NIXON
NOTARY PUBLIC
COMMISSION EXPIRES
09-02-04
STATE OF WASHINGTON

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires 9/02, 2004

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 3, 2004

SUBJECT: **REVISED Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the ~~Commissioners' Auditorium, County Courthouse~~ Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST PARKS
& RECREATION COMMISSION
PO BOX 42668
OLYMPIA, WA 98504

WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
807 E Wasington
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary Pratt
PO Box 662
Ellensburg WA 98926

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(to be filled out and kept in the files at all times)

PROPOSAL NAME: Grasslands Withdrawn
P-04-01

NOTIFICATION MAIL DATE: June 15, 2004

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 27 day of July, 2004.

JOHN C. NIXON
NOTARY PUBLIC
COMMISSION EXPIRES
09-02-04
STATE OF WASHINGTON

Notary Public for the State of Washington residing In Ellensburg.

My appointment expires 9/02, 2004

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 15, 2004

SUBJECT: **Withdrawn Grasslands Park Preliminary Plat MDNS/Rescheduled Hearing Notice**

A copy of the Mitigated Determination of Non-Significance (MDNS) for this proposal was previously mailed to you for review on June 3, 2004. Enclosed please find a Notice of Withdrawal of SEPA Action and Rescheduled Hearing for the referenced proposal. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the Kittitas County Zoning Code, Title 17. A revised MDNS is expected to be issued in the near future.

The open record hearing scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Cle Elum Senior Center has been **rescheduled for July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of Withdrawn SEPA Action/Rescheduled Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 15, 2004, withdraw a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat application in the Suburban Zone, known as Grasslands Park, (P 04-01), by Chris Cruse, authorized agent for Michael Jackson, landowner. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the county zoning code, Title 17.

NOTICE IS HEREBY given that the hearing on said application before the Kittitas County Planning Commission that had been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Upper County Senior Center is **rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.**

Date: June 15, 2004
Publish: June 18, 2004

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

FIRE DISTRICT #2
2020 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING DEPARTMENT
414 MAIN
ELLENSBURG, WA 98926

POLLY ZEHM
DEPARTMENT OF ECOLOGY
15 W. YAKIMA AVE STE 200
YAKIMA, WA 98902-3401

DEPARTMENT OF ECOLOGY
ENVIRONMENTAL REVIEW SECTION
PO BOX 47703
OLYMPIA, WA 98504-7703

KITTITAS COUNTY FIRE MARSHAL

KITTITAS COUNTY
SOLID WASTE

KITTITAS CO. BOARD OF COMMISSIONERS

DEPARTMENT OF PUBLIC WORKS

KITTITAS CO.
ENVIRONMENTAL HEALTH

KITTITAS CO. SHERIFF

WA ST PARKS
& RECREATION COMMISSION
PO BOX 42668
OLYMPIA, WA 98504

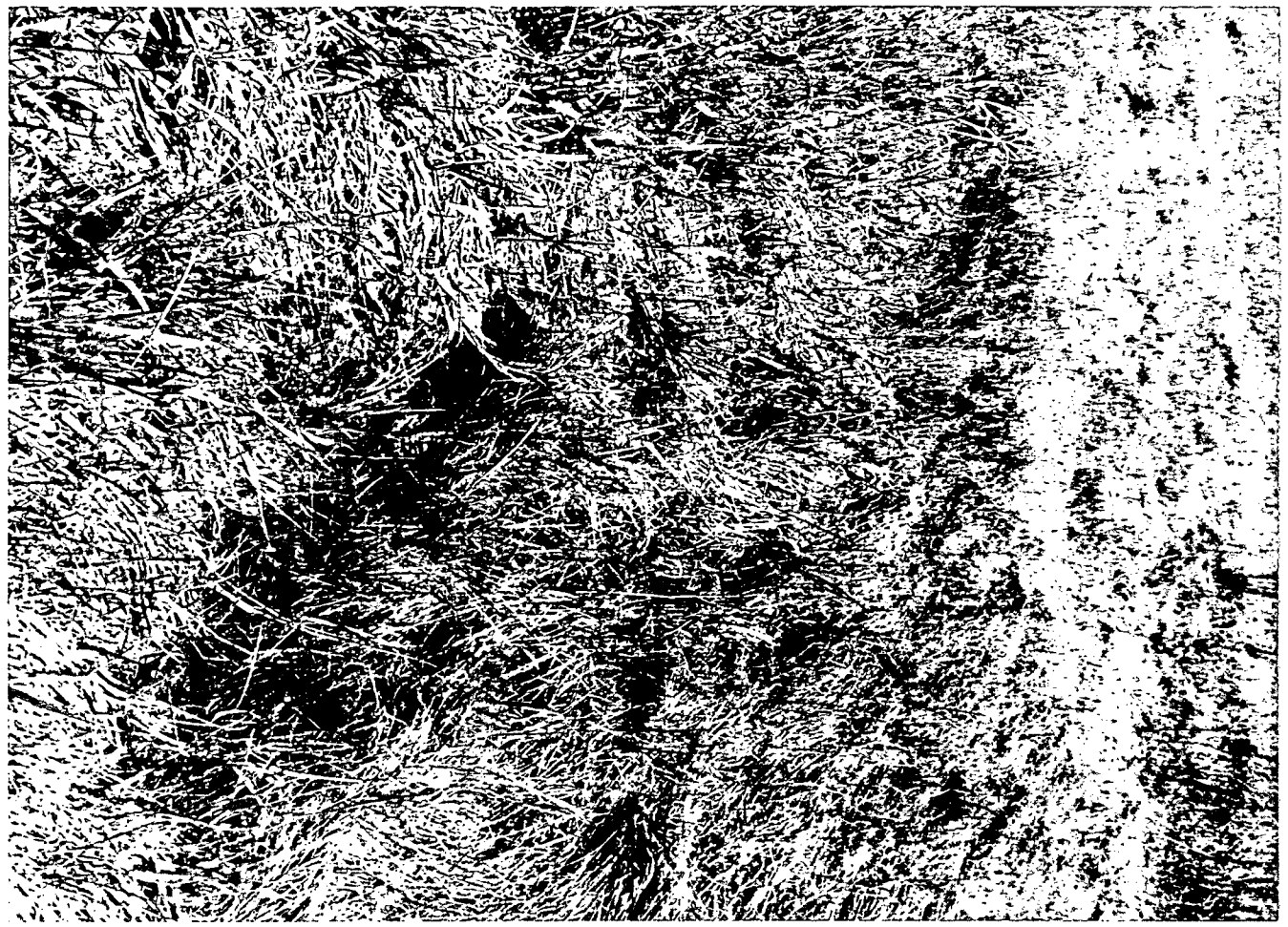
WA ST DNR
SEPA CENTER
PO BOX 47015
OLYMPIA, WA 98504-7015

DEPT. OF NATURAL RESOURCES
713 E BOWERS RD
ELLENSBURG, WA 98926

WA ST DEPT. OF FISH &WILDLIFE
WILLIAM MEYER
201 N PEARL
ELLENSBURG, WA 98926

YAKAMA NATION
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY

YAKAMA NATION-NATURAL RESOURCES
PO BOX 151
TOPPENISH, WA 98948
PLEASE ROUTE W/IN AGENCY









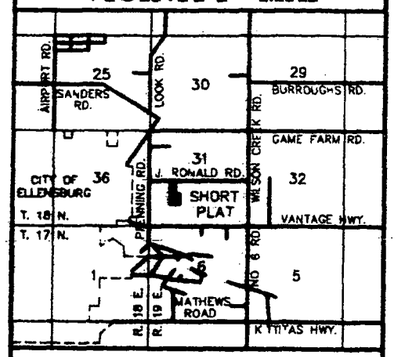
HARRINGTON SHORT PLAT NO. 2
PART OF SECTION 31, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

RECEIVING NO. 200212200029

SP-02-06

(IN FEET)
1 inch = 100 ft.

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 15 DAY OF October A.D., 2002

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 23rd DAY OF OCTOBER A.D., 2002

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE HARRINGTON SHORT PLAT NO. 2 HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 1st DAY OF November A.D., 2002

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 1819-31059-0001

DATED THIS 14 DAY OF November A.D., 2002

K. Bostick Deputy

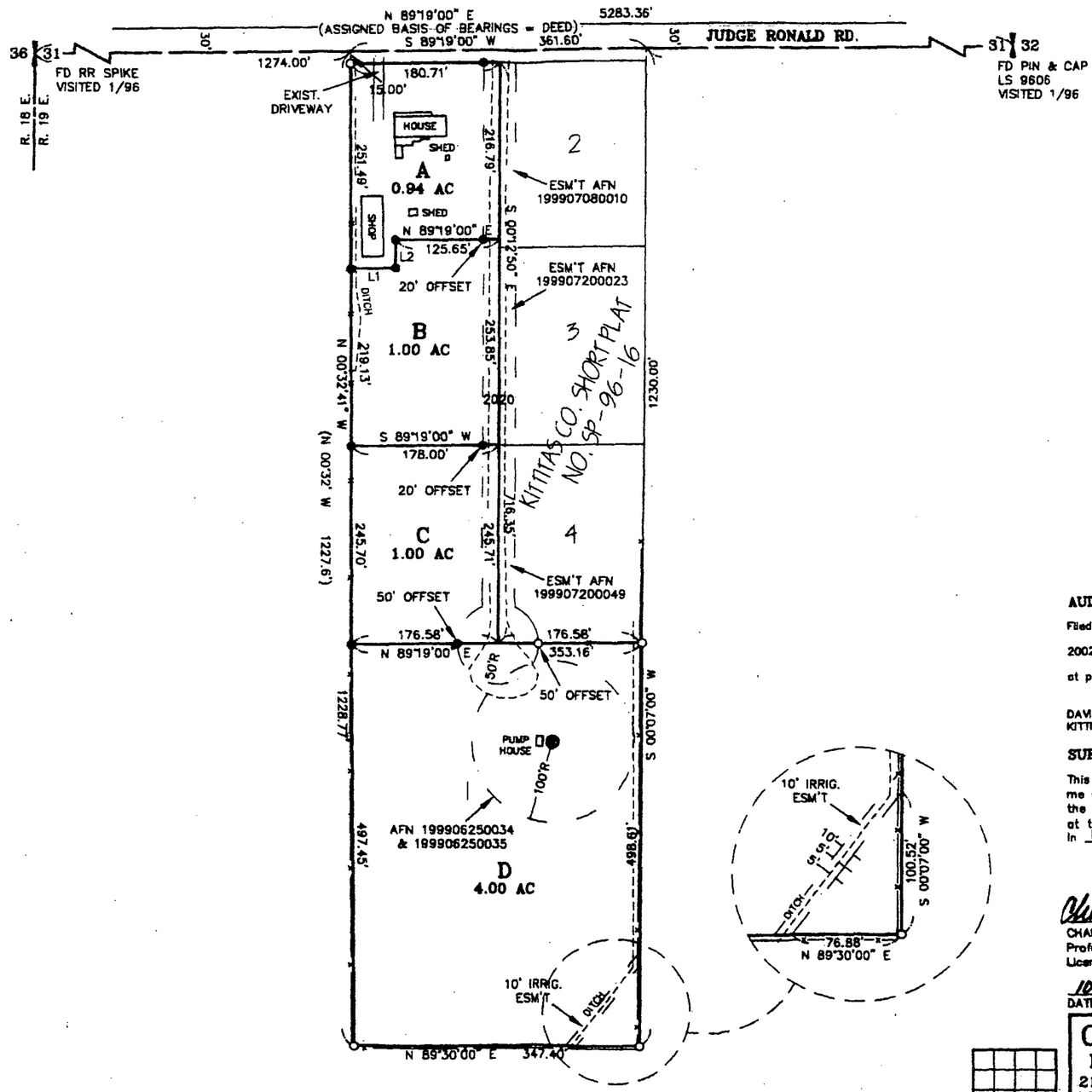
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: GREG HARRINGTON
ADDRESS: P.O. BOX 1103
ELLENSBURG, WA 98926
PHONE: (509) 925-9730

EXISTING ZONE: SUBURBAN
SOURCE OF WATER: COMMUNITY WELL
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 40' PRIVATE ROAD
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

SUBMITTED ON:
AUTOMATIC APPROVAL DATE:
RETURNED FOR CAUSE ON:



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT
- WELL

LINE	DIRECTION	DISTANCE
L1	N 88°59'20" E	54.02'
L2	N 00°53'00" W	34.41'

AUDITOR'S CERTIFICATE

Filed for record this 20th day of December 2002, at 2:12 P.M., in Book G of Short Plats at page(s) 31 at the request of Cruse & Associates.

DAVID B. BOWEN
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of GREG HARRINGTON in MARCH of 2002.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

10-16-02
DATE

CHARLES A. CRUSE, JR. STATE OF WASHINGTON LS 18078 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 5/8/03

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

HARRINGTON SHORT PLAT NO. 2

SHEET 1 OF 2

RECEIVING NO. 200212200029

SP-02-06

HARRINGTON SHORT PLAT NO. 2
PART OF SECTION 31, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GREGORY HARRINGTON AND DOREEN HARRINGTON, HUSBAND AND WIFE, CONTRACT PURCHASERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20th DAY OF November A.D., 2002.

GREGORY HARRINGTON

DOREEN HARRINGTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) S.S.

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF November A.D., 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GREGORY HARRINGTON AND DOREEN HARRINGTON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Kittitas
MY COMMISSION EXPIRES: April 2, 2006

LISA G. LUNDY NOTARY PUBLIC STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FLAGSTAR BANK, FSB, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 18th DAY OF December A.D., 2002.

FLAGSTAR BANK, FSB

NAME Debra Armstrong
TITLE Vice President

NAME Lee Shubert
TITLE 1st Vice President

ACKNOWLEDGEMENT

STATE OF Michigan)
COUNTY OF Oakland) S.S.

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF December A.D., 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Debra Armstrong AND Lee Shubert TO ME KNOWN TO BE THE Vice President AND 1st Vice President RESPECTIVELY, OF FLAGSTAR BANK, FSB, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Michigan RESIDING AT Oakland Cty
MY COMMISSION EXPIRES: 09-09-2006

NANCY J. MEADE NOTARY PUBLIC OAKLAND CO., MI MY COMMISSION EXPIRES Apr 9, 2004

ORIGINAL PARCEL DESCRIPTION

LOT 1, OF HARRINGTON SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. 96-16, AS RECORDED APRIL 18, 1997, IN BOOK E OF SHORT PLATS, PAGES 153 AND 154, UNDER AUDITOR'S FILE NO. 199704180024, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK B OF SHORT PLATS, PAGES 27-28, AND BOOK E OF SHORT PLATS, PAGES 153-154.

4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

5. BY KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.

6. ACCESS TO THESE LOTS WILL BE LIMITED TO THAT SHOWN ON THE FINAL DRAWING. ANY ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS WILL REQUIRE IMPROVEMENTS TO CURRENT COUNTY STANDARDS.

7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

8. THE COSTS OF CONSTRUCTING, MAINTAINING, AND SNOW REMOVAL OF ALL ROADS, STREETS, ACCESS APPROACHES, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

AUDITOR'S CERTIFICATE

Filed for record this 20th day of December
2002, at 2:12 P.M., in Book G of Short Plats
at page(s) 32 at the request of Cruse & Associates.

DAVID B. BOWEN
KITTITAS COUNTY AUDITOR

CHARLES A. CRISE STATE OF WASHINGTON LS 18979 REGISTERED PROFESSIONAL LAND SURVEYOR

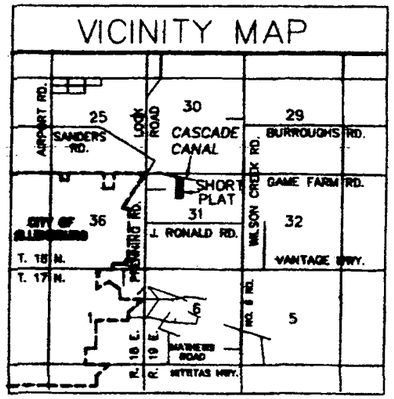
10-16-02

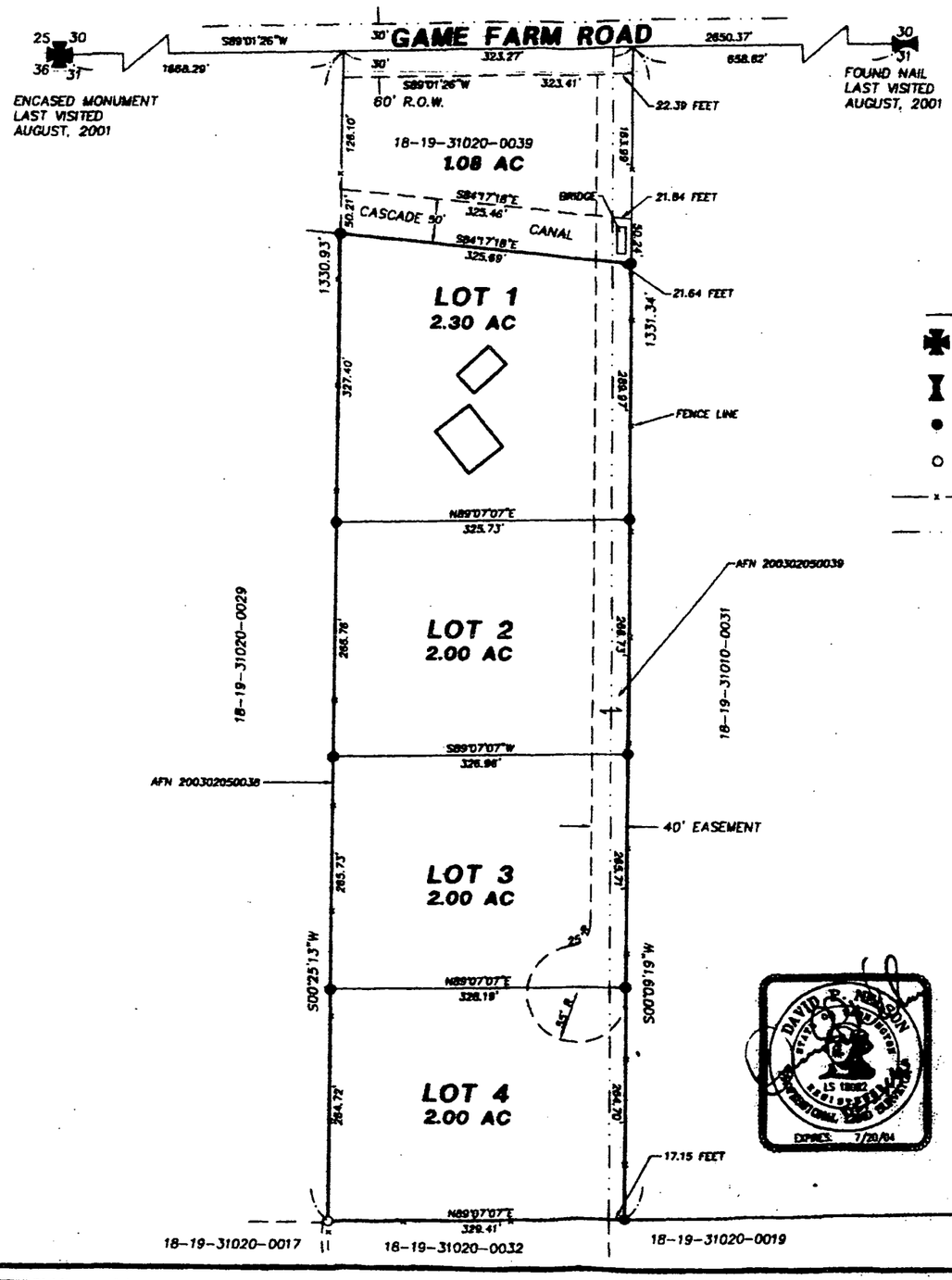
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

HARRINGTON SHORT PLAT NO. 2

BEEDLE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 01-32
PORTION OF SECTION 31, T.18N., R.19E., W.M.,
KITTITAS COUNTY, WASHINGTON.

RECEIVING NO. 200303240077





GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR LS# 18092
- FOUND IRON PIN W/ CAP LS# 18092
- BARB WIRE FENCE
- 1/16TH LINE

INDEX LOCATION
SEC. 31, T.18N., R.19E., W.M.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 1st day of March A.D., 2003

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "BEEDLE" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 24th day of March A.D., 2003

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 26th day of March A.D., 2003

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding year and for this year in which this plat is approved to be filed.

Dated this 27th day of March A.D., 2003

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18-19-31020-0031

RECORDER'S CERTIFICATE 200303240077

Filed for record this 24th day of March A.D., 2003 at 11:45 A.M. in book 37 of Surveys at page 22 at the request of DAVID P. NELSON Surveyor's Name

DAVID B. BOWEN County Auditor — Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of KEN BEEDLE in SEP. 2001.

DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 01-32
A PORTION OF SEC. 31, T.18N., R.19E., W.M.
Kittitas County, Washington

DWN BY: T. ROLETTO	DATE: 02/2003	JOB NO.: 01560
CHKD BY: D. NELSON	SCALE: 1"=100'	SHEET: 1 OF 2

DAVID P. NELSON — STATE OF WASHINGTON — LS 18092 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 7/20/04

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 210 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

RECEIVING NO. 200303240077

BEEDLE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 01-32
PORTION OF SECTION 31, T.18N., R.19E., W.M.,
KITTITAS COUNTY, WASHINGTON

OWNER:

KENNETH F. & KELLY BEEDLE
670 GAME FARM ROAD
ELLENSBURG, WA 98926
(509) 925-9364

EXISTING TAX PARCEL NUMBER 18-19-31020-0031

ORIGINAL PARCEL AREA: 8.27 ACRES
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH F. BEEDLE AND KELLY BEEDLE, HUSBAND AND WIFE, OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE, AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 05 DAY OF March A.D., 2003.

Kenneth F. Beedle
KENNETH F. BEEDLE

Kelly L. Beedle
KELLY BEEDLE

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTITAS }

THIS TO CERTIFY THAT ON THIS 5 DAY OF March, A.D., 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KENNETH F. BEEDLE AND KELLY BEEDLE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT 1637 Vantage Hwy Ellensburg, WA
MY COMMISSION EXPIRES: 4-6-04

RENEE C. PARKINS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JULY 6, 2004

LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF THE CASCADE IRRIGATION DISTRICT CANAL RIGHT OF WAY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY 30.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 31; THENCE NORTH 89°01'26" EAST, ALONG THE NORTH LINE OF SAID SECTION, 1868.29 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 00°25'13" WEST, 1330.93 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE TERMINUS OF SAID LINE.

PARCEL B:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON; THENCE NORTH 89°01'26" EAST ALONG THE NORTH LINE OF SAID SECTION 31, 1991.56 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°09'19" WEST 1331.34 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 89°07'07" WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER SECTION, A DISTANCE OF 17.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH ALONG THE EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTH LINE OF SAID SECTION 31; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 31, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF THE CASCADE CANAL.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK B OF SHORT PLATS PAGES 27 & 28 AND BOOK 15 OF SURVEYS, PAGE 124, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARING SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.

4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

5. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

6. ACCORDING TO WDRS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.

7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

9. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

11. ACCESS TO THESE LOTS SHALL BE A 22' WIDE GRAVEL ROAD WITH A PAVED APRON TO THE EDGE OF THE COUNTY ROAD AND SERVE NO MORE THAN FOUR RESIDENTIAL UNITS. PROSPECTIVE PURSHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ACCESS REQUIREMENTS AND PERMITS.

