

December 5, 2008

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

Re: White Water PBCP – LP-08-00028
Staff Planner: Allison Kimble

RECEIVED
DEC 09 2008
CITY OF ELLensburg
CDS

To Whom It May Concern,

I am a long time resident – 35+ years – and personally helped John Rothlisberger farm the land included in this proposed cluster plat. I know this land to be prime farmland and enclose information from KRD refuting the applicants claim the land is not prime farmland.

I do not believe this is a cluster plat; it looks more like a subdivision. The plat map shows no contiguous open space and no clustering of the proposed homes.

I strongly value individuals' property rights but not at the expense of surrounding neighbors. This proposal is not appropriate for rural areas.

I also question who will pay for the widening of Iron Mountain and Godawa Lane, the applicant claims these 2 roads are county roads. I do not feel county tax payers should pay for improvements and maintenance as the roads **only** service the proposed development, they are private roads.

I also enclose a copy of comments submitted by Melissa Bates, this document covers line by line the applicants SEPA check list and fully addresses my concerns.

Thank you for this opportunity to comment.
Regards,



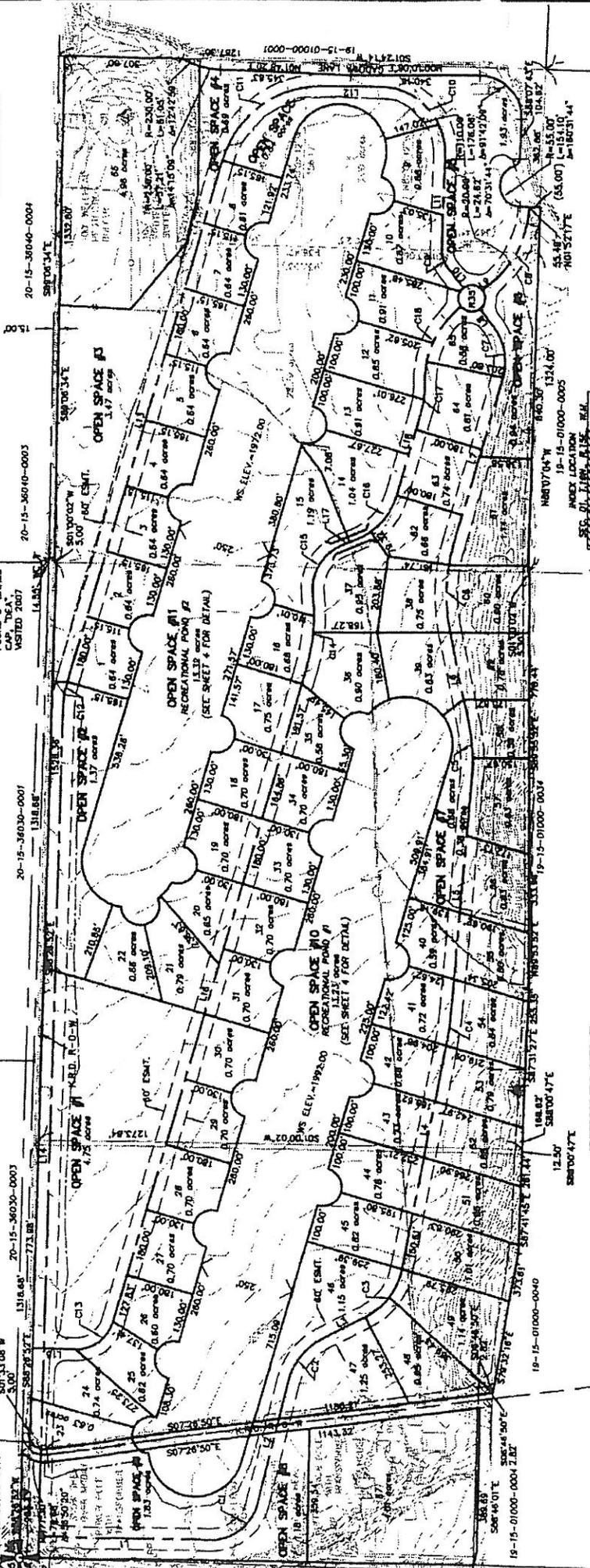
Glen Armitstead
560 Hawk Haven Rd.
Cle Elum, WA 98922

AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.
Call Before You Dig
1-800-865-4344

FOUND 3" BRASS
CAP "DEA"
VISITED 2007

FOUND 3" IRON PIPE
WITH PLUG AND NAIL
L=13.00'
A=18"X9"X5"
VISITED 2007

FOUND 3" IRON PIPE
WITH PLUG AND NAIL
L=13.00'
A=18"X9"X5"
VISITED 2007



Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98022
PHONE: (509) 674-7433
FAX: (509) 674-7419

**WHITE WATER
PERFORMANCE BASED CLUSTER PLAT**
PTL NORTH 1/2, SECTION 1, T.19N, R.15E, W.1M
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY
G. WEISER
DATE 07/08
JOB NO. 08068

DRAWN BY
D. NELSON
SCALE 1"=200'
SHEET 2 of 4

LEGEND

- 1 SETBACK CORNER AS NOTED
- EXISTING WELLS
- ELECTRIC TRANSFORMER
- TAIL

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

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... MISTY MOUNTAIN, LLC
H... MAY... 2008.

DAVID P. NELSON DATE
Certificate No... 18092

RECORDER'S CERTIFICATE

Filed for record this... day of ... 20... at ... M
in book... of ... at page... at the request of
...
DAVID P. NELSON
Surveyor's Name

County Auditor Deputy County Auditor

CENTERLINE OF EASEMENTS

LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA
L1	N01°11'00"W	450.13	C1	168.28	124.00	77.9612
L2	N78°11'00"W	337.47	C2	153.81	160.00	42.9678
L3	N28°35'30"W	722.87	C3	163.89	160.00	54.9218
L4	S78°48'45"E	292.83	C4	108.44	1000.00	61.6171
L5	N45°05'30"W	613.53	C5	183.14	500.00	10.2410
L6	S78°28'31"W	245.82	C6	244.04	500.00	27.8107
L7	N17°30'05"W	403.07	C7	128.87	150.00	54.2813
L8	S81°52'24"W	57.77	C8	237.46	275.00	49.2610
L9	S30°07'40"W	24.47	C9	54.88	60.00	60.0024
L10	S31°52'24"W	84.76	C10	260.12	75.00	81.5218
L11	N80°10'00"W	248.00	C11	354.31	75.00	72.9177
L12	S00°10'00"W	150.77	C12	71.00	275.00	15.7148
L13	S77°28'05"E	143.97	C13	131.78	100.00	75.7171
L14	S48°28'05"E	255.09	C14	208.71	500.00	22.9238
L15	N01°11'00"E	112.00	C15	163.77	124.00	72.9218
L16	N78°11'00"W	1788.45	C16	184.11	160.00	11.5828
L17	N78°11'00"W	161.54	C17	84.37	200.00	10.6701
L18	N78°11'00"W	236.54	C18	238.87	250.00	13.9701

YAKIMA PROJECT – KITTITAS DIVISION

LAND CLASSIFICATIONS

CLASS 1

Lands that with sufficient water, and which, when farmed under approved systems of tillage and irrigation practice, should be the best producing lands on the project. These lands are of good soil, have favorable topography, are well adapted to general diversified agriculture and will allow the practice of some division and should yield maximum returns.

CLASS 2

Lands, whose topography, soil or subsoil conditions are slightly more unfavorable than Class 1 lands. These lands are not necessarily less productive than Class 1 lands. In some cases they may be less productive, in others the cost of tillage will be somewhat greater. Such lands may have good soil but under irrigation may require inexpensive drainage. They may be of such depth that greater care will be required in irrigation than on Class 1 lands. They may contain a few loose stones, may be somewhat rolling or uneven in topography, but are always capable of being plowed and irrigated and are otherwise adapted to the same systems of cropping as are Class 1 lands.