DAVID P. NELSON LS 18092 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 7/20/04

ADJACENT OWNERS:

18-19-31010-0031
CARROL W. PORTER
870 GAME FARM RD
ELLENSBURG, WA 98926

18-19-31020-0017
WESLEY GRAY
1700 PFENNING RD
ELLENSBURG, WA 98926

18-19-31020-0019
GLADYS WAHLE
1009 A ST
ELLENSBURG, WA 98926

18-19-31020-0029
WILLIAM GLESSNER
490 GAME FARM RD
ELLENSBURG, WA 98926

18-19-31020-0032
JAMES WIPPLE
2105 JUDGE RONALD RD
ELLENSBURG, WA 98926

18-19-31020-0039
KEN BEEDLE
670 GAME FARM RD
ELLENSBURG, WA 98926

RECORDER'S CERTIFICATE 200303240077
Filed for record this 24th day of March 2003 at 3:31 P
in book G of S.P. at page 49 at the request of
DAVID P. NELSON
Surveyor's Name
DAVID B. BOWEN, County Auditor
S. Vankirk, Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of KEN BEEDLE in SEP. 2001.

DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 01-32
A PORTION OF SEC. 31, T.18N., R.19E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	02/2003	01560
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 618 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

RECEIVING NO. 200304160001

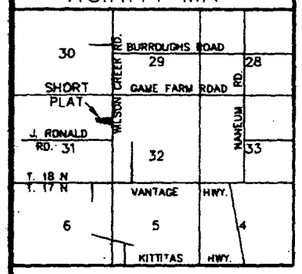
6-50

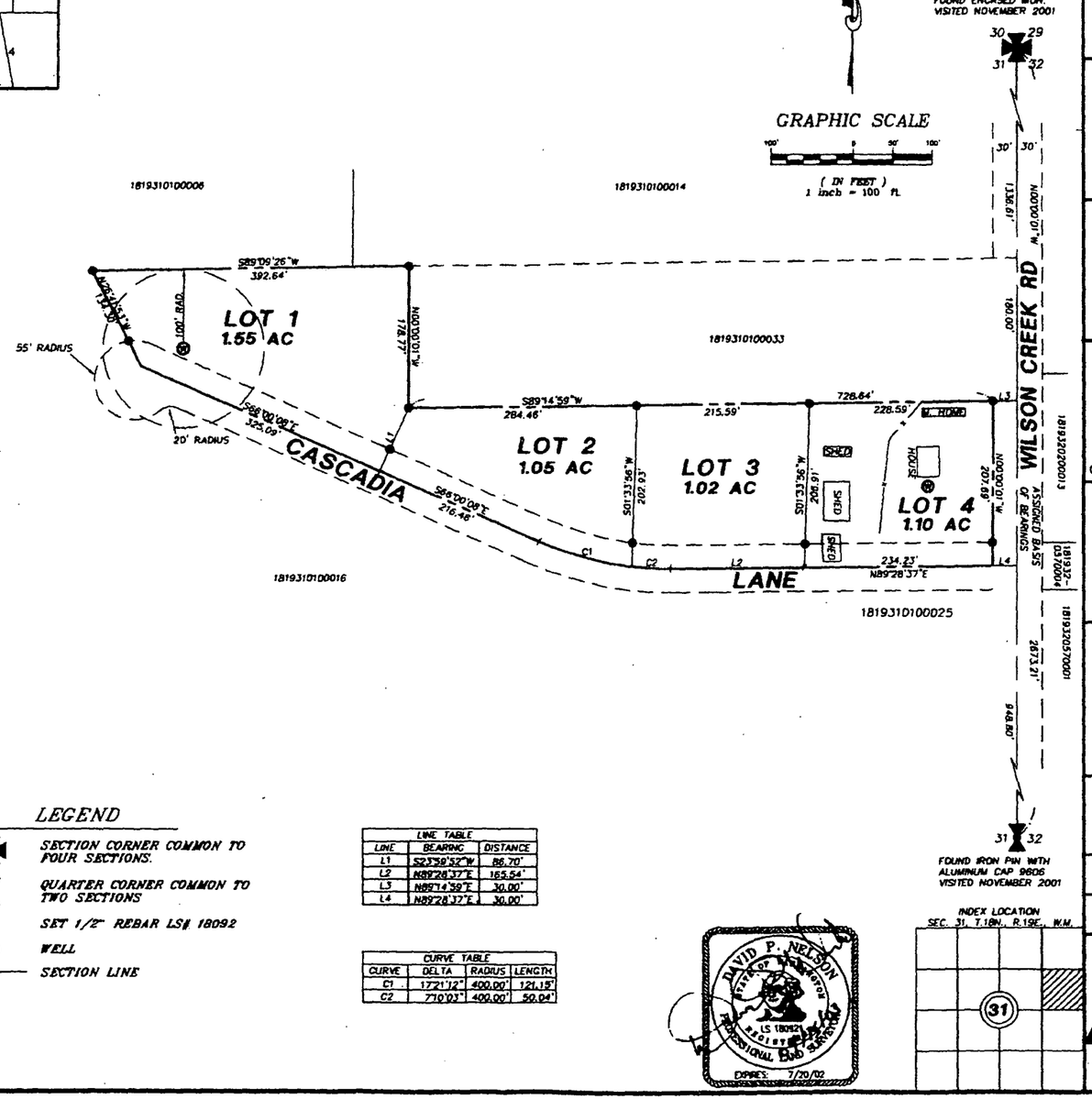
BUCKEYE SHORT PLAT

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SP-02-20

VICINITY MAP





LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR LS# 18092
- WELL
- SECTION LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°58'52"W	86.70'
L2	N89°28'37"E	165.54'
L3	N89°14'59"E	30.00'
L4	N89°28'37"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°21'12"	400.00'	121.15'
C2	7°10'03"	400.00'	50.04'

DAVID P. NELSON STATE OF WASHINGTON LS 18092 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/20/02

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 15th day of April A.D., 2003

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "BUCKEYE" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 15th day of April A.D., 2003

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 15th day of April A.D., 2003

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 15 day of April A.D., 2003

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18193101000015

RECORDER'S CERTIFICATE 200304160001

Filed for record this 16 day of April 2003 at 8:31 AM in book G of S.P. at page 50 at the request of DAVID P. NELSON Surveyor & Agent

DAVID B. BOWEN County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL SCHMIDT in NOV. 2001.

DAVID P. NELSON

Certificate No. 18092

K.C.S.P. NO. 02-20

ELLENSBURG

Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	11/2002	01588
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

RECEIVING NO. 200304160001

6-51

BUCKEYE SHORT PLAT
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SP-02-20

OWNER:

WILLIAM D. SCHMIDT
1131 WILSON CREEK RD.
ELLENSBURG, WA 98926
509-925-9586

EXISTING TAX PARCEL NUMBER 1819310100015

ORIGINAL PARCEL AREA: 4.72 AC
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: CLASS B
SEWER SYSTEM: SEPTIC
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, WILLIAM D. SCHMIDT AND MELVA M. SCHMIDT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNER FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE, AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 15 DAY OF April A.D., 2002nd

WILLIAM D. SCHMIDT

MELVA M. SCHMIDT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTITAS }

THIS TO CERTIFY THAT ON THIS 15 DAY OF April A.D., 2002 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM D. SCHMIDT AND MELVA M. SCHMIDT, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

MY COMMISSION EXPIRES: Dec 31/2006

AMANDA LEE SNYDER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 31, 2006

LEGAL DESCRIPTIONS:

ORIGINAL PARCELS -

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH LIES NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°00'01 WEST ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER 948.80 FEET; THENCE SOUTH 89°28'37" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°28'37" WEST 398.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEARS NORTH 00°31'23" WEST 400 FEET); THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 171.19 FEET THROUGH A CENTRAL ANGLE OF 24°31'15"; THENCE NORTH 66°00'08" WEST 541.55 FEET; THENCE NORTH 26°41'53" WEST 134.30 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND TERMINUS OF SAID LINE.

EXCEPT THE RIGHT OF WAY OF WILSON CREEK ROAD ALONG THE EAST BOUNDARY THEREOF.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH LIES NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER 180.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°15'00" WEST 758.64 FEET; THENCE NORTH 178.77 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, AND EXCEPT THE RIGHT OF WAY OF WILSON CREEK ROAD ON THE EAST BOUNDARY THEREOF.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2 IRRIGABLE ACRES, LOT 2 HAS 1 IRRIGABLE ACRE; LOT 3 HAS 1 IRRIGABLE ACRE; LOT 4 HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO ITTIGABLE ACRES.

2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-550 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK B OF SHORT PLATS PAGES 27 & 28 AND BOOK 15 OF SURVEYS, PAGE 124, AND THE SURVEYS REFERENCED THEREON.

4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

6. ACCORDING TO KCRS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.

7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

9. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

11. THE PRIVATE PROPERTY OWNERS WHO BENEFIT FROM ITS USE SHALL MAINTAIN ANY AND ALL IRRIGATION WATER OUTSIDE OF THE ROAD RIGHT-OF-WAY. ROADSIDE DITCHES SHALL NOT BE USED TO CONVEY IRRIGATION WATER.

12. THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

13. THE OWNER OR LESSEE OF LOTS 1-4 OF THE BUCKEYE SHORT PLAT ARE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOTS BY USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM.

14. ACCESS TO LOT 4 SHALL BE RESTRICTED TO THE USE OF CASCADIA LANE. LOT 4 SHALL NOT HAVE DIRECT ACCESS TO WILSON CREEK ROAD.

ADJACENT OWNERSHIPS:

1819310100006 LOIS FIEGE ROBINSON 1472 GAME FARM RD ELLENSBURG, WA 98926	1819310100033 MARK SCHMIDT 1223 WILSON CK RD ELLENSBURG, WA 98926
1819310100016 WM SCHMIDT 1311 WILSON CK RD ELLENSBURG, WA 98926	1819320200013 WAYNE JOHNSON 1180 WILSON CK RD ELLENSBURG, WA 98926
1819310100014 DENVER MILLER 1271 WILSON CK RD ELLENSBURG, WA 98926	1819320570001 LARRY BROWN P.O. BOX 904 ELLENSBURG, WA 98926
1819310100025 WM SCHMIDT 1311 WILSON CK RD ELLENSBURG, WA 98926	1819320570004 WM SCHMIDT 1131 WILLSON CR RD ELLENSBURG, WA 98926

DAVID P. NELSON STATE OF WASHINGTON 15 18092 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 7/20/02

RECORDER'S CERTIFICATE 200304160001

Filed for record this 16 day of April, 2003 at 9:15 AM in book A of S.T. at page 51 at the request of DAVID P. NELSON Surveyor's Name

DAVID B. BOWEN County Auditor — Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL SCHMIDT in NOV 2001.

DAVID P. NELSON

Certificate No. 18092

K.C.S.P. NO. 02-20
ELLENSBURG
Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	11/2002	01588
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 510 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

RECEIVING NO. 200304160002

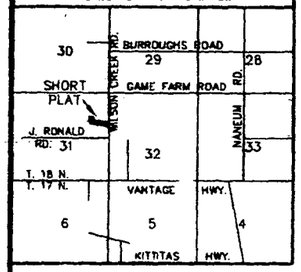
6-52

HUSKER SHORT PLAT

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SP-02-21

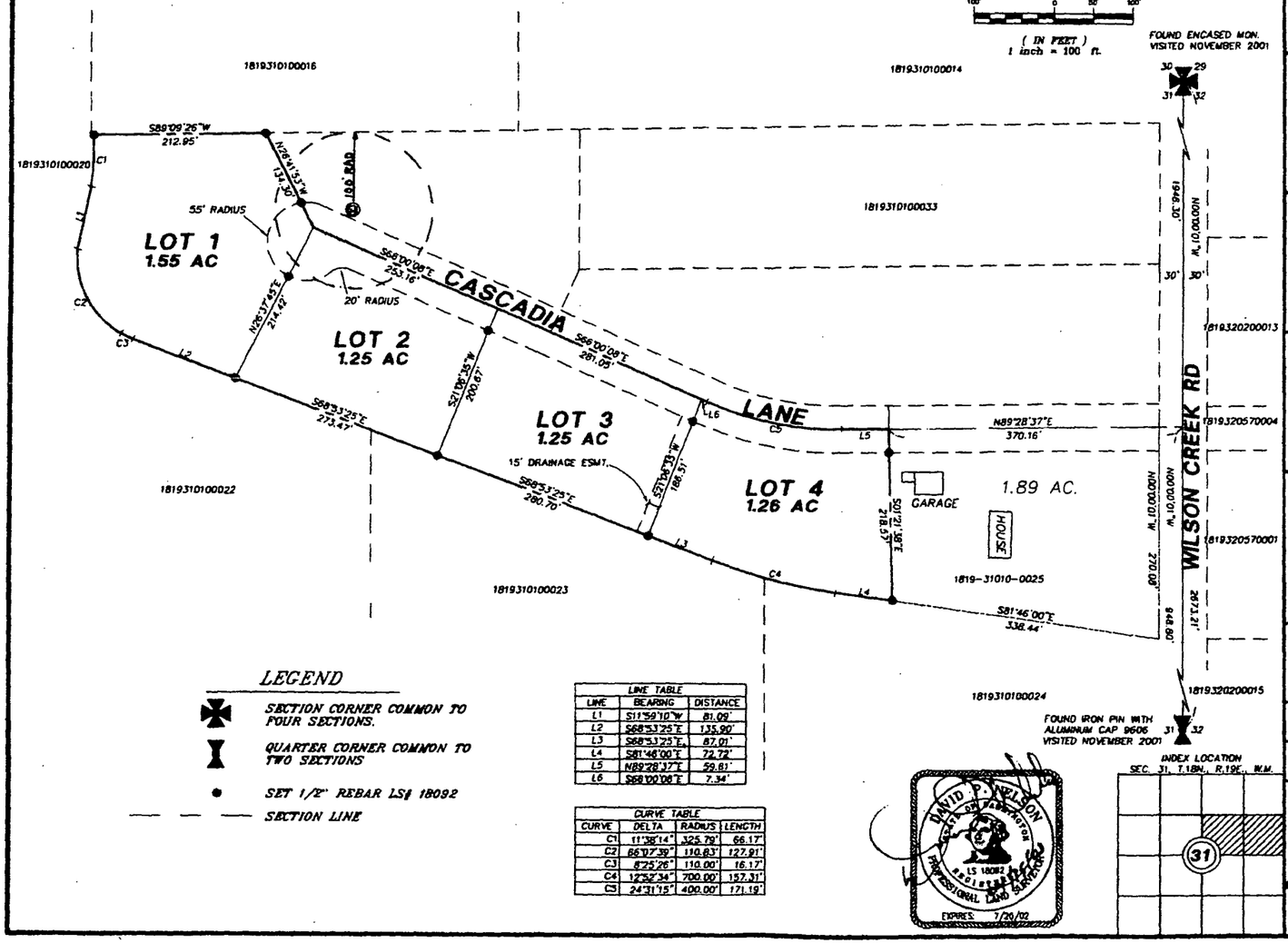
VICINITY MAP



GRAPHIC SCALE

100' 0 50' 100'

(IN FEET)
1 inch = 100 ft.



LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR LS# 18092
- SECTION LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°59'10"W	81.09'
L2	S68°53'25"E	135.90'
L3	S68°53'25"E	87.01'
L4	S81°46'00"E	72.72'
L5	N89°28'37"E	59.81'
L6	S66°00'08"E	7.34'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°38'14"	325.79'	66.17'
C2	66°07'39"	110.83'	127.91'
C3	8°25'26"	110.00'	16.17'
C4	12°52'34"	700.00'	157.31'
C5	24°31'15"	400.00'	171.19'

DAVID P. NELSON LS 18092 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 7/20/02

INDEX LOCATION
SEC. 31, T.18N., R.19E., W.M.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 15th day of April A.D., 2003

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "HUSKER" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 15th day of April A.D., 20 03

Chris Lute for David Taylor
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 15TH day of APRIL A.D., 20 03

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 15 day of April A.D., 2003

K Bostick Deputy
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18193101000016

RECORDER'S CERTIFICATE 200304160002

Filed for record this 16 day of April 2003 at 9:38 AM in book G of S.P. at page 52 at the request of DAVID P. NELSON Surveyor's Name

DAVID B. BOWEN County Auditor — Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL SCHMIDT in NOV. 2001.

DAVID P. NELSON

Certificate No. 18092

K.C.S.P. NO. 02-21

ELLENSBURG

Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	11/2002	01588
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

RECEIVING NO. 200304160002

G-53

SP-02-21

HUSKER SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

OWNER:

WILLIAM D. SCHMIDT
1131 WILSON CREEK RD.
ELLENSBURG, WA 98926
509-925-9586

EXISTING TAX PARCEL NUMBER 1819310100016

ORIGINAL PARCEL AREA: 5.31 AC
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: ICLAS B
SEWER SYSTEM: SEPTIC
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, WILLIAM D. SCHMIDT AND MELVA M. SCHMIDT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNER FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE, AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 15 DAY OF April A.D., 2003

William D Schmidt
WILLIAM D SCHMIDT

Melva M. Schmidt
MELVA M SCHMIDT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTITAS }

THIS TO CERTIFY THAT ON THIS 15 DAY OF April A.D., 2003 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM D. SCHMIDT AND MELVA M. SCHMIDT, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Amanda Lee Snyder
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT Ellensburg
MY COMMISSION EXPIRES: Dec 31 2004

AMANDA LEE SNYDER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 31, 2004

LEGAL DESCRIPTIONS:

ORIGINAL PARCELS:-

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH LIES NORTHERLY AND EASTERLY OF THE RIGHT OF WAY BOUNDARY OF THE CASCADE IRRIGATION DISTRICT AND SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°00'01" WEST ALONG THE WEST BOUNDARY OF SAID NORTHEAST QUARTER 948.80 FEET; THENCE SOUTH 89°28'37" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°28'37" WEST 399.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT (RADIUS OF SAID CURVE BEARS NORTH 00°31'23" WEST 400 FEET); THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 171.19 FEET THROUGH A CENTRAL ANGLE OF 24°31'15"; THENCE NORTH 66°00'08" WEST 541.55 FEET; THENCE NORTH 26°41'53" WEST 134.30 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH LIES NORTHERLY OF THE NORTH RIGHT OF WAY BOUNDARY OF THE CASCADE IRRIGATION DISTRICT, AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°00'01" WEST ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER 948.80 FEET; THENCE SOUTH 89°28'37" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°28'37" WEST 340.16 FEET; THENCE SOUTH 01°21'38" EAST 218.56 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY BOUNDARY OF THE CASCADE IRRIGATION DISTRICT AND THE TERMINUS OF SAID LINE.

EXCEPT THE RIGHT OF WAY OF WILSON CREEK ROAD ALONG THE EAST BOUNDARY THEREOF.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANG 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH LIES NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER 180.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 89°15'00" WEST 758.64 FEET; THENCE NORTH 178.77 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE TERMINUS OF SAID LINE, AND EXCEPT THE RIGHT OF WAY OF WILSON CREEK ROAD ON THE EAST BOUNDARY THEREOF.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2 IRRIGABLE ACRES, LOT 2 HAS 1 IRRIGABLE ACRE; LOT 3 HAS 1 IRRIGABLE ACRE; LOT 4 HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.

2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-550 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK B OF SHORT PLATS PAGES 27 & 28 AND BOOK 15 OF SURVEYS, PAGE 124, AND THE SURVEYS REFERENCED THEREON.

4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

6. ACCORDING TO KCRS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS M-12 SHEET 1-3.

7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

9. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

11. THE PRIVATE PROPERTY OWNERS WHO BENEFIT FROM ITS USE SHALL MAINTAIN ANY AND ALL IRRIGATION WATER OUTSIDE OF THE ROAD RIGHT-OF-WAY. ROADSIDE DITCHES SHALL NOT BE USED TO CONVEY IRRIGATION WATER.

12. THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

13. THE OWNER OR LESSEE OF LOTS 1-4 OF THE HUSKER SHORT PLAT ARE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOTS BY USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM.

14. ACCESS TO TAX PARCEL 1819-31010-0025 SHALL BE FROM CASCADIA WAY. NO ACCESS FROM WILSON CREEK ROAD SHALL BE USED.

ADJACENT OWNERSHIPS:

1819310100020
SCOTT STORLIE
2421 JUDGE RONALD RD
ELLENSBURG, WA 98926

1819310100033
MARK SCHMIDT
1223 WILSON CREEK RD
ELLENSBURG, WA 98926

1819310100022
MIKE ROGERS
1207 N.A. ST
ELLENSBURG, WA 98926

1819320200013
WAYNE JOHNSON
1180 WILSON CREEK RD
ELLENSBURG, WA 98926

1819310100023
JUDY SWANSON
2607 JUDGE RONALD RD
ELLENSBURG, WA 98926

1819320570001
LARRY BROWN
P.O. BOX 904
ELLENSBURG, WA 98926

1819310100024
GREGARY BEACH
1011 WILSON CREEK RD
ELLENSBURG, WA 98926

1819320570004
WM SCHMIDT
1131 WILSON CREEK RD
ELLENSBURG, WA 98926

1819310100016
WM SCHMIDT
1311 WILSON CREEK RD
ELLENSBURG, WA 98926

1819320200015
JOSEPH WAHLE
930 WILSON CREEK RD
ELLENSBURG, WA 98926

1819310100014
DENVER MILLER
1271 WILSON CREEK RD
ELLENSBURG, WA 98926

DAVID P. NELSON LS 18092 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 7/20/02

RECORDER'S CERTIFICATE 200304160002

Filed for record this 16 day of April 2003 at 9:11 AM in book 8 of S.P. at page 63 at the request of DAVID P. NELSON Surveyor's Name

DAVID B. BOWEN County Auditor — Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BILL SCHMIDT in NOV. 2001.

DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 02-21
ELLENSBURG
Kittitas County, Washington

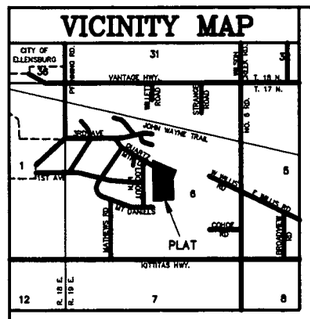
DWN BY: T. ROLETTO	DATE: 11/2002	JOB NO.: 01588
CHKD BY: D. NELSON	SCALE: 1"=100'	SHEET: 2 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 510 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433

Examples of approved short plats w/o public road abutment addressed from Chris Cruse

GRASSLANDS PARK
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

- PRELIMINARY PLAT -



OWNER:

ALL BUSINESS LLC
700 E. MOUNTAIN VIEW AVE, SUITE 501
ELLENSBURG, WA 98926

TOTAL ACREAGE: 15.64 ACRES
NO. OF LOTS: 14
ZONE: SUBURBAN

SOURCE OF WATER: CLASS "B" WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: TO BE DESIGNED WITH ROAD PLAN
ACCESS: COUNTY ROAD - SEE NOTE BELOW

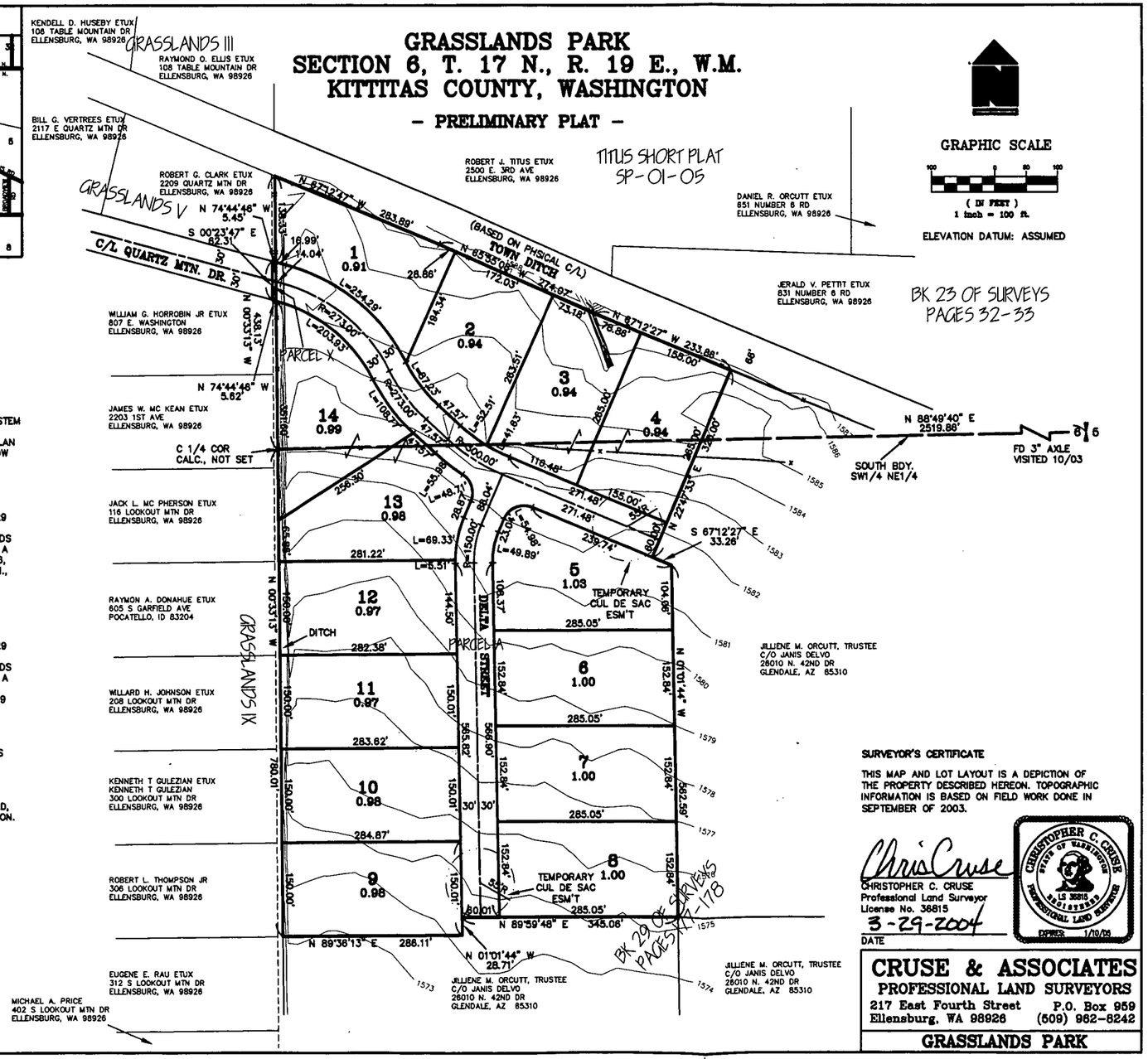
LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

PARCEL X OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTE: CURRENT COUNTY ROAD STANDARDS REQUIRE A DEDICATED COUNTY ROAD FOR THIS DEVELOPMENT. IN THE EVENT OF THE ADOPTION OF A NEW ROAD STANDARD CURRENTLY UNDER CONSIDERATION, THE DEVELOPER WOULD DESIRE A PRIVATE ROAD, MAINTAINED BY A HOMEOWNERS ASSOCIATION.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ELEVATION DATUM: ASSUMED

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 SEPTEMBER OF 2003.

Chris Cruse

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
3-29-2004
DATE

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 1/10/06

BK 29 OF SURVEYS
PAGES 177-178

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

GRASSLANDS PARK

RECEIVED
MAR 29 2004
KITTITAS COUNTY
CDS

Grasslands Park

Grasslands Park could be considered an appropriate and normal expansion of the existing Grasslands development. If it wants to be part of the neighborhood then it should retain the characteristics and limitations of the neighborhood. The roads are publicly owned and maintained. This ensures there is a sense of community within the area. One of the beautiful things about Grasslands is that people wander along all the roads. We'd like to do the same with the new neighbors. Most drivers respect the fact there is a mixture of slow traffic and walkers. A publicly owned road helps to enforce the speed limits and behaviors of those who forget the rules some times. The Sheriff cannot enforce traffic laws on private roads. The private common accesses are private but cannot extend or expand unless they are publicly owned and maintained.

The water system serves domestic water to 72 homes. Irrigation water is provided by the Ellensburg water company in a combination of open and closed systems. This helps reduce the demand on irrigation water and ensure little well water is used for irrigation. If well water is used for irrigation there is a significant financial penalty the helps send users back to the Ellensburg water company

Planning Commission should conditionally approve Grasslands Parks with the following conditions:

-The plat, and subsequent serial plats, shall have the following conditions noted:

1. **All lots domestic water is from a metered well that will shut off when 5000 gallon per day are either delivered or pumped. .**
2. **All lots irrigation water is provided by a separate system that uses Ellensburg water company water. No irrigation of lots using well water.**
3. **All lots shall abut a publicly owned and publicly maintained road system.**

Each of these is the current law, to the best of my knowledge, and if the applicant agrees and the Commission agrees AND places these conditions in the approval document then my testimony is complete. If there is disagreement then I have substantial testimony to support the Planning Commission imposing these conditions as conditions of approval.

Sincerely,

Paul D. Bennett
2013 Quartz Mountain Drive
Ellensburg

Exhibit No.: C
Hearing: Grassland
Date: 8/23/04
Submitted by: Paul Bennett

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

August 23, 2004

Kittitas County Planning Commission
411 North Ruby
Ellensburg, WA 98926

RE: Grasslands Park plat application

Dear Commissioners,

On June 24, 2004, I requested that the new Kittitas County Road and Bridge Standards as adopted by Ordinance No. 2004-13, be applied to the Grasslands Park plat application.

The Revised Staff Report dated August 23, 2004 clearly states the intention of the applicant to develop privately maintain internal roads. The Revised SEPA MDNS dated June 24, 2004 does not reflect the intentions of the applicant. The Transportation section of the Revised SEPA is based on the old road standards and have been incorrectly applied to this plat.

I note the addition of Section A(1)(c) to the Transportation section of the Revised SEPA, citing Kittitas County Zoning Code, Title 17 (17.20.100) requiring "that lots abut a public right of way, and no main dwelling shall be built or moved onto a lot not abutting a public right of way."

However, I also note that both the old Road Standards and Chap. 12.01.030 of the newly adopted Road Standards state: "In the event of conflict with the current subdivision code, Kittitas County Code Chapters 16 and 17, these Standards shall control." Kittitas County has historically approved numerous plats and short plats creating buildable lots in the Suburban Zone that do not abut a public right of way. Please see the following as examples of this enforcement: SP-03-53; SP-03-34; SP-02-21; SP-02-20; SP-01-32; P-2000-01; P-99-02; P-98-02; P-97-04; P-96-07.

I hereby request that in your consideration for approval of the Grasslands Park plat, you delete any requirements as reflected in the Transportation section of the Revised SEPA, and apply the requirements of the current Kittitas County Road and Bridge Standards as adopted by Ordinance No. 2004-13.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Exhibit No.: 13
Hearing: Grassland
Date: 8/23/04
Submitted by: Cruse

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 24 2004
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

June 24, 2004

Mr. Paul Bennett, Director
Kittitas County Dept. of Public Works
411 N. Ruby Street Suite 1
Ellensburg, WA 98926

RE: Grasslands Park

Dear Paul,

I request that the new Kittitas County Road Standards (passed by ordinance 2004-13 on June 1, 2004) be applied to the Grasslands Park Plat submitted on March 29, 2004.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Chris Cruse

Christopher Cruse
Professional Land Surveyor

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

WHEREAS: Testimony was created concerning the implementation and vesting of this new ordinance. The Board would allow all applications currently under going the approval process the option of being reviewed under the current road standards or being reviewed under the road standards approved as of the date of this ordinance.

NOW, THEREFORE BE IT ORDAINED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby approve amending the Kittitas County Code as follows, and

BE IT FURTHER ORDAINED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby approve that any development application currently under review by Kittitas County, and not having final approval, will have 30 days from the date of this ordinance to present a written request to the Department of Public Works to request the development be reviewed using the roads standards in effect at the time of application or that the application be reviewed under the roads standards that are in effect as of the date of this ordinance. If no written request is received the application will be reviewed based upon County Code in effect at the time of application.

ADOPTED this 1st **day of** June, **2004**

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Perry D. Huston

Perry D. Huston, Chair

Bruce Coe, Vice Chair

Max A. Golladay

Max A. Golladay, Commissioner

COUNTY COMMISSIONERS KITTITAS COUNTY WASHINGTON
SEAL

ATTEST:

Clerk of the Board

This title is not a textbook or a substitute for engineering knowledge, experience, or judgment. It is intended to aid in deciding those factors needed to intelligently plan, design, construct, upgrade, and maintain land use development roads in the County.

The requirements contained in this title apply to all new construction, improvements to existing roads, or other work done on, over, or under any land use development road, or other roads within the County.

Requirements of the title shall be enforced in the same manner as other Kittitas County Codes, including injunctions resulting in work stoppage or suit may be commenced for damages resulting to the roads or rights-of-way of the County due to noncompliance.

12.01.030 Applicability.

This title shall apply to all land within the unincorporated areas of the County except where superseded by other governmental jurisdiction.

These Standards shall apply to all newly constructed roads and right-of-way facilities required by development approvals within Kittitas County. Any Land-use application on file with the County prior to the date of adoption of these standards shall be vested under the standards applicable at the time of application. In the event of conflict with the current subdivision code, Kittitas County Code Chapters 16 and 17, these Standards shall control. These standards do not apply to state or federal roads. If roads are required to be built to public standards and are inspected and certified as such, the County will accept these roads onto the County system for continued maintenance, subject to limitations as addressed in KCC 12.01.180.

The Standards may apply to modifications of roadway features of existing facilities which are within the scope of reconstruction or capital improvement projects when so required by Kittitas County or to the extent they are expressly referred to in project plans and specifications. The Standards are not intended to apply to "resurfacing, restoration and rehabilitation (3R)" projects as those terms are defined in the Local Agency Guidelines, WSDOT, as amended; however, the Director may at his discretion consider the Standards as optional goals for 3R projects.

The Standards shall not apply to new or planned utility facilities and emergency or non-emergency replacement of existing utility structures within Kittitas County right-of-way. Every new utility facility and all planned, non-emergency replacement of existing utility structures within Kittitas County right-of-way shall be governed by the most current version of the Manual on Accommodating Utilities in Kittitas County Rights-of-Way.

12.01.040 Amendments and Remissions

The standards may be amended as required. The Board of County Commissioners (BOCC), following the recommendations of the Director of Public

Grasslands Water System

6/7/2004

Register: Checking

From 05/01/2004 through 05/31/2004

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/04/2004	2777	Robert Jordan	-split-		367.28			10,485.49
			Manager	Wages	-400.00			
			Payroll taxes	Social Security	24.80			
			Payroll taxes	Medicare	5.80			
			Payroll taxes	L&I	2.12			
				Manager duties...				
05/05/2004	2778	Robert Jordan	Supplies		8.58			10,476.91
05/05/2004	2779	Upper Yakima Valle...	One Call System		100.00			10,376.91
05/05/2004	2780	Cascade 1	Supplies	Invoice # 5	57.03			10,319.88
05/05/2004	2781	Mary Young-Ness, C...	-split-		128.70			10,191.18
			Accounting	Accounting	-125.00			
			Postage and Delivery	Postage	-3.70			
05/05/2004	2782	Ellensburg Telephone	Telephone	925-6609	27.09			10,164.09
05/05/2004	2783	Department of Health	Dues and Subscriptions	SMA ID # 291...	208.00			9,956.09
05/10/2004			-split-	Deposit			360.00	10,316.09
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
05/11/2004	2784	Robert Jordan	Water tests		14.70			10,301.39
05/11/2004	2785	One Call Concepts, I...	One Call System	Acct # 19-0001...	3.60			10,297.79
05/14/2004			-split-	Deposit			1,260.00	11,557.79
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	

Register: Checking
From 05/01/2004 through 05/31/2004
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
05/17/2004			-split-	Deposit			185.00	11,742.79
			Undeposited Funds				60.00	
			Undeposited Funds				65.00	
			Undeposited Funds				60.00	
05/18/2004			-split-	Deposit			734.00	12,476.79
			Undeposited Funds				125.00	
			Undeposited Funds				60.00	
			Undeposited Funds				238.50	
			Undeposited Funds				125.00	
			Undeposited Funds				65.50	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
05/24/2004			-split-	Deposit			246.60	12,723.39
			Undeposited Funds				64.40	
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				62.20	
05/26/2004			-split-	Deposit			303.30	13,026.69
			Undeposited Funds				60.00	
			Undeposited Funds				60.00	
			Undeposited Funds				62.20	

Register: Checking
From 05/01/2004 through 05/31/2004
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Undeposited Funds				61.10	
			Undeposited Funds				60.00	
05/26/2004	2786	Valley Enviromental ...	Water tests	Invoice # 2135	16.00			13,010.69
05/26/2004	2787	Matt Fevergeon	Repairs		60.00			12,950.69
05/26/2004	2788	Mary Young-Ness, C...	-split-		152.01			12,798.68
			Accounting	Accounting	-125.00			
			Postage and Delivery	Postage	-27.01			
05/26/2004	2789	Robert Jordan	-split-		367.28			12,431.40
			Manager	Wages	-400.00			
			Payroll taxes	Social Security	24.80			
			Payroll taxes	Medicare	5.80			
			Payroll taxes	L&I	2.12			
				Manager duties...				

16780.52

70.96

Grasslands Water System
P.O. Box 404
Ellensburg, Washington 98926

AGENDA

June 7, 2004 GWS Board meeting
7:30 PM
Grant Clark residence

Board Members

☒ Grant Clark	☒ Bob Malde	☐ George Smith
☒ Wyman Renfrow	☒ Greg Trujillo	☐ Rob Jordan

Agenda additions:

Administrative:

Approve Minutes from May 3, 2004 meeting.

Income/Billing/Treasurers Report:
Checking Balance $2,431.40 as of 5/26/04

Money Market Balance $16,780.52 as of 3/31/2004

Report from bookkeeper
Collection status

Superintendent report: Rob Load of Corn OK
System Operation

Old Business:

1. expansion 81

New Business:

1.
2.

Set next meeting time and place. July 5th, 2004 at the Malde's

Adjourn

New Business:

- Rob indicated that he had received a request from the Kittitas County Health Department for a new sample for fluoride testing. Rather than pull new samples he sent them the test reports from the last 20 years.

The next meeting will be held on June 7th, 2004 at 7:30 pm, at the Clark's residence.

Motion to adjourn the meeting made by Clark, 2nd Malde. Motion passed unanimously.
Meeting adjourned at 8:12 pm.

Grasslands Water System
P. O. Box 404
Ellensburg, WA 98926

Meeting minutes for meeting held May 3, 2004.

In attendance were Wyman Renfrow, Bob Malde, Grant Clark, George Smith, Greg Trujillo and Rob Jordan.

The meeting was held at the Smith residence, and called to order at 7:42 pm.

Minutes from the April 7, 2004 meeting were read. A motion was made to accept the minutes as presented. 1st Trujillo – 2nd Smith, motion passed unanimously.

Treasurer Smith presented the treasurer's report. The following account balances were reported:
Checking account - $10,622.87.
Money Market account - $16,708.52.
It was reported that the money market account has earned $70.96 in interest over the last three months.

Bookkeeper Report:
The following accounts were discussed:

- Harold Baker – Past due for $104.52

Four other accounts are past due for all or part of the March billing. Mr. Baker's past due status has been reduced from the $229.52 that was reported at the April meeting. Rob indicated that he had told Mr. Baker that we would waive one late charge of $5.00.

The following quarterly employee taxes were paid for Rob: Washington State Labor & Industries, $28.47; Washington State Unemployment Insurance, $23.28; Federal Withholding taxes, $183.62. This is the first time we have paid these taxes since making Rob an employee of the system.

Superintendent Report - System operation:

- The system leak reported at previous meeting was located in Scott Wilson's yard. The leak was on the house side of the meter. Wilson fixed the leak himself without reporting it to the system. Rob indicated that the leak had been fixed prior to the previous meter reading, so the meter must have been misread at that time. Based on the last reading Wilson's bill will be for $243.00.
- The system has been operating with no problems. Rob has increased the time on the blower slightly in order to maintain the target pH level.
- The Water System Analysis from Western Pacific Engineering, Inc. has been sent to Tom Justice in Spokane. We have not yet received a response.

Old Business:

- We have not yet received our new insurance policy.

Grasslands Water System
P. O. Box 404
Ellensburg, WA 98926

Meeting minutes for meeting held May 3, 2004.

In attendance were Wyman Renfrow, Bob Malde, Grant Clark, George Smith, Greg Trujillo and Rob Jordan.

The meeting was held at the Smith residence, and called to order at 7:42 pm.

Minutes from the April 7, 2004 meeting were read. A motion was made to accept the minutes as presented. 1st Trujillo – 2nd Smith, motion passed unanimously.

Treasurer Smith presented the treasurer's report. The following account balances were reported:
Checking account - $10,622.87.
Money Market account - $16,708.52.
It was reported that the money market account has earned $70.96 in interest over the last three months.

Bookkeeper Report:
The following accounts were discussed:

- Harold Baker – Past due for $104.52

Four other accounts are past due for all or part of the March billing. Mr. Baker's past due status has been reduced from the $229.52 that was reported at the April meeting. Rob indicated that he had told Mr. Baker that we would waive one late charge of $5.00.

The following quarterly employee taxes were paid for Rob: Washington State Labor & Industries, $28.47; Washington State Unemployment Insurance, $23.28; Federal Withholding taxes, $183.62. This is the first time we have paid these taxes since making Rob an employee of the system.

Superintendent Report - System operation:

- The system leak reported at previous meeting was located in Scott Wilson's yard. The leak was on the house side of the meter. Wilson fixed the leak himself without reporting it to the system. Rob indicated that the leak had been fixed prior to the previous meter reading, so the meter must have been misread at that time. Based on the last reading Wilson's bill will be for $243.00.
- The system has been operating with no problems. Rob has increased the time on the blower slightly in order to maintain the target pH level.
- The Water System Analysis from Western Pacific Engineering, Inc. has been sent to Tom Justice in Spokane. We have not yet received a response.

Old Business:

- We have not yet received our new insurance policy.

New Business:

- Rob indicated that he had received a request from the Kittitas County Health Department for a new sample for fluoride testing. Rather than pull new samples he sent them the test reports from the last 20 years.

The next meeting will be held on June 7th, 2004 at 7:30 pm, at the Clark's residence.

Motion to adjourn the meeting made by Clark, 2nd Malde. Motion passed unanimously.
Meeting adjourned at 8:12 pm.

Kittitas County Planning Commission
Meeting Minutes – August 23, 2004

Planning Commission Present:

Mike Alberg, Chair, Scott Pernaa, James Landreth, John Pickett, David Black and Doug Harris

Staff Present:

Jan Sharar and Clay White, Staff Planners, Paul Bennett and Joe Sheridan, Public Works Dept., Jim Hurson, Prosecutor's Office, Lorna Kenny, Board Clerk

Public Present:

Approximately thirty people were present representing public and applicant interest.

I. Call to order.

With a quorum present, the Chair called the regular meeting of the Planning Commission to order at 6:30 PM.

II. Correspondence

The Clerk reported no new correspondence at this time.

III. Minutes

Doug Harris moved to approve the minutes of June 14, 2004 and July 12, 2004 as written. The motion was seconded and opened to discussion. It was moved, seconded and carried to approve the minutes of the Board of Adjustment meeting held on June 14, 2004 and July 12, 2004 as distributed.

IV. Public Hearing – Unfinished Business

Due to the length of the present agenda the Chair is requesting that speakers limit their time for testimony. The meeting cut off time will be set at 11:00 PM and any agenda items not heard will be continued to Thursday, August 26, 2004.

The Chair opened the Kittitas County Subdivision Code continued public hearing from July 26, 2004 for the proposed amendment to the Kittitas County Code Chapter 16, Subdivision Code. The chair noted that the subdivision code will be continued tomorrow night as the last meeting on the agenda. The subdivision code will be continued as the Planning Commission deliberation with no further public testimony to be taken.

The Chair opened the Public Hearing for **Grasslands Park – P04-01**. Jan Sharar introduced the hearing rescheduled from July 26, 2004 application for a preliminary plat of approximately 15.64 acres into a total of fourteen lots submitted by Chris Cruse, authorized agent for All Business, LLC, landowner APN# 17.19.06010.0009. The subject property is located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat east of the City of Ellensburg. Exhibit A was submitted and read into the record as new correspondence from the Public Works Department dated August 23, 2004.

Joe Sheridan, Public Works testified that on June 24, 2004 Chris Cruse submitted an application for project review under the new Road Standards. The proposal submitted was not a requirement.

The Chair opened the hearing to the applicant testimony. Chris Cruse, 217 E 4th, Ellensburg WA testified submittal for a 14 lot plat with wording that the new Kittitas County Road Standards be applied to the Grasslands Park plat application. His recommendation is to consider for approval of the Grasslands Park plat and delete any requirements as reflected in the Transportation section of the revised SEPA, and apply the requirements of the current Kittitas County Road Standards as adopted by Ordinance #2004-13, **Exhibit B. Mike Alberg** questioned irrigation water availability? Mr. Cruse noted that a proposed open ditch with water will be piped and forced to lots. The Town Ditch will approve plans requiring an open ditch from Grasslands Park.

David Black questioned if Quartz Mt. Dr. is a private or public roadway? Mr. Cruse noted that the road is a public right-of-way with no thoroughfare through residences. Adjacent property owners can gain access through easements and public access through Quartz Mt. Drive.

John Pickett noted a proposed significant traffic increase to Quartz Mt. Dr., would sidewalks be a consideration to accommodate pedestrian traffic? Mr. Cruse noted that sidewalks are not anticipated and Quartz Mt. Drive is a County maintained roadway. Private access from Quartz Mt. Dr. with no sidewalk requirements would limit people from walking dogs and normal pedestrian traffic.

James Landreth questioned if there would be a graveled road from the paved road? The future extension of the roadway creates a concern for snow removal. Mr. Cruse proposed that the plat would have a private road to be maintained by a homeowners association. The homeowners association would be required to maintain the private roads with no expense to Kittitas County.

John Pickett noted a high water table with 14 homes on a Class B well with concern for water retention. Mr. Cruse stated that storm water retention would be available and recycled back into the Town Ditch.

The hearing was opened to **public testimony. Steven Dukelow,** 111 Frost Mtn. Drive, Ellensburg WA testified as a twenty year resident of Grassland with concerns for the quality of life to Grasslands with the addition of fourteen lots priced at $200,000 each. Grasslands is a community social area and concerns are for foot traffic and kids on horses using the streets. The proposed high density traffic impacting the area would be detrimental to Grassland's culture. He recommends the widening of Phenning Road to Quartz Mtn. Drive and adding an additional lane with piping of the irrigation ditch.

Wyman Renfrow, 1906 E Mt. Daniels, Ellensburg WA for Grassland Water System testified with concerns for an existing Class A well for an additional proposed 78 units and the effects of the additional penetration to an aquifer weakening the water system. He has concerns for the safety and maintenance to underground utilities which could be damaged by phone utility lines.

Paul Bennett, 2013 Quartz Mt. Drive, Ellensburg testified his feelings that with the proper Planning Grasslands can be a good development with roads being public maintained. He also notes that the enforcement of the speed limit is difficult to maintain on private roads. There are water system concerns and they do have water rights to their 100-foot well. There is also irrigation water

available provided by the Ellensburg Water Company, a use which will help to reduce the demand for well water usage for irrigation purposes. His recommendation is for approval of the plat with three conditions:

1. All lots domestic water is from a metered well that will shut off when 5,000 gallons per day are either delivered or pumped.
2. All lots irrigation water is provided by a separate system that uses Ellensburg Water Company water. No irrigation of lots using well water.
3. All lots shall abut a publicly owned and publicly maintained road system.

John Pickett questioned if Paul had thoughts on the traffic impact to Quartz Mt. Drive? Paul Bennett felt that there would be additional impact to the roads. He does not recommend the use of wider roads as they create higher speeds. He feels that sidewalks are not necessary and a bike path not recommended. The school bus travels up Quartz Mt. Dr. and down Lookout Mt. and on to Mt. Daniels. Paul's recommendation is for the placement of water meters to each home site with overages to be charged a higher dollar amount for usage. A Homeowners Association for water usage does exist for Grasslands and he would like to see water used for domestic purpose only and not for irrigation purposes.

Chris Cruse testified for the applicant who could provide a pressure system for each lot with no irrigation with drawl permitted from the well water. The applicant will work with staff regarding the public road system but prefer private roads. No water metering is required at this time at individual houses as the water well is metered. Environmental Health does not monitor individual usage of residences.

Mike Alberg questioned if the roads are built to Road Standards does the County accept them as public roads? Paul Bennett noted that if all parcels are built out that the County would accept the road as a County road. Efforts are needed now to identify roads as public. It is easier to go to one owner in lieu of 14 owners. Does the applicant have easement agreements with existing property owners to prevent land locking?

Joe Sheridan, Public Works Department testified that road dedication should provide access to adjacent parcels to continue on the roadway but cannot connect the cul-de-sac. A temporary cul-de-sac can be issued allowing the continuation of the road to a later date. A turn around is for emergency vehicles to allow them to turn around rather than to back out of an area. Quartz Mt. Dr. is a dedicated right-of-way for property access at this time and will be built to Kittitas County Road Standards for future use. The applicant is not opposed to it being a public roadway.

Chris Cruse noted that the applicant would agree to "all lots irrigation water is provided by a separate system that uses Ellensburg Water Company water with no irrigation lots to be using well water".

The Chair asked if there was any additional public testimony. With no additional public testimony the Commission went into deliberation. Comments included the Class B water system requirements having been met and the irrigation system is covered with piping and pressure to the lots. James Landreth recommended public roads be built to County Standards to allow for additional future growth. The County nor the State of Washington does not enforce water usage

and State Law does warrant a Homeowners Association. His recommendation is for water metering at the houses to measure the water usage by a utility district.

Doug Harris moved to recommend **approval,** complete with **Findings of Fact** of the **Grasslands Park Preliminary Plat P04-01** to the Board of County Commissioner with **Conditions**: 1) that the roads be dedicated public roads to the development; and, 2) a Homeowner's Association would be available to monitor well water usage. The motion was seconded and opened for discussion. The motion was approved by a 6/0 poll of the Commission. A ten-minute break was called.

Findings of Fact – Grasslands Park Preliminary Plat P04-01

1. The Planning Commission finds that Chris Cruse of Cruse & Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was take from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions are necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

The meeting was reconvened with the Chair opening the public hearing for **Westside Heights 9-lot Plat – P04-03.** Clay White introduced the Westside Ridge LLC application for a 9-lot plat on 50.32 acres of land zoned Rural 3. The subject property is located off of Westside Road, tax parcel #19.14.01054.0001, comprising part of the SE ¼ of Section 01, T19N, R14E WM in Kittitas County.

Mike Alberg questioned the zoning of the subject parcel? Clay noted that a portion of the west/southwest/south parcel is zoned Forest & Range and Commercial Forest.

The Chair opened the meeting to **applicant** testimony. Wayne Nelsen, 14205 SE 36th #100 Bellevue WA testified representing Westside Ridge LLC. The area was reclassified to R-3 zoning in the Comprehensive Plan Amendment and staff comments have been received from Environmental Health and the Public Works Department.

Mike Alberg noted per the plat drawing an existing road for Lots #1 & #3, with a current road to the west portion of Lot #1 to be constructed to Road Standards. He also questioned if the small parcel to the NW is vacant? Wayne noted that the existing roads are currently private logging roads with gravel surface and the parcel to the northwest is at 50% build out.

James Landreth questioned the width of the Bonneville right-of-way? Wayne Nelsen noted the width is 687 feet.

Doug Harris questioned the access to Lots #7, #8 & #9 to be from the cul-de-sac under the transmission lines? Wayne Nelsen noted that the access is under the BPA line off of the property. The lot site proposed are 200' X 200'.

The Chair opened the hearing to **public** testimony. There being no public testimony the Commission was opened to deliberation. Scott Pernaa moved to recommend **approval** for the **Westside Heights 9-Lot Plat – P04-03** complete with **Findings of Fact**, to the Board of County Commissioner. The motion was seconded and opened for discussion. The motion was approved by a 6/0 poll of the Commission.

Findings of Fact – Westside Heights 9-Lot Plat P04-03:

1. The Planning Commission finds that Nelsen Development Group submitted a complete application on behalf of WestsideRidge LLC to the Community Development Services Department on June 30, 2004. The applicant's address is 315 39th Ave. SW, Suite 8, Puyallup WA 98373.

2. The Planning Commission also finds that said development application included in preliminary plat depicting the division of one parcel into 9 lots ranging from 3.00 acres to 6.74 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 7, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that an open record hearing was held on July 19, 2004 to consider his matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of his public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

5. The Planning Commission finds that additional conditions are not necessary to protect the public's interest.

6. The Planning Commission finds that Lots #7, #8 and #9 building sites 200' X 200' are sufficient area for a building site.

The Chair opened the **SEPA Appeal hearing** for **Brookside Trails West Rezone Z04-15** with the reading of the SEPA appeal process for the record. Clay White introduced the SEPA appeal pursuant to KCC 15A.04 was submitted on June 11, 2004 with $300 to the Kittitas County Board of Commissioners. The proper notice for tonight's SEPA appeal was presented in the packet to the Commission. James Carmody on behalf of "Friends of Cle Elum Ridge" filed the appeal.

The Chair performed the swearing in of the witnesses and the appeal hearing was opened to the responsible official testimony. Clay White, representing the Responsible Official declined to call a witness at this time.

The Chair opened the appeal hearing to the Appellant's testimony. James Carmody, representing the Appellant opened to the cross-examination of the SEPA Responsible Official requesting the length of employment with Kittitas County. Clay White responded he has been employed with Kittitas County for five years. The appellant referenced a list from 2004 depicting Kittitas County rezoning of Forest and Range to Rural 3 zoning classifications and questioning the accuracy of the list for 2004? The response of the Responsible Official is that yes it is an accurate list of approximately 3153 acres of rezoning classification from Forest & Range to Rural 3 zoning. The Appellant asking if Nelsen Development Group, authorized agent for Sapphire Skies, acquiring Plum Creek lands and initiating a series of rezones above the upper ridge between the City of Cle Elum and City of Roslyn? The Responsible Official's response was yes.

The application noted part of the Timber Company land was created by exempt segregation? Yes to be proposed for residential use. The application shows roadways and private roadways to the site. Matters were reviewed at the project level following WAC as non-project proposal. The

Kittitas County Department of Public Works noted the lack of impact to roads in the rezoning phase of the project at this time. Potential impacts to be considered through the development of the project relate to; noise, air quality, grading and excavation. At the project level an exempt segregation can be split once each ten years and is without an environmental review. Eight lots can be split without environmental review and the property can be shrunk into a Cluster with Boundary Line Adjustments – SEPA exempt with the parent parcel making more additional parcels. A rezone does increase the potential usage of the site under no environmental review process? No response formulated by the Responsible Official. The Appellant noted the additional extra lots, Forest & Range to Rural 3, a potential of 800 lots created with no environmental review? The Responsible Official does not agree.

A scenario could be the exempt segregation of 177 acres into 8 ea. 20 acre lots and again into 9 plats all being SEPA exempt. Density zoning is not allowed to be revisited at the project level. The Appellant referenced case law Supreme Court King County vs. Boundary Review Board King County.

The Proponent voiced objection with the use of case law. The Chair of the Planning Commission agreed that referencing case law is not appropriate.

The Responsible Official referenced WAC 197.11.060(C) Optional and WAC 197.11.060(b)(i)(ii) an appropriate decision.

The Appellant noted the potential for 800 new lots to be developed? The Responsible Official responded that 17 to 59 additional possible lots could be developed.

The Chair opened the appeal hearing to the **Proponent's** response. Michael Murphy, Attorney at Law testified for the proponent and referencing the letter of May 18, 2004 depicting 2004 Rezone – Forest & Range to Rural 3. Of the twenty-five rezones shown on the list, were there any duplicates? The Responsible Official stated it was unknown at this time.

Proponent, does the criteria apply only to Sapphire Skies on all rezones? The Responsible Official responded it was unclear.

Proponent, what were criteria focused on? The Responsible Official response SEPA rules WAC 197.011.060.

Proponent, density creating lots? The Responsible Official exempt segregation, nine years away.

The appeal hearing was opened to the Appellant. James Carmody referenced a plat indicating water availability? Responsible Official, a plat requirement is to show adequate water with a water availability report for 59 lots.

Appellant, at what stage of the project was that referenced? How would access limit availability of lots? The Responsible Official referencing the City of Cle Elum.

The Appellant called **Jim Muhlbeier** to testify. Jim Muhlbeier, Big Tail Road Cle Elum WA is the landowner of a 22-acre site adjacent to the rezone property. He is not opposed to the development of the property.

The Proponent would like to cross-examine Jim Muhlbeier who resides at 21403 So. Sammamish WA and also does reside on the Big Tail Rd. Cle Elum property as well. He is also a Real Estate Agent for western Washington and eastern Washington as well. He is currently involved in a land sale involving 28 parcels in Section 23.

The Proponent questioned the competition of Rural 3 zoning with 20-acre land sales? Jim Muhlbeier responded that he had a different clientele who would buy 20-acre parcels vs. 3-acre parcels.

The Proponent responded to the abuse of the SEPA process for the sale of parcels, a commercial interest in lieu of an environmental interest.

The Appellant called **Ray Owens** to testify. Ray Owens testified as an adjacent landowner residing at 609 N Columbia, Cle Elum WA and testifying for a concerned citizen of the Upper County, petition submitted. Montgomery Avenue separates the subject site from the City of Cle Elum.

The Proponent questioned Mr. Owens asking if his property borders the proposed rezone? Mr. Owens noted his property was close but he was unsure where the rezone was.

The Proponent, Michael Murphy, called witness Wayne Nelsen to testify. Wayne Nelsen, 14205 SE 36th #100, Bellevue WA representing a number of rezone applications.

The Proponent questioned the number of applications by Sapphire Skies. Mr. Nelsen's response was approximately half of the applications were Sapphire Skies with the remaining, for example belonging to clients like Doug Weis, Thomas Chambers and Ron Prince.

The proponent referenced the 2004 Rezone F&R zoning to R-3 repeats from the list? Wayne Nelsen noted repeats by alpha characters indicating repeats on the list. The acreage is totaling an approximate 2,000-acre total with some rezoning on the south side of I-90 but not by Cle Elum.

The Proponent questioned if all rezones can stand-alone? The response from Mr. Nelsen was yes rezones can stand alone.

The Proponent questioned if density review was at the rezone stage only. Mr. Nelsen responded with no, there were variables for open space, parks and roads in the feasibility stage with the platting stage to determine density of the project.

The Appellant, James Carmody spoke referencing the 2004-zoning list. Sapphire Skies SEPA number assigned by the SEPA registry.

- Sapphire Skies - 139.43
- Evergreen Meadows – 500

- BrooksideTrails - 4,784
- Sky Ridge – 266.62
- Pending – Tillman Creek - 240.01
- Woods & Steele

The Appellant questioned how long Wayne Nelsen has been employed by Sapphire Skies? Mr. Nelson's response was for 4 years as a land use planner and consultant with Sapphire Skies with dealings of land segregation and boundary line adjustments. The application was prepared by him.

The Appellant referred to roadway improvements as well as power utilities and the construction of three primary roads. **Exhibit D**, overheads used as exhibit depicting area for five rezone applications filed by Sapphire Skies this year in a suitable time frame. Different entity owners provide for separate applications. Directions come from various members in Sapphire Skies but from the same Company.

The hearing was opened to **final arguments**. James Carmody reiterated the important decision of the Commission to exempt the SEPA review. It is obvious that Sapphire Skies', with the Plum Creek property, intent is to divide 20 acre parcels into 3 acre parcels without environmental review process consideration. He feels that rezone applications should be placed together, not separate, with the creation potential for some 8,000 new lots. Environmental review will not take place through the exempt segregation process. Growth Management of rural and urban areas with the addition of 8,000 proposed new lots does not achieve growth management.

Michael Murphy, Proponent, stated form over substance. The SEPA appeal is a mischaracterization as no mistake has been shown by the Responsible Official. Mr. Carmody demonstrates a conspiracy theory to split up large properties without SEPA or Environmental Health Review. Three-acre parcels adjoining the City of Cle Elum are appropriate in lieu of twenty-acre parcels. He notes that neither Ray Owens nor Jim Muhlbeier resides at the site. Rezones do not depend upon one another to be implemented and a rezone does not allow for 59 lots. The property has already been segregated and cannot be again for 9.5 years. His recommendation is for denial of the SEPA appeal as no evidence has been created otherwise.

Clay White, Responsible Official, presented a summation for the burden of proof to be on the Appellant. The Appellant must establish that the Responsible Official did not comply with the procedural requirements in making a threshold determination. The Appellant has not demonstrated the lack of compliance by the Responsible Official in making the threshold determination.

James Carmody, speaking as the Appellant referenced the 2,000 acres subject to rezoning with no environmental review to nine or less lots. Mitigated Determination of Non-Significance (MDNS) issues remain outstanding regarding transportation and water.

The Chair closed the meeting and announced the continuation of the SEPA Appeal to Thursday, August 26, 2004, 6:30 PM in the Commissioner Auditorium; and

The continuation of the Brookside Trails West Rezone – Z04-15 to be continued August 26, 2004, at 6:30 PM in the Commissioner Auditorium; and

The continuation of the Hamberlin Rezone – Z04-16 to be continued to August 26, 2004, at 6:30 PM in the Commissioner Auditorium.

There being no further business, the meeting was adjourned at 11:15 PM. The next special meeting is scheduled for August 24, 2004 at 6:30 PM in the Commissioner Auditorium.

Lorna Kenny, Clerk

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

RECEIVED
AUG 23 2004
KITTITAS COUNTY
CDS

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review JRS

DATE: August 23, 2004

SUBJECT: Grasslands Park

Public Works, on June 24, 2004, received a letter from Christopher Cruse, Professional Land Surveyor requesting Grasslands Park be reviewed under the newly passed Kittitas County Road Standards. Subsequently, Public Works will be reviewing the proposed Plat under the newly established County Road Standards and all other applicable County code. Public Works would suggest the road servicing the proposed Grasslands Park Plat be publicly maintained roads due to future county transportation needs subsequently being identified in the proposed countywide Transportation Plan.

Please let me know if you have any questions or need further information.

Exhibit No.: a
Hearing: Grasslands
Date: 8/23/04
Submitted by: J Sharar

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: **Brian Doane** being first duly sworn on oath, deposes and says: That he is the **Advertising Manager** of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

RESCHEDULED
NOTICE OF PUBLIC HEARING

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week (s), commencing on the following days.

AUGUST 4, 2004

RESCHEDULED NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a hearing on the Grasslands Park Preliminary Plat (P04-01) application scheduled for July 26, 2004 before the Kittitas County Planning Commission has been rescheduled for Monday, August 23, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Kittitas County Community Development Services, 411 N. Ruby Street, Suite 2, Ellensburg, WA. 98926

Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: July 30, 2004
Publish: August 4, 2004. Daily Record.

l dates inclusive and that such newspaper were regularly distributed to its subscribers ring all of said period. That the full amount of the fee charged for the foregoing blication is the sum of **$28.50** rate of $4.35 per column inch for each insertion.

bscribed to me this 3 day of August, 2004.

GINA GILBERT

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)

GINA GILBERT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-18-07

Oversize
document
to be inserted
here

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Raymon & Mary Donohue
202 Lookout Mountain Dr.
Ellensburg, WA 98926

Jamie Gordon
1267 #6 Road
Ellensburg, WA 98926

MD Jackson Company
Attn: Mike Jackson & Larry Brown
700 E Mountain View Ave STE 501
Ellensburg, WA 98926

ROUTED TO:
DPW
PROSECUTOR
CDS
DEPT.

Mary K. Pratt
Paul D. Bennett
2013 Quartz Mt Dr
Ellensburg, WA 98926

June 15, 2004

RECEIVED
JUN 16 2004
KITTITAS COUNTY
CDS

RECEIVED
JUN 15 2004
1ST__2ND__3RD__
BOARD OF KITTITAS COUNTY COMMISSIONERS

Board of County Commissioners
County Courthouse, Room 108
105 5th Street
Ellensburg, WA 98926

RE: Grassland Park

1. Request SEPA determination be withdrawn, OR
2. Request to Appeal SEPA Determining Officials Decision on Procedural Grounds

Dear Board of County Commissioners,

I have reviewed and commented on the SEPA checklist for Grasslands Park, reviewed comments submitted by others and the lead officials Notice of Action. Based upon the lack of completeness or inaccuracies of the SEPA checklist, the conflicting factual information submitted by agencies and private citizens, and the fact that the SEPA lead Official did not seek additional information to complete or clarify the application, I find the Notice of Action procedurally flawed.

To remedy this situation I respectfully request the Notice of Action be withdrawn and the applicant be requested to resubmit the SEPA Checklist and address the questions and concerns of the agencies and citizens. I believe this is the best and most time efficient solution for the applicant and the surrounding community.

Should you determine that a withdrawal is not warranted then I respectfully submit this letter and a check for $300 to begin the process to appeal to determination of the SEPA Lead Official for failure to follow appropriate procedures in arriving at the determination.

The SEPA rules require the responsible official to consider all timely comments made and that the official should with draw the determination if the information provided was incomplete, misrepresented or a lack of material disclosure on the part of the applicant (WAC 197-11-340(3). I do not believe there was any intentional misrepresentation on the lack of the applicant, lead official or individuals submitting comments.

The applicant's checklist lists at least 13 answers of unknown for very simple questions. Many of these questions were challenged by facts by agencies or the public. Some of the comments just said, "I don't like more development". Had the lead official had sufficient time to review the checklist and comments in detail then a conclusion could have been reached that there is insufficient information or conflicting information that the applicant

submitted that prevented the lead official from properly considering and evaluating the information provided prior to making a determination.

As I previously commented, the Grassland Park Plat is a normal and expected extension of the Grasslands area. With a complete, accurate, and thoughtful checklist the applicant can demonstrate to agencies and the public that what he is proposing will be a good addition to the neighborhood.

Again, the simple and most timely solution to this issue is for the lead official to withdraw the current determination, sit down with the applicant and review the comments and have the applicant resubmit the checklist in a complete and accurate manner based upon the information and concerns identified. The applicant could even suggest mitigations for problems that may occur and are unavoidable.

Thank you for your attention to this matter.

Respectfully,

Mary K. Pratt

Paul D. Bennett

CC: Jan Sharar, Community Development Services

Joanna

Setback issues
waiting for
New site
plans

Oversize
document
to be inserted
here

KITTITAS COUNTY
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

ELLENSBURG WA 0 P04
PB METER 7118227
=198= U.S. POSTAGE

DONA605 832042005 1503 07 08/04/04
FORWARD TIME EXP RTN TO SEND
DONAHUE
202 S LOOKOUT MOUNTAIN DR
ELLENSBURG WA 98926-9032

RETURN TO SENDER

Kittitas County
Community Development Services

411 N. Ruby STE 2
FAX: (509) 962-7697

Ellensburg, WA 98926
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: July 30, 2004

SUBJECT: **Rescheduled Hearing Notice**

Due to an incomplete public record mailing to the Planning Commission for the scheduled hearing for July 26, 2004, the hearing has been **rescheduled for August 23, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Rescheduled Notice of Public Hearing

NOTICE IS HEREBY given that a hearing on the Grasslands Park Preliminary Plat (P04-01) application scheduled for July 26, 2004 before the Kittitas County Planning Commission has been rescheduled for Monday, August 23, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Kittitas County Community Development Services, 411 N. Ruby Street, Suite 2, Ellensburg, WA. 98926

Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: July 30, 2004
Publish: August 2, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Jan Sharar, Staff Planner
Community Development Services

DATE: August 23, 2004

SUBJECT: **GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)**

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC., landowner, to the Community Development Services Department on March 29, 2004.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from 8.16 acres to 25.43 acres.

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.

6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.

7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

8. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.

9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.

10. All outdoor lighting shall be directed downward and shielded from above.

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL: Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 15, 2004

SUBJECT: **Withdrawn Grasslands Park Preliminary Plat MDNS/Rescheduled Hearing Notice**

A copy of the Mitigated Determination of Non-Significance (MDNS) for this proposal was previously mailed to you for review on June 3, 2004. Enclosed please find a Notice of Withdrawal of SEPA Action and Rescheduled Hearing for the referenced proposal. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the Kittitas County Zoning Code, Title 17. A revised MDNS is expected to be issued in the near future.

The open record hearing scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Cle Elum Senior Center has been **rescheduled for July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.** The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of Withdrawn SEPA Action/Rescheduled Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 15, 2004, withdraw a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat application in the Suburban Zone, known as Grasslands Park, (P 04-01), by Chris Cruse, authorized agent for Michael Jackson, landowner. This withdrawal is made in recognition that the SEPA checklist contained insufficient information and the MDNS failed to address a key requirement contained in the county zoning code, Title 17.

NOTICE IS HEREBY given that the hearing on said application before the Kittitas County Planning Commission that had been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Upper County Senior Center is **rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.**

Date: June 15, 2004
Publish: June 18, 2004

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO:
WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 3, 2004

SUBJECT: **REVISED Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the ~~Commissioners' Auditorium, County Courthouse~~ Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Kittitas County
Community Development Services
411 N. Ruby STE 2
FAX: (509) 962-7697
Ellensburg, WA 98926
(509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: May 28. 2004

SUBJECT: **Grasslands Park – Preliminary Plat**
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 4, 2004. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on June 28, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 28, 2004, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 15, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, June 28, 2004 at 6:30 p.m. in the Cle Elum Senior Center, 719 East 3rd Cle Elum, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 28, 2004
Publish: June 2 and June 9, 2004. NKC Tribune and Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2
FAX: (509) 962-7697
Ellensburg, WA 98926
(509) 962-7506

SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water -

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by

the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting

the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm

water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, February 25, 2004.

RESPONSIBLE OFFICIAL: _____

Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: May 28, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

To:
WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Jan Sharar, Staff Planner
Kittitas County Community Development Services

Date: May 4, 2004

Subject: **APPLICATION FOR A FOURTEEN LOT PRELIMINARY PLAT – (P-04-01):** All Business, LLC, represented by Chris Cruse, has applied for a 14-lot preliminary plat on approximately 15.64 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06010-0009.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to May 20, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, June 28, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

G:\Jan:plat:GrasslandsParkGrassAppCover

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29, 2004 receive a complete application from All Business, LLC, landowner, by Chris Cruse, authorized agent, for a 14-lot preliminary plat on approximately 15.64 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06010-0009, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Thursday, May 20, 2004, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, June 28, 2004 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: May 4, 2004

Publish: May 7, 2004 . Daily Record

2. Name, mailing address and day phone of land owner(s) of record:
All Business LLC
700 E. Mt. View Ave Suite 501
Ellensburg WA 98926

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:
Chris Cruse
Cruse & Assoc. Phone: 962-8242
P.O. Box 959
Ellensburg WA 98926

4. Contact person for application (select one): Owner of record (Authorized agent)
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

6. Legal description of property: Pcl A of Survey in Book 29 pages 177-178 filed under AFN 200312150026

7. Tax parcel number: 17190600100009

8. Property size: 15.64 AC.

9. Narrative project 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 (be specific, attach additional sheets as necessary):
See attached Grasslands Park platmap

RECEIVED
MAR 29 2004
KITTITAS COUNTY
CDS

10. 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.

Signature of Authorized Agent Date 3/26/04

Signature of Land Owner of Record (required for application submittal) Date

Incomplete or illegible applications will be returned. KCPD 2-02

DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCROACHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:
- o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
  - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
  - o SITE BOUNDARY
  - o ORDINARY HIGH WATER MARK (OHWM)
  - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
  - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
  - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:
- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:
- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

_____

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

ASAP

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

None Anticipated

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

None Known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

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

SEPA, Plat Approval

B. Environmental Elements

1. Earth

a. General description of the site (circle one): (flat), rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)? ± 2%

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

Loam, Sandy Clay Loam

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

None known

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

None known

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

Not Likely

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

Approx 10%

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

None Anticipated

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Temporary emissions typical for construction Emissions typical for Residential neighborhoods

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

None known

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

None

3. WATER

a. Surface

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 streams or river it flows into.