CLASS 3

Lands, which due to the character of the soil or subsoil or on account of rough topography, are difficult to handle and not adapted to diversified farming. These lands usually are stony and incapable of being plowed. In some cases they will produce good alfalfa and can always be irrigated and made to produce pasture.

CLASS 5

Lands which for any reason are not at present capable of agricultural use, but which may gradually under changing conditions be made sufficiently productive to justify cropping. This includes alkali or waterlogged lands, which may be improved by drainage.

CLASS 6

Lands which are non-irrigable.

IRRIGABLE

NON

Community Development Services
Alison Kimball, Planner II

Melissa Bates
Comments

4 Dec, 2008

①

To Alison,

Please accept these comments on the White Water Performance Based Cluster Plat (LP-08-00028). I have followed the SEPA checklist format so that it is easier for you to follow my specific comments/concerns. I may wish to add further comments once the Dept.s of Ecology and Health have submitted their views on this project. Thank you very much, Melissa Bates

*Melissa Bates
120 Elk Haven Rd.
Cle Elum, WA 98922*

WAC 197-11-960 Environmental checklist.

A. BACKGROUND

1. Name of proposed project, if applicable:

White Water Performance Based Cluster Plat (LP-08-00028)

2. Name of applicant:

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

4. Date checklist prepared:

5. Agency requesting checklist:

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

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

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

Critical Area Studies conducted *after* the approval of this proposal serves to put the cart before the horse.

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

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

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

This is listed as a Performance Based Cluster Plat. The reality is that this is nothing more than a subdivision. The development has been allowed to double the zoned density based on the premise of clustering and retaining open space. The applicants have no contiguous land parcels to make "open space" meaningful. The average size of land labeled as Open Space for this project is just over an acre in size. The open space lot sizes range from 0.68 acres to 4.75 acres in 9 different, non-contiguous pieces. The residence lot sizes average less than $\frac{3}{4}$ of an acre each. As Commissioner Alan Crankovich noted in the Oct. 23, 2008 issue of the Daily Record: "Lots from a half-acre to less than $\frac{3}{4}$ of an acre are, in my mind, an inappropriate density for the area," Crankovich said. "They're just too small."

This project, under any label, is an urban density. This has no place in rural areas. Developments on this scale must be located in UGAs precisely because they need the services an urban area can provide.

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

In order to provide a more comprehensive view of the intended project, we are including a map courtesy of KRD. This shows the development to be located squarely on Class 1 Ag Land. This land has a long and productive history as some of the best farmland.

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)?

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.

The professional submitting the application should locate the property on the Soil Conservation Maps and indicate the type.

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

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

If all materials excavated from the project do not remain on the parcels (application states excavation estimate of 300,000 cubic yards) the ability to move the extra will require a Conditional Use Permit in Ag 3 where mining is not permitted.

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

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

White Water - States that < 10% of the site will be covered by impervious surfaces. How was this calculated?

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

a. Air

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

Suncadia agreed to ban wood burning stoves from residences, this would be important here, too, where air stagnation in the winter can last for several days.

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

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

Based on (a) above the CCR's need to ban wood burning stoves.

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 stream or river it flows into.

Neighboring lands with wetlands are indicated, but no associated water (streams/springs). However, the applicant indicates that water rights "are anticipated" for this project. Only a water right could be utilized

here. What is the source for this? Only adjudicated, year-round surface water would be allowed and would, out of necessity, require close proximity to this property. This critical water source needs to be clearly identified.

- 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.

See above.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Where will the excavated material (approx. 300,000 cy) be placed?

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

Only adjudicated, year-round surface water would be allowed to serve a domestic population. The applicants do have senior water rights on paper, however all but 2 acre feet are for seasonal/irrigation purposes only. The other 2 acre feet are for "stock-watering purposes". Applying for a "Change of Use" for the purpose of this water right is a complicated and lengthy process through the Dept. of Ecology. None of this settles the issue of "wet" water for the project. The intended "unnamed stream" for this application is in no way sufficient to serve this sort of population, especially on a year round basis. This targeted water source should be investigated further by the government agencies to ensure accuracy of paper rights.