Yes, small ditches used for irrigation and Town Ditch see site plan

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, road crossings

3) Estimate the 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.

Not known

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not Likely

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, Zone C

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.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Class B well for 14 Residences

2) Describe waste materials 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.

Standard discharge for 14 Residences on Individual septic tanks

c. Water Runoff (including storm water):

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.

Rainwater/Snowmelt will runoff as it always has

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

Not Likely

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

None

4. PLANTS

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

(deciduous tree:) alder, maple, aspen, (other)
evergreen tree: fir, cedar, pine, other
shrubs
(grass)
pasture
(crop or grain)
wet soil plants: cattails, buttercup, bullrush, skunk cabbage, other
water plants: waterlily, eelgrass, milfoil, other
other types of vegetation:

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

Unknown

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

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Residential Landscaping - lawn/flower beds

5. ANIMALS
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: (hawk,) heron, eagle, (songbirds,) (other:)
mammals: deer, bear, elk, beavers, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known

c. Is the site part of a migration route? If so, explain.
None known

d. Proposed measures to preserve or enhance wildlife, if any.
None

6. ENERGY AND NATURAL RESOURCES
a. What kinds of energy (electric, natural gas, oil, wood stove, solar,) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Typical Residential Energy Requirements for heating & Lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
Not Likely

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.
None

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No

1) Describe special emergency services that might be required.
None - expect typical service for Residential Neighborhood

2) Proposed measures to reduce or control environmental health hazards, if any.
None

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction – Heavy Equipment Dawn to Dusk
Typical Residential noise when completed

3) Proposed measures to reduce or control noise impacts, if any.
None

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Hay Field

b. Has the site been used for agriculture? If so, describe.
Yes Timothy hay

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

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

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

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

h. Has any part of the site been classified as an environmentally sensitive area?
None known

i. Approximately how many people would the completed project displace?
None

j. Approximately how many people would reside or work in the completed project?
14 Residences – Approx 14-100 Residents

k. Proposed measures to avoid or reduce displacement impacts, if any.
None

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

Proposal will conform with Kittitas Co. comp. plan

9. HOUSING

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

14- Middle to High

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

none

c. Proposed measures to reduce or control housing impacts, if any.

None

10. AESTHETICS

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

As per Zoning

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

None

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

None

11. LIGHT AND GLARE

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

Residential lights

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

No

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None Known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None Known

c. Proposed measures to reduce or control impacts, if any.

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See Attached Plat map

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

None - off street parking

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

yes - see access note on attached Plat map.

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Typical volumes for 14 Residences

g. Proposed measures to reduce or control transportation impacts, if any.

None

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, Typical for an additional 14 Residences

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

None

16. UTILITIES

a. Circle utilities currently available at the site: (electricity) (natural gas,) water, (refuse services,) (telephone,) sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Ellensburg Telephone PUD or PSE - Power
City or PSE - Natural Gas
Waste Management

C. SIGNATURE

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 [signature] Date 3-26-04

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

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.

SECTION X. ADMINISTRATIVE REVIEW TO BE COMPLETED BY PLANNING DEPARTMENT.

1. FILE TITLE AND NUMBERS: GRASSLANDS PARK PRELIMINARY PLAT # 04-01.

2. APPLICATION COMPLETION DATE: MAY 4, 2004

3. COMPREHENSIVE PLAN LAND USE DESIGNATIONS: KC SUBURBAN

4. ZONING DISTRICT: SUBURBAN

5. IN SHORELINES JURISDICTION?
X NO o YES, ENVIRONMENT: URBAN, RURAL, CONSERVANCY, NATURAL
DESCRIBE NATURE OF EXISTING SHORELINE:

6. IN 100-YEAR FLOODPLAIN? 5300950433 B ZONE C
X NO o YES BASE FLOOD ELEVATION (BFE):
FIRST FLOOR ELEVATION:

7. CRITICAL AREAS BINDING DETERMINATION NECESSARY: o YES X NO DATE OF ISSUANCE:

X WETLAND TYPE: _____
No

X GEOLOGICALLY HAZARDOUS AREA
o EROSION o GEOLOGIC
o MINE o LANDSLIDE
o SEISMIC
No

X FISH & WILDLIFE HABITAT AREA
o BIG GAME WINTER RANGE
o RIPARIAN CORRIDOR
o PRIORITY SPECIES HABITAT
o HABITAT/SPECIES LOCAL IMPORTANCE
No

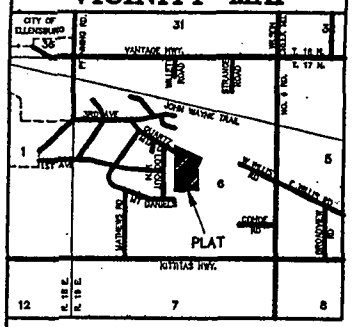
X FREQUENTLY FLOODED AREA
o FLOODPLAIN o FLOODWAY
No

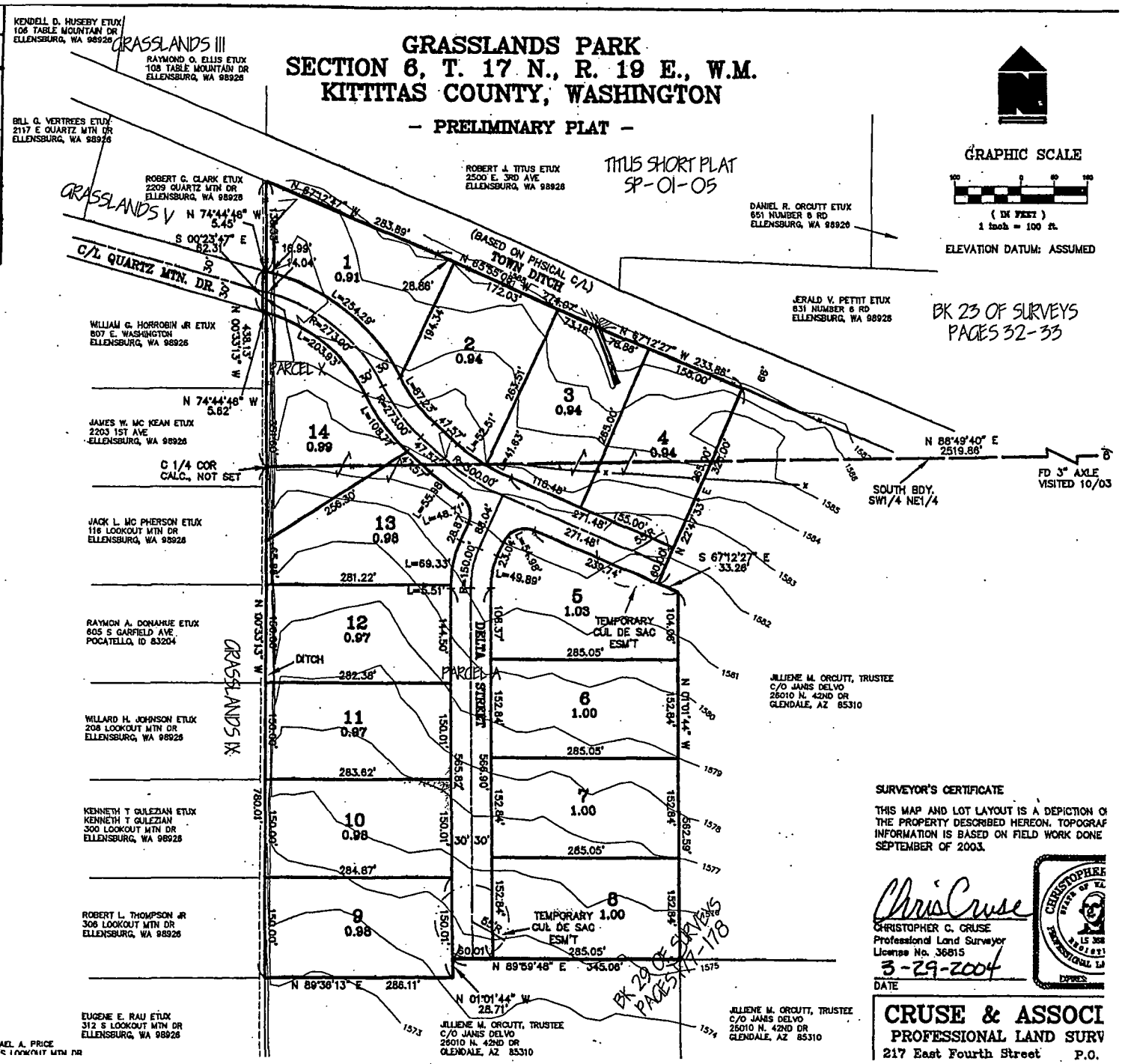
8. ADDITIONAL APPROVALS/PERMITS NECESSARY:

NOTES:

GRASSLANDS PARK
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

– PRELIMINARY PLAT –





GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

ELEVATION DATUM: ASSUMED

OWNER:

ALL BUSINESS LLC
700 E. MOUNTAIN VIEW AVE, SUITE 501
ELLENSBURG, WA 98926

TOTAL ACREAGE: 15.64 ACRES
NO. OF LOTS: 14
ZONE: SUBURBAN

SOURCE OF WATER: CLASS "B" WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: TO BE DESIGNED WITH ROAD PLAN
ACCESS: COUNTY ROAD – SEE NOTE BELOW

LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

PARCEL X OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003 IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTE: CURRENT COUNTY ROAD STANDARDS REQUIRE A DEDICATED COUNTY ROAD FOR THIS DEVELOPMENT. IN THE EVENT OF THE ADOPTION OF A NEW ROAD STANDARD CURRENTLY UNDER CONSIDERATION, THE DEVELOPER WOULD DESIRE A PRIVATE ROAD, MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION O
THE PROPERTY DESCRIBED HEREON. TOPOGRAF
INFORMATION IS BASED ON FIELD WORK DONE
SEPTEMBER OF 2003.

Chris Cruse

CHRISTOPHER G. CRUSE
Professional Land Surveyor
License No. 36815
3-29-2004
DATE

CHRISTOPHER G. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES

CRUSE & ASSOCI
PROFESSIONAL LAND SURV
217 East Fourth Street P.O.

M.D. JACKSON COMPANY
Affordable Quality Homes

RECEIVED
JUN 25 2004
KITTITAS COUNTY
CDS

June 25, 2004

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA. 98926

Subject: Revised Grasslands Park-Preliminary Plat
SEPA NOTICE OF ACTION

Attention: Jan Sharar, Staff Planner

Regarding Grasslands Park, Larry Brown from the Ellensburg Water Company has met with Mike Jackson of M. D. Jackson Co. LLC and discussed the documents from the Official Board Resolution dated May 6th, 2004.
All Business will comply with the rules and regulations there of: There by addressing Ellensburg Water Company SEPA concerns.

Sincerely;

Mike Jackson

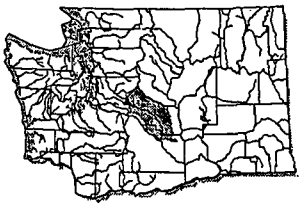
Larry Brown

700 East Mountain View Avenue • Suite 501 • Ellensburg, WA 98926 • (509) 925-6640 • FAX (509) 925-6645 • mdjack@elltel.net • MDJACC*133MO

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

May 17, 2004



Your address is in the **Upper Yakima** watershed

Jan Sharar
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Dear Ms. Sharar:

Thank you for the opportunity to comment on the pre-threshold determination for the divide of approximately 15.64 acres into 14 lots, proposed by All Business LLC [P04-01]. We have reviewed the application and have the following comment.

Water Resources

RCW 90.44.050 Any development that proposes to withdraw ground water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the permit exemption of RCW 90.44.050 does not apply "where a developer of a residential subdivision proposes multiple wells that will individually serve each lot in the development" which in combination exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

All water wells that may be drilled must be a minimum of 100 feet from any known, suspected, or potential source of contamination. Wells shall not be located within 1,000 feet of solid waste landfills.

If you have any questions concerning the Water Resources comments, please contact Suzanne Blakeney at (509) 454-7294.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, of the Washington State Dept. of Ecology, at (509) 575-2807, to determine if your site needs such a permit.

Care should be taken such that contribution of sediment or other pollutants to waters of the state (for instance, by irrigation ditches) does not increase, either during or after construction. Also, that fecal coliform leaving the site does not increase; septic systems require long term maintenance by owners. It should be noted that there are TMDLs for both sediment and fecal coliform that include this project area.

If you have any questions concerning the Water Quality comments, please contact Pat Irle at (509) 454-7864.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

483

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

RECEIVED
MAY 19 2004
KITTITAS COUNTY
CDS

May 19, 2004

Community Development Services
Attn: Jan Sharar Planner
411 N Ruby Street Suite 2
Ellensburg, WA 98926

I have reviewed the information you have provided to me regarding the application for a fourteen-lot preliminary plat -Assessors tax parcel # 17-19-06010-0009. The following public health concerns need to be addressed. GRASSLANDS PARK

Water
This development would require a public water system due to the size of the proposed lots. This department has already been to the property and performed a well site inspection for location of the proposed well. Although the regulations allow for up to 14 connections for this type of public water system, this proposed development must show proof that it can remain under the 5000 gallons per day use in order to be considered exempt and not have to obtain a water right from the Department of Ecology. This property does have outside irrigation and would appear to not utilize any well water for this type of use. The proponent is aware of this and understands that he will be required to have an Engineer address this in the group B workbook submitted for our review.

Sewage
Knowing history of the general area to the west, high groundwater during certain times of the year is prevalent. Soil logs obtained from the site will provide a general idea as to the type of technology that will be needed to protect groundwater. Site Evaluations for individual lots will then further provide the necessary information that will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Thank you for this opportunity to comment.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

John J. Wolpers III REHS RS
Environmental Health Director

ELLENSBURG WATER COMPANY

P.O. Box 982 • Ellensburg, WA 98926
Mobile Phone 509 925-5498

RECEIVED

MAY 2 0 2004

KITTITAS COUNTY
CDS

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

Attention Jan Sharar,

I am writing in response to the March 29, 2004 SEPA application for a fourteen lot preliminary plat submitted by ALL Business, LLD. The 15.64 acres of land zoned Kittitas County Suburban are located south of the Vantage Highway, north of the Kittitas Highway and East of Grasslands subdivision. This tax parcel # 17-19-06010-0009 comprises a portion of Section 6, T.17N., R 29E., W.M. in Kittitas County. Here after referred to as Grasslands Park.

As Superintendent of the Ellensburg Water Company the E.W.C Board has instructed me to respond to our following concerns:

Section X

A. Background
5. Under plat approval, K.C.C. 16.18.30 requirements must be met. Also E.W.C. resolutions and requirements dated May 10, 2004 must be met, due to the fact that large amounts of agricultural water parallel Grasslands Park on both the east and west sides. See attachments.

B. Environmental Elements.
1. Earth

C. What general types of soils are found on the site?
Soil type is Class I Agricultural land or prime Agricultural.

D. Are there surface indications of history of unstable soils in the immediate area?
Yes! Lot 1, 2, 3, and 4 have not been farmed due to a high water table. Lot 3 and 4 currently have standing water on the surface due to canal conveyance loss and water table influence. All houses both east and west of the proposed Grassland Park have had or do currently have serious water problems due to a high water table. All houses both

east and west have been set back for this reason. We are concerned about drain field influence and septic tank infiltration; see photos lot 3 and 4.

3. Water

a. Surface

1. Is there and surface water body on or in the immediate vicinity of the site, including: year round and seasonal streams, lakes, ponds, or wetlands?

Yes! E.W.C. canal capacity in the area is around 140 CFS. The canal parallels Lot 1, 2, 3 and 4. See photos.

On the west side boundary, parallel to lot 1, 9, 10, 11, 12, 13 and 14 are both year round and seasonal water conveyance systems that will influence said lots. There is also a buried pipe bisecting lots 1, 9, 10, 11, 12, 13 and 14 that conveys water to the new subdivision south of the proposed lots. The larger system on the westside has a capacity of 18 CFS. The smaller grasslands residential system has a 4 CFS capacity. See E.W.C regulations for piping. There is agricultural return flow water returning to the eastside boundary of the property that must be addressed.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?

Yes, work will be required on lots 1, 2, 3, and 4, also the construction of the 4 houses. Also, do they wish to pipe the existing east and west laterals?

4. Will the proposal require surface water withdrawals or diversions?

Do they wish to relinquish their surface rights back to E.W.C? If not see E.W.C resolution and regulations dated May 10, 2004. If they choose to surrender the appurtenant water right they must still address all other shareholders down gradient.

6. Does the proposal involve any discharge of waste materials to surface water.

If tow drains in lots 1, 2, 3, and 4 are required. Where will they drain and where with they be placed? Tow drains increase our conveyance loss. How large will they be?

b. Ground

1. Will ground water be withdrawn, or will water be discharged to surface waters?

What are the well locations and how are close to the canal will they be. I run zylene and magnacide herbicides in the area and they may influence wells that are too close or too shallow.

c. Water runoff (including storm water);

1.) Describe the source of runoff and method of collection. Where will this water and will the water flow into other waters?

Their answer to this question is inadequate. The E.W.C must meet Department of Ecology Total Maximum Daily Load requirements for their return flow to State waters. What will the N.T.U/ ml be? Are there retention ponds planned for the site. This water will flow in to other waters!

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

They state: NONE. The runoff water from their impervious ground will flow immediately to agricultural water for further use as stockwater and irrigation.

Sincerely,

Larry Browne

Larry Browne,
Superintendent Ellensburg Water Company

Encl.

LB/kk

(5)

RECE[illegible]
MAY 2 0 [illegible]
KITTITAS CO[illegible]
CDS

MINUTES OF SPECIAL MEETING BOARD OF TRUSTEES OF ELLENSBURG WATER COMPANY

A special meeting of the Board of Trustees was held on May 6, 2004 at the home of Trustee Ron Gibb. Present were Board members, Pat Clerf, Ron Poulsen, Kevin Eslinger, Ron Gibb, and Superintendent Larry Browne. All present acknowledged receiving sufficient notice of the meeting and waived any requirement that an agenda be given in advance.

The first order of business was to consider changing the rules and regulations governing the division of property, it coming to the attention of the Ellensburg Water Company that an individual(s) was attempting to bypass the intent of the necessary rules by circumventing the requirements that segregations and changes in property first be approved by the Company to protect its water interests and the sufficient ability to serve its shareholders, and to promote conservation, without increasing costs, maintenance and operations. Following discussion, the following resolution was adopted by a unanimous vote of the Trustees:

WHEREAS, the Trustees have the responsibility for exercising the corporate powers, business and property of the Company in the best interests of all of the shareholders, to ensure the delivery of water in the most cost efficient manner, and to adopt appropriate rules for the distribution of water to meet their purposes, it is hereby

RESOLVED: That the following rules and regulations shall govern review and approval of all divisions of properties: For purposes of this resolution a "division of property" or "divided property" is defined as: all plats, subdivisions, exempt segregation, boundary line changes or adjustments, any development or change to existing agricultural land use, or any change of any other kind that may affect the delivery of water in any manner whatsoever to the lands of Ellensburg Water Company:

1. All divisions of property will be reviewed by the Company, and approval granted on a case by case basis.
2. Pursuant to Kittitas County Code 16.18.040, for all divisions of properties, the landowners shall appoint an irrigation association representative who shall act on behalf of, and be the representative of the properties within the irrigation association. The irrigation association representative shall be the contact to the irrigation company in all matters concerning the delivery of water from the irrigation company to the divided properties including, but not limited to, making arrangements for the delivery of water, coordinating water use between lot owners, and generally attending to all matters having to do with the water delivery. The irrigation association representative must reside on, and own land within the boundaries of the irrigation association and divided property.
3. Without limiting the generality of the foregoing, the irrigation representative shall be the only one responsible for ordering water for the entire association and respective properties. The Company shall only be responsible for keeping records on the total water delivered to the Company turnout.

4. The requirements for the appointment of an irrigation representative shall be stated on the face of the plat or other similar document filed with the County and the Company.

5. The Company shares shall be in the name of the irrigation association on behalf of the individual landowners, who shall appoint an irrigation representative for the divided properties. In most instances, the irrigation representative shall be a non-profit corporate water users association. There shall be a minimum of 1 share per parcel, and ¾ share per acre. Copies of all organizational documents, bylaws, and regulations of the association shall be provided to the Company.

6. Following any construction, The Company shall only be responsible for maintenance and delivery of water to the designated turnout or headgate, at or in the Company main canal. The turnout or headgate is defined as the structure(s) required to divert and measure water from the existing Company distribution system at the main canal. Following construction, the irrigation association or property landowners shall be responsible for the maintenance of all parts of the distribution system beyond the Company's main canal easement or right of way.

7. It is further resolved that the division of property will be approved by the Board of Directors of the Ellensburg Water Company if it complies with state, county, city and Ellensburg Water Company regulations and does not impose upon the Company any expense over and above that which existed before any proposed subdivision. No subdivision will be approved which interferes with the delivery of irrigation water to other assessed lands within the Ellensburg Water Company service area. Pursuant to Kittitas County Code 16.18.030, the landowners within the property to be divided shall provide and maintain completed irrigation water distribution facilities, irrigation water rights of way for each lot, tract or parcel of land created by the plat. The irrigation water rights of way shall run from the Company main canal to each lot, tract, segment, and parcel.

8. General Specifications Right of Ways:

A. Prior to approval, all short plats or other divisions of property that are submitted to the Ellensburg Water Company will describe in written form all Company right of ways, and will also submit a detailed map showing all Company right of ways.

9. The developer has to show the right of ways not only on the property being developed but also on lands that lie between the property being developed, and the irrigation Company main canal. Minimum Company requirements are:

A. 10' easements on all exterior lot lines.

B. 5' both sides of all interior lot lines.

10. The plat drawing must show the amount of irrigable acreage of each parcel within the subdivision and contain a statement that company water may only be applied to the irrigable acreage consistent with the number of shares for the properties and the water rights of the Company. The delivery of all water is subject to the rules, regulation and by-laws of the Ellensburg Water Company.

11. The face of the plat must state: Ellensburg Water Company operations and maintenance roads are for Company use only. All other uses, including residential and recreational use is prohibited.

12. Any developer and/or owner seeking to subdivide will conduct any tests for groundwater and septic systems during the irrigation season. The developer and/or owner will correct any existing water problems at his or her own expense and shall hold Ellensburg Water Company harmless against any and all claim based thereon.

13. IT IS FURTHER RESOLVED that the Ellensburg Water Company will require completed irrigation water distribution facilities for lands within its boundaries as a condition for approval of the division of property, subdivision, short subdivision, lot, tract, parcel, site, short plat or final plat by the legislative authority of any City, Town or County. Such distribution facilities must meet the Company's prescribed specifications. No division of property shall be approved within the boundary of the Ellensburg Water Company without first obtaining certification from officials of the Ellensburg Water Company that the requirements set forth have been met.

14. IT IS FURTHER RESOLVED that any failure to obtain the necessary approvals from the governmental authority or the Company does not waive or nullify the requirements of this resolution. Any failure of the developers and landowners to comply with these requirements will result in the immediate termination of the delivery of water until such time that the developer or landowners to come into full compliance with this resolution at their costs and at the sole discretion of the Company. Any failure to obtain the necessary approval of the governmental authority or the Company will result in the developer or landowners of the newly divided property being responsible for all costs of any kind to the Company to bring the divided property into compliance with this Resolution.