In 2007 the Whites applied for a Point of Diversion Change: *Water Right Change Application No. CS4-01296CTCL (KIT-07-01)Point of Diversion Change. Ecology has required metering on the water right associated with this property to be recorded weekly (per certified mail March 25th, 2008).* This data should be made available if there is an intention to use these water rights with this application.

Applicant states that while they intend to use irrigation water to fill the two 13 acre ponds, "measures will be taken so downstream users would not be affected". By law, zero impairment is allowed - the applicant does not indicate how they would be able to fill such a large area with water, when every drop is already spoken for in the Yakima Basin. The Federal government has ruled that return flows from federal projects are NOT available for appropriation and cannot be considered in this project. It is incumbent on the County to work with KRD, Ecology and the Bureau of Reclamation to ensure that water is used in a beneficial manner and that all water users are protected.

There is also the issue of creating more than a half-million square feet of surface water with the described ponds. A LARGE amount of evaporation will occur and must be calculated in the consumptive use. How will yard/lawn watering work, especially if based on KRD water? What will happen in a water short year? Or when people want to keep lawns green before or after the canals are in use?

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

- 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.

The applicant states the "no discharge to surface waters is anticipated for this development". How was this calculated? Did the applicant look at the relationship of 67 homes, less than an acre in size, located directly on the two ponds? Was Encompass Engineering aware that 67 individual septic systems intend to be used for this project? If a community system does end up being required, where would it go? There doesn't appear to be any space left on this 112 acres.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

White Water - "Quantities and system requirements have not been calculated at this time." This should be one of the most critical questions that requires an answer. A Class A system is a *delivery* system, not an answer to whether ground water will be used and how much. An hydraulic evaluation would have to be conducted before any groundwater withdrawals of this nature. There appears to be no right to groundwater and any groundwater would be far junior to local water rights (RCW 90.44.090). The applicant needs to remember any use of existing exempt wells would be limited to the amount of water historically used by the single families that are currently supplied by these wells.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

White Water - Answer: "systems and drainfields." This is a completely inadequate answer. There is no indication in the application as to where this will be located on what limited space is available. Bonus points cannot be awarded for open space that, by definition, cannot be built upon (ie drain fields). If they can't build upon it - it they can't get bonus points that allow more homes. The bonus points were awarded as follows:

Open Space: 44.82 acres = 40 points
 Class A Water System: = 50 points
 Active Recreation : = 10 points

This adds up to 100 'bonus' points which allows the applicants to effectively double the density of the project. The fallacy behind these assumptions are numerous:

1.) A cursory look at the map shows NO effective open space. Under KCC 16.09.030 regarding Performance Based Cluster Platting, a minimum of 40% of the development must be set aside in open space *prior to application of the Public Benefit Rating System* (see code below). Only bonus points can be awarded AFTER that minimum is met. In this case, the 40% of 112 acres = 44.8 acres. This still does not address the issue that this land set aside is not contiguous, therefore does not constitute true open space of any kind. "...open space shall be of a functional nature and incorporate logical boundaries." (Kittitas County Code 16.09.100 C). A reminder that any land used for drain fields should in no way be considered part of the open space when it is not an optional use.

2.) Class A Water System: A development at one-quarter this size would require the use of a Class A system. There is nothing altruistic or inventive about this. Zero points should be awarded for a basic, non-negotiable environmental protection.

Chapter
 PERFORMANCE BASED CLUSTER PLATTING

16.09

Sections

- 16.09.010 Purpose
- 16.09.020 Uses
- 16.09.030 Criteria.

and

Intent.
 Permitted.

16.09.010 Purpose

and

Intent.

With the recognition of the value of retention of rural densities in rural lands, while protecting our critical areas, water resources and resource lands, and recognition that urban densities belong in urban designated lands, Kittitas County also recognizes the need for innovative planning tools to achieve these goals. Encouraged by the Growth Management Act (GMA), Kittitas County may provide for clustering, planned unit developments, density transfer, design guidelines,

conservation easements and other innovative techniques that will accommodate appropriate rural and urban densities and uses at levels that are consistent with the preservation of rural character and that provide a public benefit.

To assist in the implementation of Kittitas County's policy to provide tools to foster appropriate densities, while making development economically feasible, benefits to the greater community through an effort to conserve water resources by minimizing the development of exempt wells by encouraging group water systems, to protect public health by reducing the number of septic drain fields, by concentrating urban densities in urban growth areas and by minimizing the impact of "Rural Sprawl" in rural lands, as designated in the Kittitas County Comprehensive Plan, Kittitas County finds that this "Performance Based Cluster Platting" technique would foster the development of urban and rural designated lands at appropriate densities, while protecting the environment and maintaining a high quality of life in Kittitas County.

Kittitas County shall conduct a yearly review of the Performance Based Cluster Platting chapter to review the effectiveness of the code in meeting the purpose and intent. (Ord. 2006-36, 2006; Ord. 2005-35, 2005)

16.09.020 Uses

Permitted.

The permitted uses of the clustered area shall be those of the underlying zone. Those uses specifically identified for the recreation categories in KCC 16.09.090 can be found in KCC 17.14 performance based cluster plat uses. Other uses not specifically identified may apply if determined a similar use as provided in Title 15A. (Ord. 2006-36, 2006; Ord. 2005-35, 2005)

16.09.030 Criteria.

Public Benefit Rating System (PBRs) elements are items that are not already required by code. No points shall be awarded for land which is already protected through the Critical Areas Ordinance, Shoreline Program or other regulatory requirement. The calculation of open space shall not include these areas already protected through regulation. When a public benefit is demonstrated then bonus density points will apply. An element that may have a high value in an urban designation may have a very low value in a rural designation. It is necessary, therefore, to have a separate set of criteria and outcomes depending on the land use designation. The density bonus is limited to use in the rural designations with a 100% bonus in the Rural -3, Agriculture -3, Rural -5 and Agriculture - 5 zones and 200% in the Agriculture 20 and the Forest and Range 20 zones. There is no limit to density bonus within the Urban Growth Areas and the Urban Growth Nodes. A minimum of forty percent (40%) the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System contained in KCC 16.09.090 of this chapter.

Other important factors to consider;

Sixty-seven individual septic tanks is a significant health factor for the neighbors, as well as future residents of this development. This is a very critical question that needs to be answered. To wait until the final stage of the permitting process to answer this, and many other critical questions, is not addressing the intention of this SEPA (State Environmental Policy Act):

State Regulations: WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

White Water - see 3b2 above.

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

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: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

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

White Water - while it's highly likely that not every possible endangered species was present on June 24th, 2008, there are bald eagles on a regular basis in this area.

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

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: Numerous species of raptors frequent this area.
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

White Water - see 4c above

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

This important information should come from current Department of Fish and Wildlife studies. The County has been struggling to get their maps updated in almost every area. It would be a poor assumption that the County has the most up-to-date info on this issue.

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

White Water - Applicant states that "it is not the intention of this development to restrict animal passage through the subject property." Are they referring to a different project? How could terrestrial animals expect to get from one side of the development to the other?

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Describe whether it will be used for heating, manufacturing, etc.

Suncadia agreed to ban wood burning stoves from residences, this would be important here, too, where air stagnation in the winter can last for several days.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

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:

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.

White Water - 67 homes using wood-burning stoves/fireplaces can create severe health hazards during frequent inversions, at precisely the time of year when stoves and fireplaces would be desired. Stagnant water also can provide desired breeding grounds for mosquitoes.

- 1) Describe special emergency services that might be required.
- 2) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- 3) Proposed measures to reduce or control noise impacts, if any:

8. Land and shoreline use

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

White Water - Class 1 Ag land - see attached KRD map. Also see comment about SCS classification earlier.

- b. Has the site been used for agriculture? If so, describe.

White Water - Historically known for being some of the best farmland in Upper Kittitas County. The county is currently out of compliance on Ag land designation criteria and mapping. Repeatedly out of compliance.