15. IT IS FURTHER RESOLVED that irrigation distribution facilities shall be provided and installed as required by the irrigation Company serving the land in the proposed plat. The irrigation Company requires the irrigation distribution system to include pipes of proper size to convey and carry water through or by a concealed, pressurized, and buried conveyance system. Water will be conveyed in this manner, throughout the system, from the irrigation Company'smain canal and headgate to the newly divided properties regardless of distance. The Company board of trustees will determine the location of the point of diversion, headgate, or turnout for said development or division of property. If an agricultural irrigation system is in existence, or was historically in existence, a new separate and distinct system shall be installed from the Company main canal, headgate, or turnout, to each parcel within said development or division of property.

16. Pursuant to Kittitas County Code 16.18.060 the following specifications are adopted:

The purpose of this article is to provide for water conservation and to improve surface and ground water quality by diminishing the amount of surface water interfering with operation of septic tanks and wells on residential property. Divisions of property where the size of any parcel or lot is <u>three acres or less</u> shall be irrigated by either a sprinkler irrigation system or drip system. The following definition shall apply. A sprinkler irrigation system means a system for delivery of water to the land from the Company main canal to each parcel or lot whereby irrigation is ultimately achieved by the piping of all water through a sprinkling device that has the effect of distributing the water to the land surface in small scattered droplets in a rain like manner.

17. IT IS FURTHER RESOLVED that water features such as ponds, fish or koi ponds, swimming ponds, fountains, waterfalls, dams, obstructions, acclimation pools, moats, or any other aesthetic value water features or uses are not currently authorized uses of Company water and are prohibited.

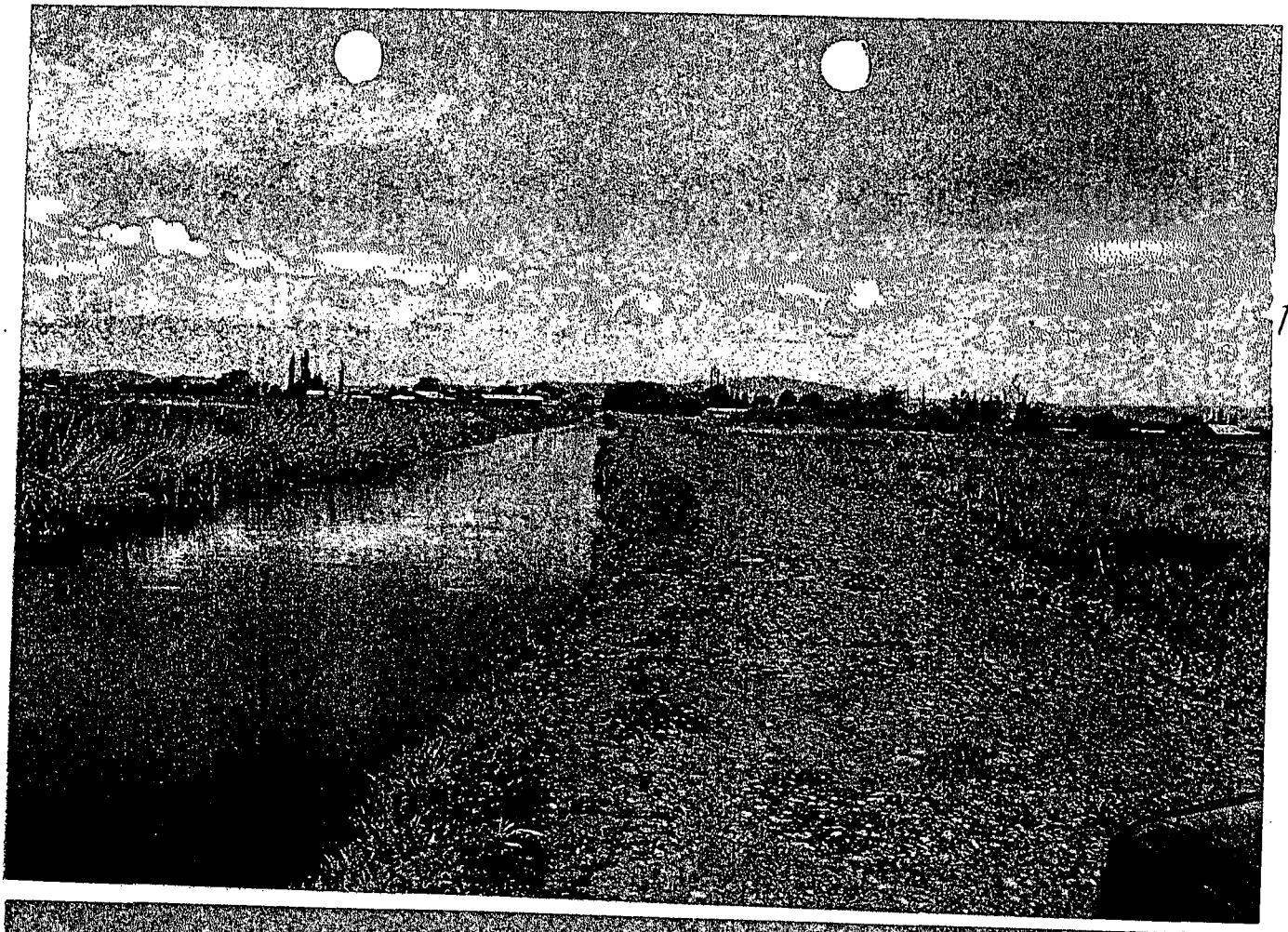
Thereafter, there being no further business, the meeting was adjourned.

DATED this 10th day of May, 2004

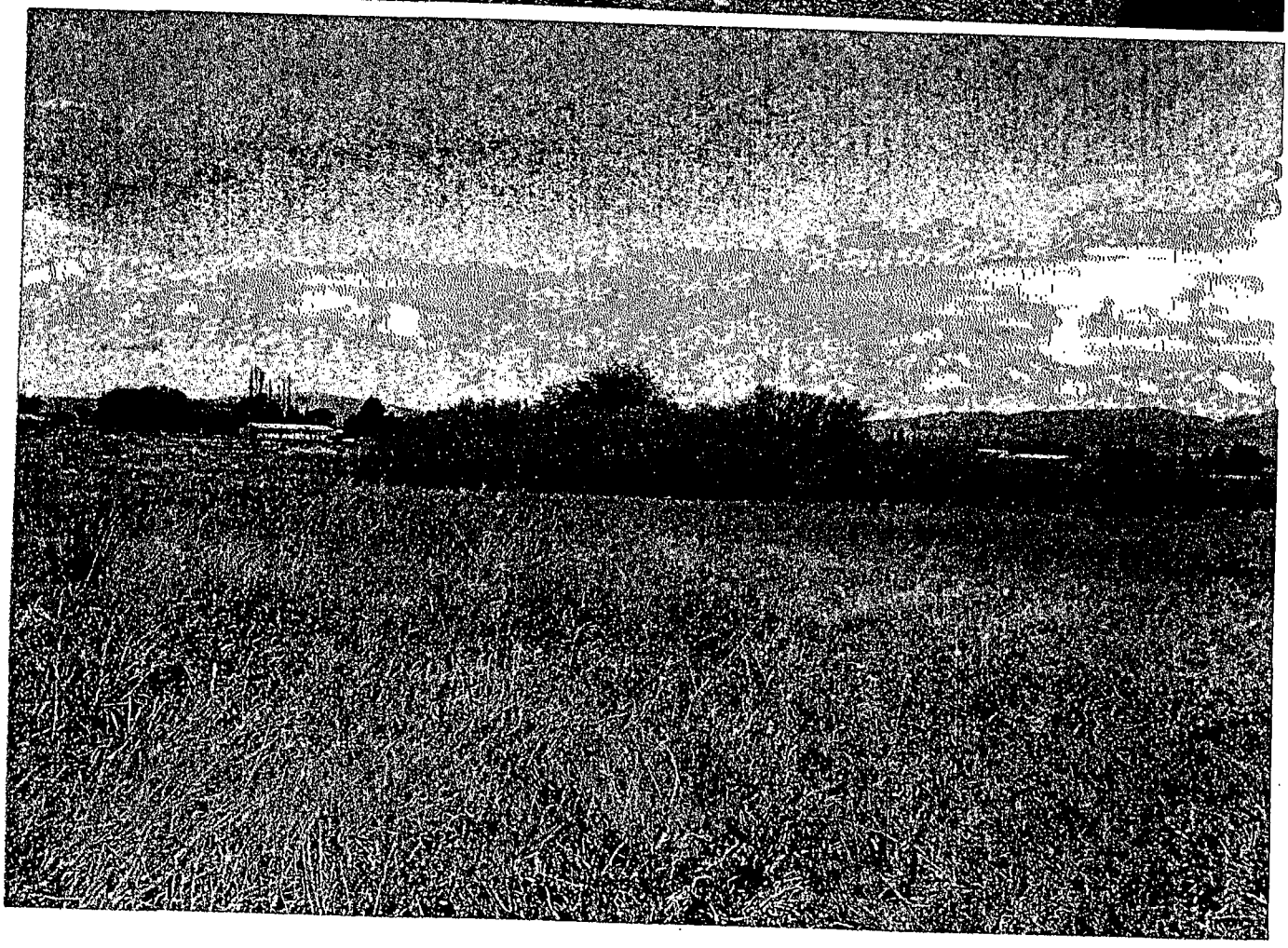
Pat Clark, President

Larry Brown, Secretary

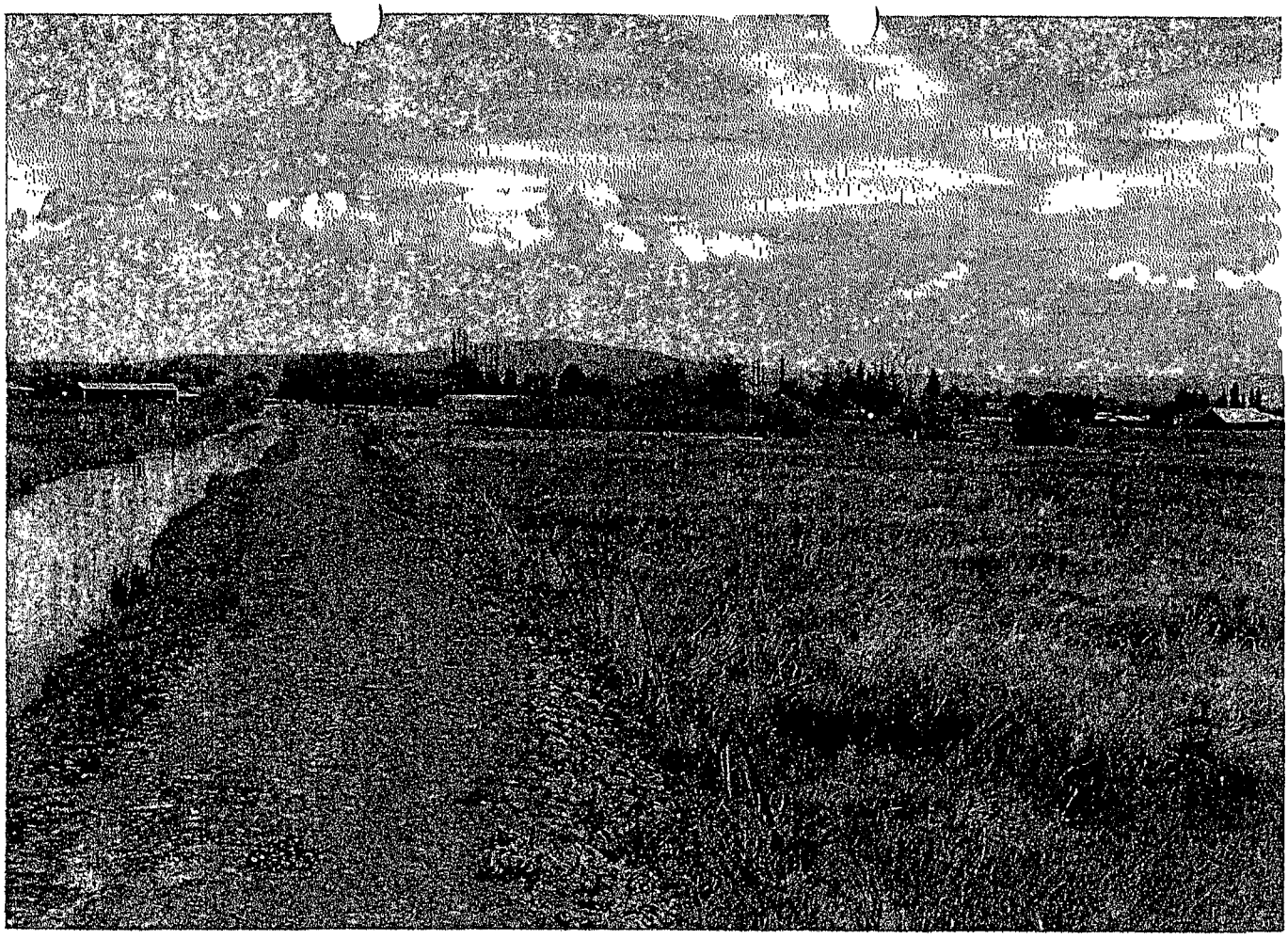
c:\larry's files\ewc\ewc minutes051004.doc
5/9/2004 6:20 pmlem
f:\clients\lem\ewc-8024\general 002\ewc minutes051004.clean.doc
5/10/2004 10:40 amda