- c. Describe any structures on the site.

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

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

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

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

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

White Water - "no other critical area exist on the property." What does this mean in reference to other?

- i. Approximately how many people would reside or work in the completed project?

The professional representing the application should have provided an estimate. This is very basic but essential information. OFM uses a standard of 2.3 people/residence for Kittitas County. This represents 155 people on 112 acres in Ag lands.

- j. Approximately how many people would the completed project displace?

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

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

Looks like a subdivision, walks like a subdivision, smells like a subdivision... there is no apparent clustering to make this a cluster-based plat. This configuration, with no meaningful open space, does NOT fit the intent of KCC 16.09.010.

9. Housing

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

WSU Washington Center for Real Estate Research (www.wcrer.wsu.edu) indicates there is more than a 24 month inventory of homes sitting on the market in Kittitas County as of this fall (Yakima Herald Sept. 8, 2008 Home Supply Statistics). There is a good reason to believe that number has only increased. The county is not in need of more residential units. The Cost of Community Services (www.skagitonians.org) studies repeatedly show that Ag Lands are far better for the County economy than residential units. While residences in rural areas are a drain on county resources, farmland pays far more in taxes than the services they require

providing a net gain for the county (example: Gallatin County, Montana. For every dollar the county receives from a residence, it costs \$1.45 in services - for every dollar the county receives from a farm the county pays around 25 cents in services). The house of cards Kittitas County has built using residential-only growth is now taking it's toll on the local economy, the schools and the infrastructure. The county does not benefit from this type of development.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:
Applicants indicate that impacts will be controlled by CC &R's without indicating WHAT impacts and HOW exactly that will be controlled. The county cannot make a determination without adequate answers.

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?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
White Water - light pollution will occur "mostly at night". Perhaps applicants are unaware that virtually ALL light pollution occurs only at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

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.
White Water - both Godowa and Iron Mountain Rd are secondary gravel roads, not sufficient for a subdivision of this scale. Impacts to publicly funded roads feeding the development must be assessed and if the development is approved these impacts must be mitigated by other than more public (taxpayer) funds.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would the completed project have? How many would the project eliminate?
- 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).

White Water - The applicant uses 550 trips per day associated with this project. (County standards use 9 trips per day residence = 603 trips). Either figure adds up to a tremendous impact on this rural community. With this amount of traffic, existing roads could not possibly absorb the impact, nor the bottleneck that would occur at the South Cle Elum bridge, the only route to local emergency services.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public services

- 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.

White Water - Applicants state "there is a chance that additional services may be requested to service the development." Who is to pay for this? The brunt of all recent development in Kittitas County has fallen to the current taxpayers, how would this be different?

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

16. Utilities

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

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

These are some of the concerns that I have, based on the information available to the public. As additional information and/or comments are provided there may be other issues to address. At the very least this project should go back to a qualified engineering firm and address the above concerns before it progresses any further in the application process.

Thank you for the opportunity to comment on this project, Melissa Bates



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 25, 2010

Dan Valoff
Staff Planner II
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: White Water Performance Based Cluster Plat (LP-08-00028)

Dear Mr. Valoff:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- Approved water storage with a private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- The minimum fire flow requirements for the residential structures shall be no less than 1,000 gpm for a duration of no less than 30 minutes. A reduction in fire flow of 50% is allowed when buildings are provided with an automatic sprinkler system.
- No fire apparatus access lane shall have a slope greater than 12%. A Variance Permit will be required for any slopes or grades greater than allowed by County Code.
- "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
- Secondary access is required.
- All bridges shall be required to be certified (over KRD canals, etc)
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire and Building Codes.
- A separate permit is required for any private water storage or hydrant system.
- Review of the final project submittals may include further requirements.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

December 9, 2008



Allison Kimball
Kittitas Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Ms. Kimball:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the White Water performance based cluster plat, proposed by Lonny Peter White, Joanne White, Peter White, and Michael White [LP-08-00028]. We have reviewed the documents and have the following comments.