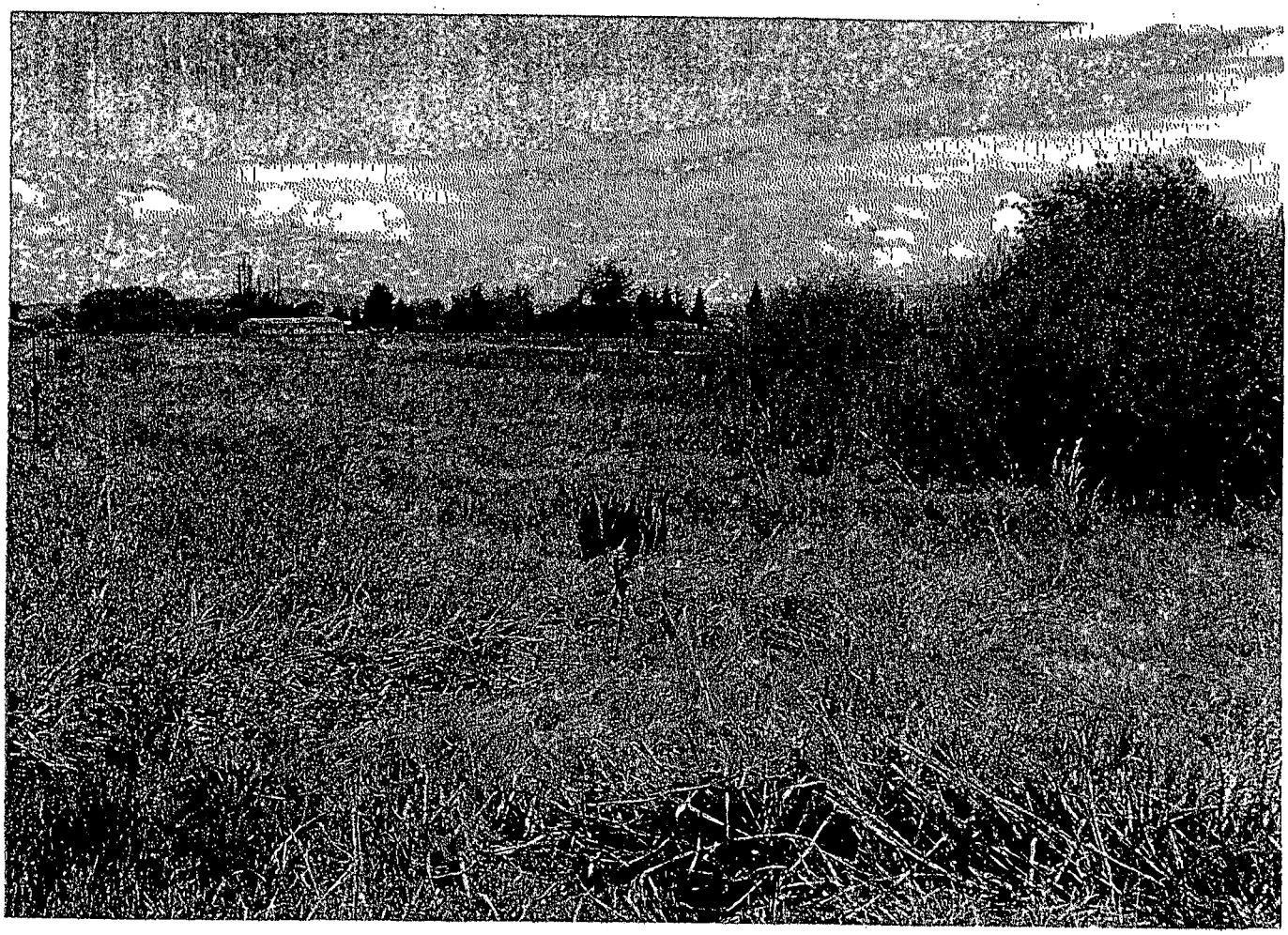


LOTS 1 thru 4

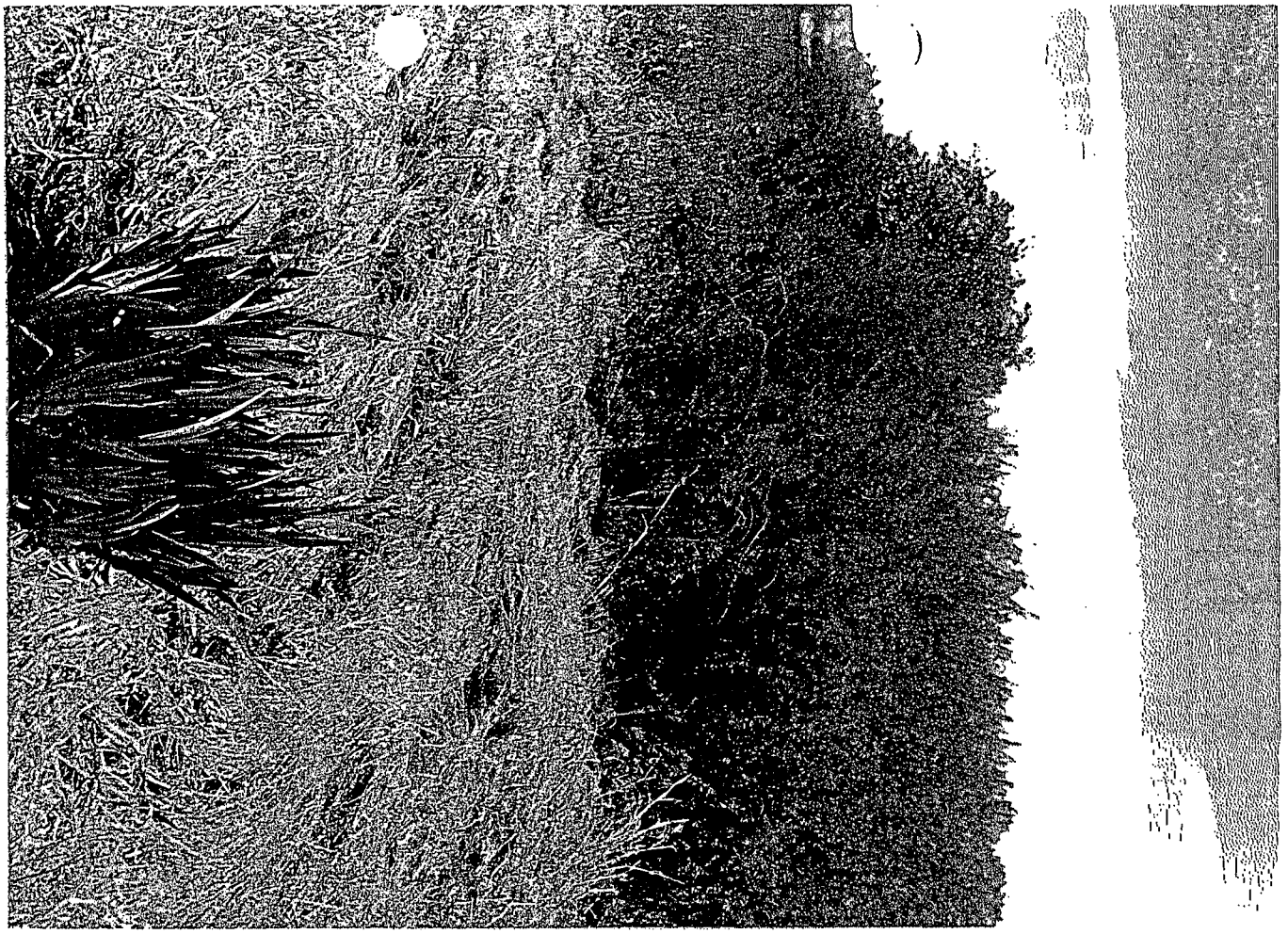


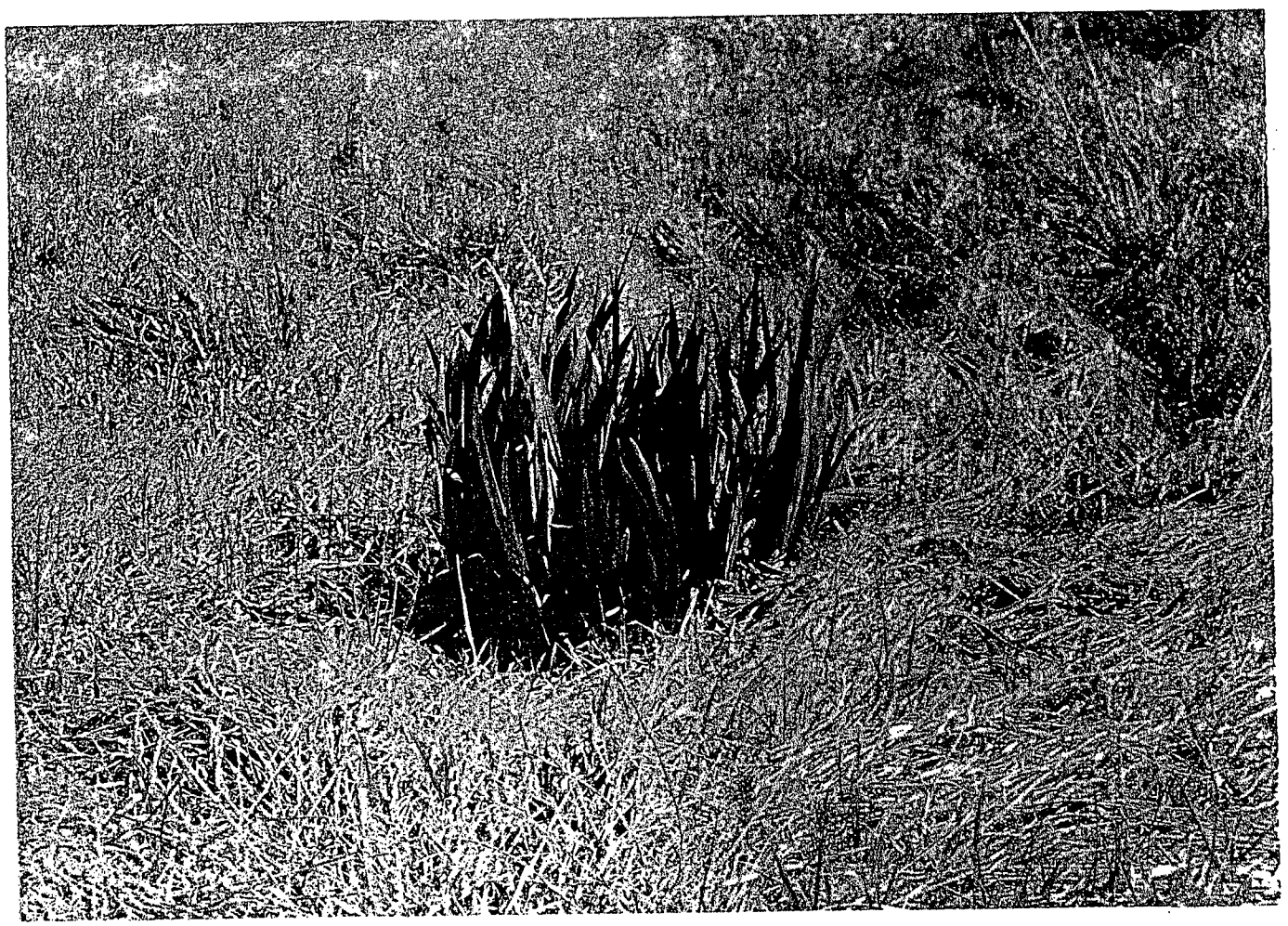
LOT 4 HIGH WATER TABLE



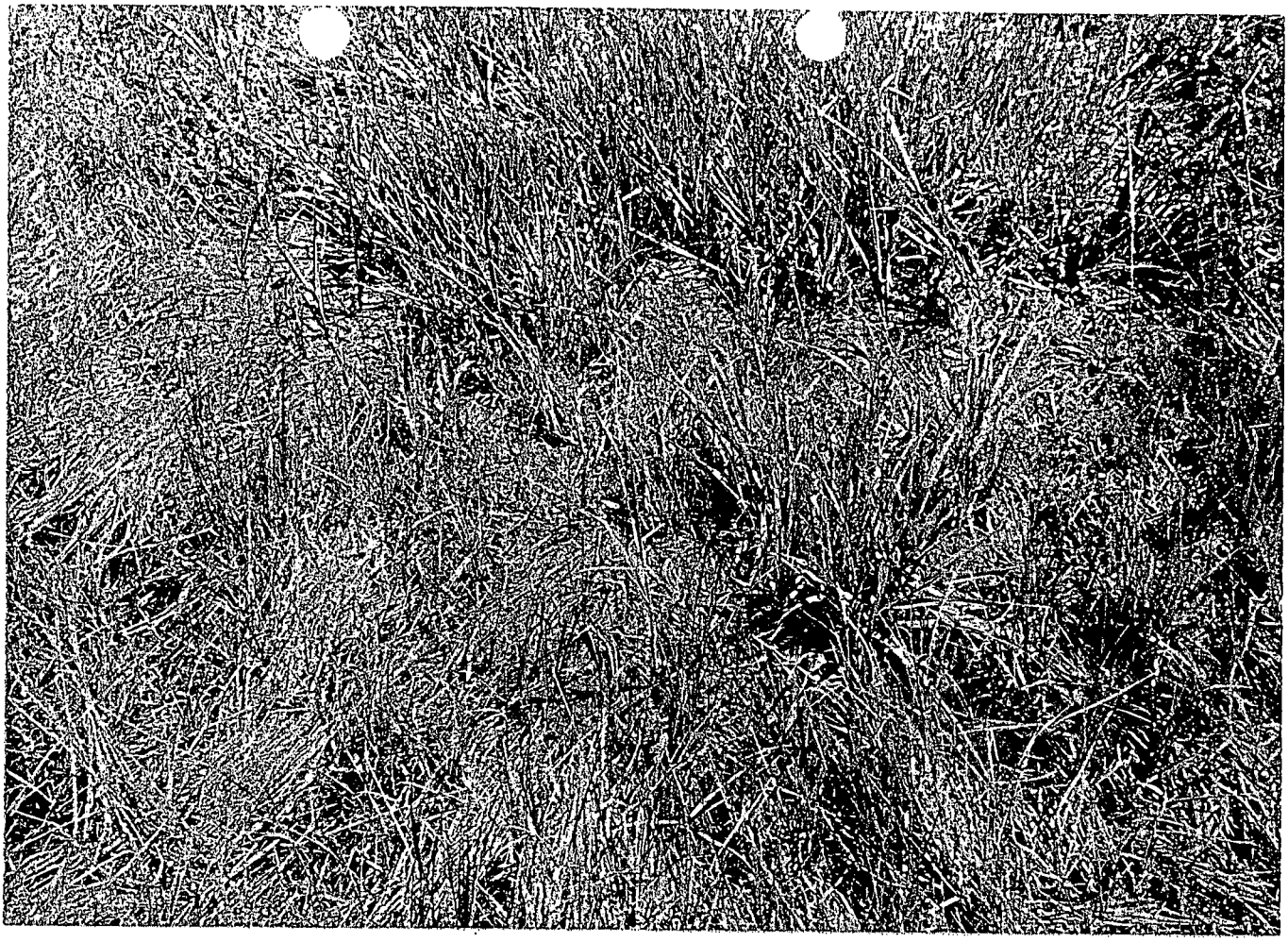


WET SOIL VEGETATION LOT 3 OF 4

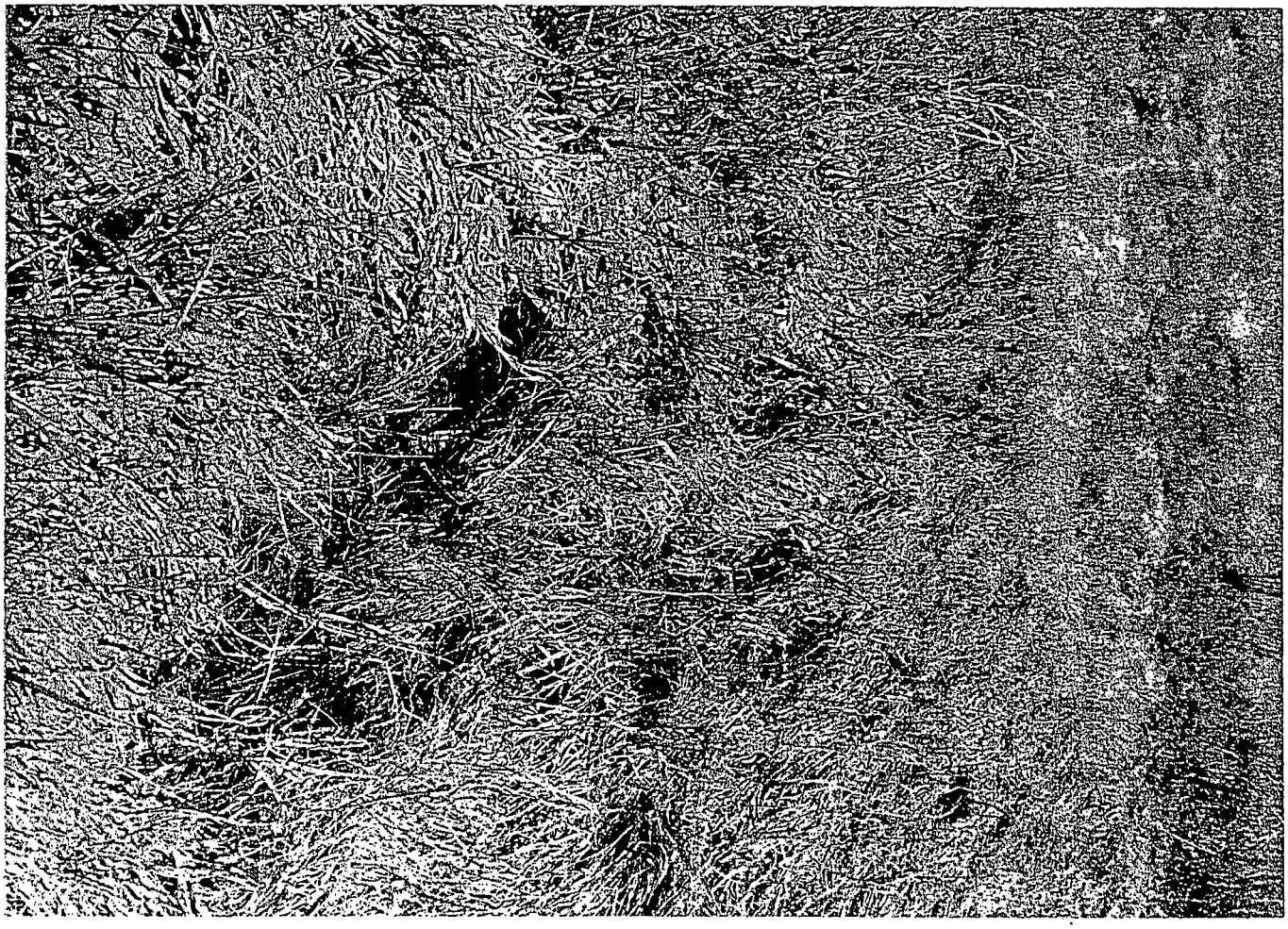




AQUATIC VEGETATION LOT 3 or 4



LOT 3 STANDING WATER



11

LOT 3 STANDING WATER

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review Technician

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: May 12, 2004

SUBJECT: Grasslands Park Plat

RECEIVED
MAY 13 2004
KITTITAS COUNTY
CDS

Our department has reviewed the Short Plat application and has the following comments:

___ "Preliminary Approval" has been granted, based on the information provided.

_X_ **"Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:

___ "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows:

09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

   a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

   b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

2. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

3. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

4. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

5. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

6. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

7. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

    a. Clearing and grubbing;

    b. Road system drainage;

    c. Road subgrade;

    d. Road ballast grade;

    e. Completion of road surfacing.

    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.

    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

8. Test Results: KCC 16.16.035 Certified test reports.

    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.

    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.

    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

    d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
2. Representative of all involved utilities;
3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

9. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as

205 West 5th, Rm 108
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

10. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.

b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.

c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.

d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.

e. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.

h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

11. Approaches: All approaches to county roads shall be constructed as follows:

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

b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

12. Roadside Features: (See Kittitas County Road Standards 12.50.010)

a. Mailbox supports shall be of a "break-away" design.

13. Addressing:

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

14. Fire Protection:

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

15. **Plat Comments:**

a. Referencing "Delta Street", proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. A variance may be sought to reduce the paved width of the proposed road system to be consistent with the existing widths already established within Grasslands.

d. Wellhead Buffers will not encroach within County Maintained R/W.

e. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

205 West 5th, Rm 108
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

FROM THE CASCADES . . . TO THE COLUMBIA
KITTITAS COUNTY

PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

05

March 31, 2004

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Grasslands Park Plat, located in Section 6, Township 17N, Range 19E, south of Quartz Mtn Dr.

We have also received the $625.00 short plat submission fee (receipt #003582).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- PUBLIC UTILITY SEWER
  Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

- ON SITE SEWAGE
  Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

  Where an existing home is located on one of the parcels within the proposed plat, a review of the on site sewage files is accomplished to ensure that the structure has an approved oss permit and inspection. If no permit exists or the system was not inspected at the time of installation, a new sewage system permit must be obtained and the existing system abandoned. The new system design must be reviewed and approved prior to final signature of the plat. The proponent shall install the new system as

per directive by the Health Officer in accordance with current rules and regulations.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated three ways:

1) PUBLIC UTILITY WATER SUPPLY – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.

2) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the plat boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.

3) INDIVIDUAL WELLS - The submittal of a hydrogeological report with documentation/evidence (well logs) to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

John J. Wolpers, III REHS R.S.
Kittitas County Environmental Health Director

cc: Community Development Services
cc: All Business LLC

May 17-04

Kittitas County Community Development Services
411 North Ruby
Suite #2
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

May 17-04

Kittitas County Planning Commission
411 North Ruby
Ellensburg, WA
98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Dear Sirs:

We are writing in regards to a 14 lot preliminary plat on approximately 15.64 acres of land located south of the Vantage Highway, north of the Kittitas Highway, and east of the Grasslands subdivisions, tax parcel #17-19-06010-0009 . It is our understanding that Chris Cruse from All Business, LLC is planning to develop this property into single family dwellings. It is also our understanding that two roads are to be developed from Grasslands I leading into this development.

We live at 108 N Mt. Daniels Dr., located at the corner of Quartz Mountain Dr. And Mt. Daniels Dr. For the following reasons we are opposed to either or both of these roads being placed in our development.

1. We observe on a daily basis residents not stopping at the stop sign at the corner of Mt. Daniels and Quartz Mountain Dr. We have observed several close calls where there has been near misses for traffic collisions and even a pedestrian/motor vehicle accident. Increased traffic would negatively impact safety at this corner.

2. This is a dead end community where people walk on the roads for exercise and also walk their pets. People walk at all times of the day and even after dark. There are no sidewalks in this community. Increased traffic will endanger pedestrians.

3. Because the county does not have leash laws, many pets are not on leash. As a cohesive neighborhood we are aware of this situation and drive accordingly.

4. This area was originally developed to be an equestrian friendly development. People ride their horses for pleasure on the roads. Also, horses are lead on the roads to move livestock from pasture to pasture. Increased traffic would be a hazard to horses and owners.

5. Because of the close proximity to Valley View School and the High School there are many children walking and riding bicycles to and from school and school activities. Increased traffic would decrease their safety.

It is for these reasons that we are opposed to any roads that lead into our community. It is a safety issue for all who live here.

Sincerely.

Donna Walker, John Malissos

John Malissos
Donna Walker
108 N Mt Daniels Dr.
Ellensburg, WA
925-5593

95

May 17, 2004

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

RECEIVED
MAY 19 2004
KITTITAS COUNTY
CDS

Re: Proposed Grassland Park 14 lot preliminary plat
State Environmental PA

Dear Committee,

As 25 year residents of the Grasslands area and living on a street that directly adjoins the proposed extension of Quartz Mountain Drive, we must express our concerns of the detrimental effect to the safety and general welfare of our neighborhood.

The streets of Grasslands are not designed for heavy traffic. There are no sidewalks or curbs and little in the way of the "edge" of the roadway for our families to enjoy a walk with their children and pets and for these children to ride their bicycles alone without parental supervision. More traffic on Quartz Mountain Drive will increase the incidences of speeding and not stopping at the stop signs, especially at the corner of Mt. Daniels Drive and Quartz Mountain Drive. It will increase the risk to our children as they play during the year. There is a hazardous spot during certain times of the year where the sun blinds you as you travel west on Quartz Mountain Drive and you can not see what is in the roadway. Children are not aware of these hazards as they have not experienced driving a vehicle and are slow to react to a car bearing down on them. Fortunately the present neighbors are cautious slow drivers, not in a hurry to reach the other side of town.

We feel opening Quartz Mountain Drive to more traffic will have a negative impact on the general welfare of our neighborhood. There will be more of a burden placed on the county law enforcement by increasing the potential for more accidents in Grasslands. Not only will Quartz Mountain Drive have increased traffic, but Third Avenue to the north and Mt. Daniels Drive to the south will bear the brunt of the traffic increase. The safety of our families, children, grandparents and other residents who enjoy the walking environment of our neighborhood is a most important concern to us. We wish to state that we are opposed to the opening of Quartz Mountain Drive to the east for a future housing development.

Sincerely,

WH

Judy Jo Roberts

Bill and Judy Jo Roberts
118 Frost Mountain Drive
Ellensburg, WA 98926

cc: Kittitas County Planning Commission

May 17, 2004

Kittitas County Planning Commission
Kittitas County Courthouse
205 W. 5th Street
Ellensburg, WA 98926

RECEIVED
MAY 18 2004
KITTITAS COUNTY
CDS

Re: Proposed Grassland Park 14 lot preliminary plat
State Environmental PA

Gentlemen,

As 25 year residents of the Grasslands area and living on a street that directly adjoins the proposed extension of Quartz Mountain Drive, we must express our concerns of the detrimental effect to the safety and general welfare of our neighborhood.

The streets of Grasslands are not designed for heavy traffic. There are no sidewalks or curbs and little in the way of the "edge" of the roadway for our families to enjoy a walk with their children and pets and for these children to ride their bicycles alone without parental supervision. More traffic on Quartz Mountain Drive will increase the incidences of speeding and not stopping at the stop signs, especially at the corner of Mt. Daniels Drive and Quartz Mountain Drive. It will increase the risk to our children as they play during the year. There is a hazardous spot during certain times of the year where the sun blinds you as you travel west on Quartz Mountain Drive and you can not see what is in the roadway. Children are not aware of these hazards as they have not experienced driving a vehicle and are slow to react to a car bearing down on them. Fortunately the present neighbors are cautious slow drivers, not in a hurry to reach the other side of town.

We feel opening Quartz Mountain Drive to more traffic will have a negative impact on the general welfare of our neighborhood. There will be more of a burden placed on the county law enforcement by increasing the potential for more accidents in Grasslands. Not only will Quartz Mountain Drive have increased traffic, but Third Avenue to the north and Mt. Daniels Drive to the south will bear the brunt of the traffic increase. The safety of our families, children, grandparents and other residents who enjoy the walking environment of our neighborhood is a most important concern to us. We wish to state that we are opposed to the opening of Quartz Mountain Drive to the east for a future housing development.

Sincerely,

Judy Jo Roberts

Bill and Judy Jo Roberts
118 Frost Mountain Drive
Ellensburg, WA 98926

cc: Kittitas County Community Development Services

Will and Cindy Johnson
208 Lookout Mtn. Dr.
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg, WA 98926

Regarding:

Application for a fourteen lot preliminary plat (P-04-01)
All Business, LLC represented by Chris Cruse
Section 6, T. 17N., R. 19E., Kittitas County

Dear Sirs:

The way the application was filled out left many unanswered questions. Some specific issues we believe should be more thoroughly addressed and considered in regard to this proposal follow:

1. On the western boundary of this proposed development there is an existing irrigation ditch. This ditch can only be maintained from its eastern side because of parallel irrigation facilities to the west in the existing Grasslands development. This new proposal will need to include viable long-term maintenance access. In addition the developer has not provided plans or any information related to how Quartz Mountain Drive will need to be built to cross over the irrigation ditches.

2. It is unlikely that streets in the existing development were designed to today's standards. Heavy construction traffic will need to be limited to prevent seasonal damage, or provision made for street repairs after the project is completed.

3. The application states there are no anticipated expansions or additions to this proposal, but the plat map very clearly shows two "temporary cul de sacs" at the ends of the roads. We all need to be aware of the 'big picture' in evaluating this application. This proposal is set in a field that is potentially large enough for four times as many residences as noted here. Yet the developer "would desire a private road maintained by a homeowners association" according to the access note on the plat map. Clarification is needed on exactly which road(s) would be affected in this case. It is also important to note that allowing a private road poses serious maintenance and public safety issues particularly if this is just part of a much larger development plan. Furthermore, there is nothing in the application that addresses a homeowners association or any covenants that will assure adherence to purported standards.

4. If this is the first part of a larger proposed development, serious consideration needs to be given to the additional traffic anticipated and its impact on the current character of the neighborhood. The existing roads leading into this proposed plat are barely wide enough for two cars and have a high volume of foot traffic since there are no sidewalks. Will there be adequate and alternative entrances into the new development?

5. On a related note, one must ask how the developer intends to assure that the proposed residences will be "middle to high" income housing. We personally have made a substantial investment in our property and continue to upgrade it, as is true of our neighborhood in general. When considering this proposal it is important to take into account the impact to the value of the existing residences. We should be able to expect construction standards and specifications commensurate with the existing homes but cannot tell from the application whether this will be the case or how the developer will be held to the "middle to high" standard promised.

6. Construction hours will need to be limited due to proximity to an existing residential neighborhood. "Heavy equipment dawn to dusk" is not appropriate nor acceptable in a residential area.

Sincerely,

Will Johnson Cindy Johnson

Will and Cindy Johnson

RECEIVED
MAY 2 4 2004
KITTITAS COUNTY
CDS

Raymon and Mary Donahue
202 Lookout Mountain Drive
Ellensburg, WA 98926

Jan Sharar, Staff Planner
Kittitas County Community Development Services
411 North Ruby
Suite 2
Ellensburg WA 98926

May 25, 2004

RE: Application for a fourteen lot preliminary plat (P-)04-01):
All Business, LLC, represented by Chris Cruse
Section 6 T. 17N., R. 19E in Kittitas County

Dear Ms. Sharar & Kittitas County Community Development Services,

We wish to comment on the application for a preliminary plat by All Business LLC. There are several points that we feel should be considered and addressed in the application. We feel that many parts of the application were filled in incompletely, without addressing the actual effects of the development on the immediate area. Considering the size of the development we feel that it is important for all of the points on the application should be adequately and thoroughly addressed.

For the SEPA Environmental Checklist

A. Background, item 2) Further additions and expansions:
'None anticipated' is listed. If no further expansions or additions are anticipated, why are the ends of the streets on the map listed as "temporary cul-de-sacs"? If further expansion is indeed anticipated, the existing streets in the Grasslands Area need to be re-evaluated and this proposal should be reviewed in that light. The current streets were not designed to accommodate the amount of traffic that will be generated by Eastward expansion and addition of 14 or more new homes. The effects of additional entrances to the development from the East or South should be addressed now.

B. Environmental Elements
Item 1c. Soils
The area is currently being used as agricultural land. It seems that more should be known about the agricultural classification of the soil than "Loam, Sandy Clay Loam".

Item 1e. Grading and Fill

It seems unlikely that the project will be completed without any fill or grading. Any roads built will need to cross irrigation ditches and new roads will be established in the development. Pipes will possibly be put into irrigation ditches. Will this really require no fill or grading? It seems that a significant amount of grading will be involved in the project.

Item 1f. Erosion

It may be the case that the amount of erosion caused by construction or use is small, but it is not accurate to state that erosion is "not likely". When land is devoid of plant material, water erosion will occur, even with a small slope of +/- 2%. Where that eroded material ends up should be addressed.

Item 1g. Impervious surfaces

'Approximately 10%' impervious surface for housing development seems to be extremely underestimated. If one assumes that a 3000 ft^2 home will be placed on a one acre lot, this will be approximately 7% of the surface. Most homes on a one acre lot are at least this size. Other impervious surfaces on the lots will likely include driveways that are 2000-3000 ft^2, and shops or garages that may be as large as 2000 ft^2. In addition, there will be roads connecting the lots. Impervious surfaces could very likely be 20% or more of the coverage.

Item h. Erosion control.

As the development proceeds during the summer and the land is bare during a period of no rainfall, the soil on the surface will likely be extremely dry and highly susceptible to wind erosion. As this is agricultural land, there is possibly a high level of residual pesticides present in the soil. It seems reasonable to take measures (watering of the site) to prevent excessive wind erosion of the disturbed surface during development and to determine the content of the soil when it is exposed.

Item 2a. Air

It is noted that 'temporary emissions typical for construction' will be caused. The question asks for a general description of the emissions and approximate quantities if known - the description 'typical' does not answer this question. If the emissions are "typical" then the sort of emissions caused should be easily quantified by the applicant. It should also be noted that the federal government is currently reviewing stricter controls of engine emissions on construction sites. Will this project be exempt from any restrictions that might be enacted after the project has begun? (see concern about dust in 1h above).

Item 3a Surface Water

1) It is noted that small ditches used for irrigation are present on the proposed plat. But what is not mentioned is that there is a larger irrigation ditch that will be the Western boundary for the plat. What plans does the developer have for providing access to this ditch for maintenance? Will there be an easement, or a driveway?

2) How will the ditch be crossed in order to access the development from the West side (which will be the only access into the development, according to the proposed plat)? The application asks for a description of how waters will be crossed – 'road crossings' is not very descriptive.

4) The applicant states that surface water withdrawals or diversions are "Not likely". Does this mean that homes in the development will not have access to irrigation water or will they use ground water for irrigation? If so, what sort of ground water and drainage water issues might this create? This is a very real concern that should be addressed as it is very unlikely that residents will "go without" irrigation water of some sort. An answer of "not likely" for withdrawals or diversions of water seems to leave the idea of withdrawals open, without a description of the impacts that withdrawals or diversions will have. This should be answered in a Yes or No format with descriptions of the withdrawals or diversions if the answers is "Yes".

Item 3b Ground Water

The applicant states that a Class B well for 14 residences will be drilled. But the application asks what the purpose for the well is and approximate quantities of water that will be withdrawn. The questions should be answered, especially since it is unclear as to where residents will be getting water to provide for up to one acre per lot of Kentucky Blue Grass. Again, 'standard discharge for 14 residences' is not very descriptive.

Waste materials discharged should be described. The applicant states that 14 residences will have individual septic tanks but the question asks for a description of the general size of the systems. With the septic tanks be for 4 residents per lot? Or 10 residents per lot. Either would be possible from the description provided by the plat and this would make a large difference in the quantity of discharge per residence. Also the application ask whether the discharge would be for animals or humans. It is possible that residents will have animals that will lead to nitrate deposition in the ground water and this should be considered.

Item 3c Water Runoff

The water runoff caused by the project may be acceptable. However, it is incorrect to state that the "rainwater/snowmelt will runoff as it always has" because there will be residences on the area with a significant amount of impervious surface area. Previously the area was an agricultural field. It is simply inaccurate to claim that runoff from rainwater/snowmelt would be the same.

It is also not accurate to answer the question as to whether waste materials could enter ground or surface waters as "not likely". Or course it is more likely that waste water would enter ground or surface water as a result of development. We hope that residents will be conscientious enough that they will protect surface and ground water from contamination, but converting the land to a residential area will necessarily increase the risk of ground water contamination.

Item 4. Plants.

a) Has a thorough assessment of plant life been carried out? We have personally seen aspen, bulrush, sedge, cattails and buttercup, to name a few, on the property yet they are not listed, without having done a complete survey. The fact that these species are omitted makes one wonder what has been investigated.

b) As for "what kind and amount of vegetation will be removed or altered", for this sort of plat, wouldn't potentially ALL of the vegetation be removed and altered? An answer of "unknown" seems inadequate.

c)"None known" is also listed for threatened or endangered species. Has anyone looked for such species? Lastly, what assurance does the applicant have that residential landscaping will be "lawn/flower beds". Since there are no codes for weed control to be enforced, the parcels could very well end up to be sources of noxious weeds. The current vegetation will be necessarily removed for construction and road building and if no measures are in place to plant other vegetation the result will be a self-reseeding field of weeds.

Item 5. Animals.

There are numerous bird species which live on and around this property around the year and especially in the fall. The field seems to serve as potentially important habitat for migratory waterfowl in the fall after the crops have been harvested. It is definitely used by migratory species of birds.

Item 7.

There are always hazards associated with construction sites, which include all of the hazards mentioned. Safety measures can be taken to minimize those risks, but it is incorrect to say they do not exist.

It would be more reasonable for noise from heavy equipment for the proposed construction was restricted to morning to evening hours (i.e. 7am –6 pm at the most). Dawn to dusk is not acceptable, particularly for the early summer hours.

Item 9. Housing

What measures will be taken to assure that the homes will be middle to high income homes? The quality of the homes and the sites could have a serious effect on the pre-existing homes in the neighborhood.

Item 10 Aesthetics

'As per zoning' does not answer the question as to height of the proposed structures and siding to be used.

Views to the east from homes on the west side of the property can definitely be affected by this proposal, depending upon the nature of the development. It would be favorable to see some recognition of this and some willingness to insure that the effect is minimized.

Item 11 Light and Glare

Lights in the proposed development could definitely interfere with the view from homes adjoining the development. Again, efforts to minimize this potential interference would be favorable.

Items 14,15

The street and public service requirements to this development are dependent upon the size of the finished development. If more homes are planned in the future, that should be addressed now to insure the proper services are available with minimum impact to the area.

Sincerely,

Raymon and Mary Donahue
202 Lookout Mt. Drive
Ellensburg, WA 98926

May 19, 2004

Kittitas County Community Development Services
ATTN: Ms Jan Sharar, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED
MAY 20 2004
KITTITAS COUNTY
CDS

RE: Grasslands Park Plat (P-04-01)

Dear Ms. Sharar,

Thank you for the opportunity to comment on the proposed plat. I shall make some general comments and then get into specific comments regarding the SEPA checklist.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created there own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I find the SEPA fatally flawed and strongly request the county reject this document as being inadequate for review. The SEPA checklist is relatively simple and should provide sufficient information for the "reasonable and prudent person" to adequately determine what the impacts are for this development. From that reasonable comments could be made from which the SEPA determining official can make a determination of no significance or of a mitigated determination. This SEPA checklist has numerous errors of fact and errors of omission. There are 13 answers where the agent or the owner answers "unknown". These range from answering a simple question such as will there be additional fill, are there other governmental approvals required, is it an environmentally sensitive area. Now the answers to these questions may be "no", but it leads one to surmise that instead of thoughtfully and deliberately examining the impacts of the development that this checklist was just a process to get through. It may also be that the agent is inexperienced at filing out a SEPA checklist. If the later is true the SEPA determining official could counsel and suggest ways of completing the document so we do have clear information.

Unfortunately there appear to be errors of fact and errors of omission. In responding to A2 the agent answers the question of future additions as "None anticipated", yet the plat clearly shows extensions and temporary cul-de-sacs. Is the statement of no future growth made because 14 lots is the most DOE will allow on an exempt well and if there were more than 14 lots a Class A water system would be required and there is no water right for this property. Is this a case of serial platting to get around the water issue? An issue that has kept this land from developing for years. As the SEPA determining official I expect a candid answer to this question.

The agent fails to answer the impact of traffic in the area. How should I know what a normal traffic load is for 14 residences. Is that 14 cars per day? 140 cars per day? 1400? The agents states up to 100 people may live there. How many trips would 100 people generate? It is not my responsibility to know the answer to this. The agent, as a professional, needs to provide complete and factual information that allows for thoughtful and reasonable review.

The answers of "not likely" appear in simple questions such as B1f. Could erosion occur as a result of clearing? The correct answer is yes of course it could, but there would be reasonable construction industry methods to minimize the impacts. The agent needs to try again and answers the questions completely.

Now, as to water. These comments may be irrelevant because if there are adequate irrigation and domestic water rights then there is no issue. Applicant should state that up front in the revised application. However, if there are no rights then there is an issue. As much of Grasslands operates of a Class A water system I would be concerned if numerous serial developments were going in with exempt wells serving as the source of domestic water. The impacts could have a significant adverse impact on the Grassland Class A water system. As there is no information in the packet as to water rights it is impossible to make a determination of the significance.

As the SEPA determining official you must reject this SEPA checklist as incomplete. I do not think there is sufficient information for you to make any level of determination based upon missing and incomplete information. To ensure you follow all procedures carefully and completely to carefully consider and evaluate all relevant information, that all the information must be present.

In the event that you disagree that the SEPA checklist should be rejected and resubmitted I do have specific comments that I would like you to consider.

A2a – There will be expansion based upon the obvious ends of the road and the fact that the is a temporary cul-de-sac. Is this an attempt to skirt the 14 lot limit on exempt wells. Will the same owner under a different partnership continue serial platting. You must evaluate on cumulative impacts Assuming all the land develops without a water right under exempt wells could there be an additional

40 to 50 homes all on exempt wells and yet there is no impact? A response is requested.
A3 - Can the ground handle septic? Is there evidence that domestic water can be found. Answer yes or no.

4a - What about the irrigation plan? Is all irrigation water going to be piped. What about irrigation easements to convey water to the south?

5a – What about Water rights, Class B water system approval, irrigation approval. Do you have them, what is the plan?

B1d - Are there surface indications of unstable soils. This would require the agent to visit the site and say yes or no based upon observation. None known is unacceptable.

B1f – Yes erosion could occur – what will you do to mitigate this during construction so it doesn't flow into a main irrigation ditch and plug pumps downstream.

B1g – 10% seems low. Does this include the road, all the homes and the fact that a homeowner could cover 1/3 of his lot with a home structure or driveways? This number is critical in determining how the developer will deal with storm water since 1 acre lots are too small to deal with there own storm water. Please show your calculations.

B1H – The fact that the agent is proposing no erosion control is unacceptable. He may not have to build a triple setting pond with aeration features, but a little silt fence would be nice. Again this speaks to the fact that the agent is either inexperienced in answering the questions or he is deliberately being evasive.

2a – Since the agent proposes no erosion control I can only assume that is because there will be no stormwater to generate erosion therefore he's just going to generate dust. As this is a residential area what is his dust mitigation plan and what do we do if he doesn't follow his plan. Better yet I hope he can provide a reasonable plan in the revised application and that he is able to comply with the plan to keep his project going.

2c – Oh, I guess he doesn't have a plan to control the dust.

3a1 – Is the agent planning on rerouting the irrigation ditches? Does he have permission from down stream owners and all users of the water? Where are the irrigation easements that show either recorded easements or historical use easements? I believe 60-100 foot irrigation easements are required for access/egress and maintenance. Document the irrigation right for this Plat in the revised SEPA.

3a2 – How will the water get under the road crossings? What irrigation flow is allowed? Will the crossing size be adequate for maintenance? Who maintains the irrigation flows and crossings?

3a4 – What water right does the applicant have or does this mean there is no irrigation right for the development? How will the residents irrigate the lawns? Will the Class B water system be used for irrigation? The agent should answer this question in the revised application.

3b1 – Please indicate what water right the development has for the well that will serve 14 residents with a Class B System. When the agent shows the adjudicated water right then this will clear up numerous concerns about domestic water. If the well is limited to 14 residents and 5000 gal per day then how does the applicant propose to shut the well off if the limit is reached so as no to have a significant adverse impact on other area wells? Later in the application the agent states there will be 14 to 100 people living in the development. Based upon 100galolons per day per person that equates to a range of between 1400 gallons to 10,000 gallons per day. This exceeds the limit of the wells. If the water is used for irrigation it gets even worse. The agent should clarify this issue in the revised SEPA.

3c 1– If the water would runoff as it always had then there would be no issue, but given an increase in impervious surfaces of between 10-30% it seems unlikely that the agent meant to say that it "will run off as it always has." Given a road, homes, outbuildings and driveways the applicant should describe/quantify the increase in storm water and state what they intend to do about it. The county must have regulations that could assist the agent in making this determination. He could mention that in the revised application.

3d – I guess the agent is not proposing any control of increased runoff water. He should in the revised application. Maybe it should meet some county codes, if applicable. Without this information it would be difficult for the SEPA determining official to thoughtfully consider all the impacts and make a reasonable determination of non-significance or mitigated significance.

4b – A quick calculation of the area of the road and an average of the total area disturbed for each of the middle-high income houses could produce an answer that folks could look at and evaluate.

6a – Would these be placed as part of the development or is it an individual responsibility? Are these in the road or on private lots?

7b – The construction should not go on from dawn to dusk. In mid-summer at the peak of construction that could be from 4:30 am until 10:00 pm. Limit from 7:30 to 5:00 Monday thru Friday – no weekend work. State that in the revised application

8h – Environmentally sensitive area? Maybe, maybe not, the agent can go and do the research and provide a definitive answer in the revised application.

8j – 14-100 people. That's a significant range. Assuming the typical 2.5 residents per home one would expect about 35 people. 100 people would have a negative impact on either an approved water right or they would probably exceed the allowable water from an exempt well. This also has a significant impact on traffic

13 – Historical impacts – Do the research and answer the question on the revised application.

14a – Since the name of the plat is Grasslands Park you are trying to associate with the desirable name of the Grasslands neighborhood. That's OK. Your roads should reflect the characteristics of the neighborhood, hard surface, same width, grassy swales, meandering nature. It also ensures no one leg takes on an excessive amount of through traffic. Your plan shows continuations, probably to Mt Daniel Drive. You should show an access to the Kittitas Highway to the south.

14d – The plat notes are unacceptable. We are essentially an urban area with a neighborhood traffic circulation system. The idea of placing private roads that are not accessible to the neighbors is offensive. The roads should be public to allow this residential neighborhood to expand safely and thoughtfully as it has in the past. The roads if private could be gravel. That is unacceptable for cars that could generate about 140 trips per day. The dust is unacceptable. When the agents submits the revised application he should address the roads and offer what was mentioned above in 14a. If not offered the SEPA determining official should include 14a as mitigation. As private roads the other neighbors could not walk around the block once all the developments are complete. That is inconsistent with the neighborhood. Build public roads safely and easily maintained that are maintained by the county just like the rest of the neighbor hood. Or limit the development to 3 homes. Also name the roads that are consistent with grasslands. Delta Street doesn't quite fit. Where's the stormwater going to go? Is there a stormwater system? Will the temporary cul-de-sacs be paved? If the roads are private that means the school buses won't go down the road and all the children congregate in front of somebody else's house. Not very neighborly. Avoid that issue, keep them public.

14f – What is the volume. State a number and cite your source in the revised application?

14g – Are there any off-site transportation impacts that could be mitigated? The intersection at Quartz Mountain Drive and Mt Stuart is a doozy. Propose that you will fix the angle and the slope and drainage at that intersection.

Thank you for your consideration of these comments. I believe all the comments can be reasonably addressed in a revised application that can the be thoughtfully and reasonably reviewed. Although a burden I do expect to see written consideration to each of the comments in the record. Please add my name and address to the mailing list so I can review your determination and if there is no revised SEPA document this gives adequate time to evaluate if an appeal is required or if your mitigation addresses all of the issues.

Thank you again for your consideration.

Sincerely,

Mary K. Pratt

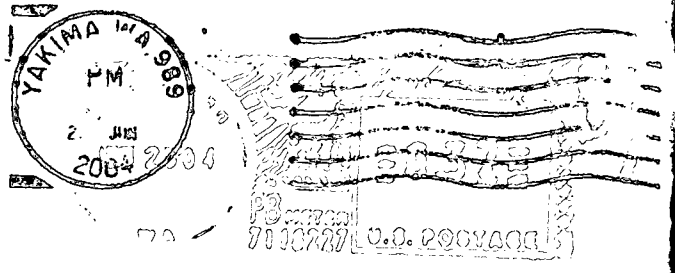
Mary K. Pratt
2013 Quartz Mountain Drive
Ellensburg, WA 98926

MAILING ADDRESS:

Mary K. Pratt
P.O. Box 662
Ellensburg, WA 98926

929-2634

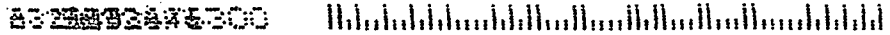
KITTITAS COUNTY
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926



Raymon
605 S G
Pocatell

DONA605 832042004 1503 05 07/05/04
FORWARD TIME EXP RTN TO SEND
DONAHUE
202 S LOOKOUT MOUNTAIN DR
ELLENSBURG WA 98926-9032

RETURN TO SENDER



9-04-01

Kittitas County
Community Development Services

411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

MEMORANDUM

TO: WA St Dept. Ecology, SEPA Registrar
WA St Dept. Ecology, Yakima
WA St Dept. Fish & Wildlife, Yakima
WA St Dept. of Natural Resources
WA St. Parks and Recreation
Yakama Nation
Yakama Nation – Natural Resources
Kittitas Co. Board of Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshall
Kittitas Co. Fire District #2
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
City of Ellensburg
Adjacent Property Owners
Parties of Record
Applicant

FROM: Jan Sharar, Staff Planner
Kittitas County Community Development Services

DATE: June 24, 2004

SUBJECT: **Grasslands Park – Preliminary Plat REVISED SEPA NOTICE OF ACTION**

A copy of the original SEPA Mitigated Determination of Non-Significance (MDNS) for this proposal was withdrawn on June 15, 2004. Enclosed please find a Revised Notice of Action and Revised SEPA Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination that the preliminary plat application would not have a significant adverse environmental impact. Appeals of this determination must be filed with the Kittitas County Board of Commissioners within 10 working days.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission ~~on June 28~~, July 26, 2004 @ 6:30 PM in the Commissioners' Auditorium, County Courthouse ~~Cle Elum Senior Center, 719 East Third, Cle Elum WA. 98922~~. The Planning Commission is a volunteer advisory body comprised of seven citizens appointed by our elected Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact us.

PLEASE RETAIN ALL ENCLOSED MATERIALS

Revised Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 24, 2004, make a Revised Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for All Business LLC, landowner, for an approximate 15.64 acre site, APN 17-19-06010-0009 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file (P 04-01) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 9, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been rescheduled for Monday, July 26, 2004 at 6:30 p.m. in the County Courthouse Auditorium, Ellensburg, WA. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: June 24, 2004
Publish: June 29 and July 6, 2004. Daily Record.

Kittitas County
Community Development Services
411 N. Ruby STE 2 Ellensburg, WA 98926
FAX: (509) 962-7697 (509) 962-7506

REVISED SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Grasslands Park Preliminary Plat for 14 building lots totaling approximately 15.64 acres in the Suburban Zone - #P 04-01. **Revisions underlined.**

PROPONENT: All Business LLC
700 East Mountainview
Suite 501
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Assoc.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06010-0009.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

Identification and reduction of potential negative impacts:
These mitigation measures include the following:

Environmental Health –

A. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. *Potable Water*
Due to the size of the proposed lots, Grasslands Park will require a public water system. Proof of use of less than 5, 000 gallons per day will be required to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner/developer will be required to have an Engineer address this in the group B workbook submitted for our review.

C. *Sewage*
Based on the experience with on-site sewage of the general area to the west, high groundwater during certain times of the year is prevalent. Prior to final plat approval,

soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Irrigation Water –

a. If this property continues to use Ellensburg Water Company surface water rights, it shall be in compliance with the Resolution of May 10, 2004 regulating delivery to divisions of property within the Ellensburg Water Company service area.
b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery system.

Transportation -

A. Prior to Final Plat Approval:

1. Internal Roads: Internal Roads shall be constructed as follows: 09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

c. Kittitas County Zoning Code, Title 17 (17.20.100) requires that lots abut a public right –of- way and no main dwelling shall be built or moved onto a lot not abutting a public right-of-way.

2. Fire Protection:

a. Road Plans shall meet current Kittitas County Fire Code as approved by the County Fire Marshall.

3. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.

b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.

c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

4. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

5. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

6. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

7. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

8. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:
    a. Clearing and grubbing;
    b. Road system drainage;
    c. Road subgrade;
    d. Road ballast grade;
    e. Completion of road surfacing.
    f. The plattor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
    g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.
9. Test Results: KCC 16.16.035 Certified test reports.
    a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B"and crushed surfacing top course from a reputable testing firm for approval.
    b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
    c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.

d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:
    1. Subdivider, his engineer and contractor;
    2. Representative of all involved utilities;
    3. county director of public works or his representative.

e. Following successful completion of the preconstruction conference, utility and road construction may proceed.

f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road.(Ord. 84-6 (part), 1984).

10. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

    a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

    b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

11. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:
    a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
    b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
    c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
    d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
    e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
    f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
    g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
    h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems.(Ord. 95-2 (part), 1995).

12. Approaches: All approaches to county roads shall be constructed as follows:

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

    b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.

    c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)

    d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

13. Roadside Features: (See Kittitas County Road Standards 12.50.010) - Mailbox supports shall be of a "break-away" design.

14. Plat comments shall Include:

    a. Proposed Road Names shall remain consistent with the current theme of "Mountains" within Grasslands and be further identified as a road not a street.

b. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

c. Wellhead Buffers will not encroach within County Maintained R/W.

d. Construction of swales vs. hard ditching shall be reviewed for this development.

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded .

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Friday, July 9, 2004.

RESPONSIBLE OFFICIAL: Jan Sharar, Staff Planner

TITLE: Staff Planner

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

DATE: June 24, 2004

Contact the Board of County Commissioners for more information on the appeal process.

G:Jan/Pla/tGrasslandsPark/MDNS2

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED
JUN 23 2004
KITTITAS COUNTY
CDS

June 23, 2004

Jan Sharar
Kittitas County CDS
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Grasslands Park

Dear Jan,

Pursuant to our conversation of June 17, 2004, I have reviewed the comments received by your department in regards to the environmental checklist that was submitted with the Grasslands Park plat application. I would like to clarify some of my responses to address issues of concern from both Kittitas County and the adjoining property owners.

Question A-2 asks about future additions or expansions. I have no knowledge of any additional plats. I am sure in the future there will be an adjoining development. The proposed roads as shown on Grasslands Park are required by Kittitas County to provide access to adjoining parcels. The temporary cul-de-sacs are required for emergency vehicle turnaround and when, if ever, the proposed roads are continued, the temporary cul-de-sacs will no longer be needed. In addition, we want the proposed plat to have a private road to be maintained by a homeowners association. The private road will be designed by a licensed engineer to conform to current private road standards and will be similar in character to the existing roads throughout Grasslands. The homeowners association will be required to maintain the private roads with no expense to Kittitas County taxpayers.

Questions B-1 e, f and h will not be known until the road is designed. At that time we will know what earthwork will need to be done and, if appropriate, an erosion plan will be filed with the D.O.E. In question B-1 g, my calculations were based on 3000 square foot homes and the proposed road. I do not know all impervious surfaces that will be in place after construction, but they will not exceed 30% as per Kittitas County code.

Question B-3 b1 asks about the ground water to be withdrawn. As per the Kittitas County Health Department letter dated May 19, 2004, maximum withdrawal allowed will be 5000 gallons per day. We will submit a Group B workbook that shows that the plat will not exceed this maximum.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Regarding question B-3 c1, I expect the runoff to sub into the ground as it always has, but swales will be incorporated into the road design as required by applicable storm water regulations.

To address the concerns in Question B-11 a about light and glare the plat will produce, we will install downward casting and/or shielded lights. This should minimize the light or glare to neighboring homeowners. Covenants will require the same downward casting and/or shielding for any additional lighting added by homeowners.

Our goal is to have Grasslands Park be a natural extension of Grasslands. We want to create a quality neighborhood that compliments and enhances the adjoining properties.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,

Chris Cruse

Chris C. Cruse
Professional Land Surveyor

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

George Smith
2200 E Mt Daniels Dr
Ellensburg, WA 98926

All Business LLC
700 E Mt. View Ave, Suite 501
Ellensburg, WA 98926

Chris Cruse
Cruse & Assoc.
PO Box 959
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Washington State DOT
Rick Holmstrom
PO BOX 12560
Yakima, WA 98909

Kendell Huseby
106 Table Mtn Dr
Ellensburg, WA 98926

Raymond Ellis
108 Table Mtn Dr
Ellensburg, WA 98926

Bill Vertrees
2117 E Quartz Mtn Dr
Ellensburg, WA 98926

Robert G Clark
2209 Quartz Mtn Dr
Ellensburg, WA 98926

William Horrobin
40 S Lookout Mt Dr.
Ellensburg, WA 98926

James Mc Kean
2203 1st Ave
Ellensburg, WA 98926

Jack Mc Pherson
116 Lookout Mtn Dr
Ellensburg, WA 98926

Raymon & Mary Donahue
605 S Garfield Ave
Pocatello, ID 83204

Willard Johnson
208 Lookout Mtn Dr
Ellensburg, WA 98926

Kenneth Gulezian
300 Lookout Mtn Dr
Ellensburg, WA 98926

Robert Thompson
306 Lookout Mtn Dr
Ellensburg, WA 98926

Eugene Rau
312 S Lookout Mtn Dr
Ellensburg, WA 98926

Michael Price
402 S Lookout Mtn Dr
Ellensburg, WA 98926

Jilliene Orcutt
26010 N 42nd Dr
Glendale, AZ 85310

Jerald V Pettit
831 Number 6 Rd
Ellensburg, WA 98926

Daniel Orcutt
651 Number 6 Rd
Ellensburg, WA 98926

Robert Titus
2500 E 3rd Ave
Ellensburg, WA 98926

Mary K. Pratt
PO Box 662
Ellensburg WA 98926

Steve Dukelow
PO Box 72383
Davis, CA. 95617

John Malissos & Donna Walker
108 N Mt. Daniels Dr.
Ellensburg, WA. 98926

Bill an Judy Jo Roberts
118 Frost Mt. Drive
Ellensburg, WA. 98926

Will and Cindy Johnson
208 Lookout Mt. Drive
Ellensburg, WA 98926

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, WA. 98926

Raymon & Mary Donohue
202 Lookout Mountain Dr.
Ellensburg, WA 98926

Jamie Gordon
1267 #6 Road
Ellensburg, WA 98926

MD Jackson Company
Attn: Mike Jackson & Larry Brown
700 E Mountain View Ave STE 501
Ellensburg, WA 98926