Water Resources

The SEPA checklist states, “The use of water rights is anticipated for this project.” **This project will require water rights for, but not limited to, domestic use, irrigation purposes, and for the use of recreational ponds.**

If the property has valid water rights, the purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal’s actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW. For example, the SEPA checklist states, “Most of the allocated irrigation water will be used to service the recreational ponds...”. You must have a valid water right to support the source, purpose, place of use, period of use for the proposed ponds.

Furthermore, construction of any dam or dike which is capable of impounding water to a depth of 10 feet or more at any point, or will impound a volume of 10 acre feet or more at

Ms. Kimball
December 9, 2008
Page 2 of 4

normal pool level, will require a reservoir permit from the Department of Ecology prior to construction.

If a water right change is anticipated it is strongly recommended you contact Ecology as soon as possible since the change process (through Ecology or the County Conservancy Board) can be lengthy.

If you plan to use water for dust suppression at your site, be sure that you have a legal right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

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

Ms. Kimball
December 9, 2008
Page 3 of 4

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

If you have any questions concerning the Water Quality comments, please contact Lynda Jamison at (509) 575-2434.

Shorelands/Environmental Assistance

The proposed man-made ponds could provide a platform for the natural development of fringe wetlands which could provide some water quality improvement functions for the open water areas of the pond if left undisturbed. However, the actual use of the wetlands/ponds by wildlife will be very limited because there is no buffer area set aside to allow resting or nesting cover for wildlife and no buffer to protect the open water from pollutant input and other potentially water quality degrading activities that are commonly associated with high intensity residential development. (Ecology SEA Program considers more than one residential unit per acre as being high intensity with respect to impact on wetland function.)

Activities such as chemicals applied to maintain grass turf, generation of yard wastes, pet wastes and pet entry into pond areas, and most importantly, the proposed use of septic systems to serve the development will over time be quite likely to cause a water quality problem (such as algal growth or high BOD) in the proposed ponds. Ecology highly recommends that a stormwater and pond management plan that is consistent with maintaining good water quality in the ponds be required of the applicant.

Ms. Kimball
December 9, 2008
Page 4 of 4

The applicant should be encouraged to place the open space areas adjacent to the ponds. This would provide better water quality protection for the ponds. Alternatively, the application of required structural setbacks from the man-made ponds for each lot owner with covenants about what can happen within the setbacks (including location of septic systems and lawn chemical use) may serve to help protect the quality of the pond water.

If you have any questions concerning the Shorelands/Environmental Assistance comments, please contact Catherine Reed at (509) 575-2616.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

Lynne M. Overlie

From: Christina Wollman [christina.wollman@co.kittitas.wa.us]
Sent: Wednesday, December 09, 2009 9:20 AM
To: Katie F. Cote
Subject: FW: White Water Road Plans
Attachments: 08068-C2.0.PDF; 08068-C1.0.PDF

Yes, we received them. They are attached.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: Allison Kimball [mailto:brooksideconsulting@gmail.com]
Sent: Wednesday, December 02, 2009 2:32 PM
To: Christina Wollman; Jan Ollivier; Dan Valoff
Cc: sean@sapphireskies.net; mkirkpatrick@encompasses.net
Subject: White Water Road Plans

Hi Christina,

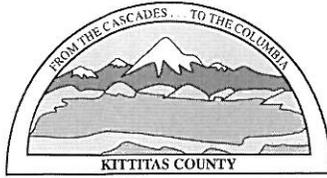
Please see the attached engineered design for the White Water Plat as was requested in your November 19, 2009 letter.

I will hand deliver the full size drawings shortly.

Thank you,
Allison

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: April 5, 2010

SUBJECT: White Water Performance Based Cluster Plat LP-08-00028

The following shall be SEPA Mitigation:

1. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be removed from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08, and shall be approved by the County Engineer.
2. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.
3. Trail: The proposed trail shall not travel through Tract A except for where any crossing structures are located. Crossing structures shall be designed wide enough to provide a separate pedestrian lane in addition to the full width of the required roadway. A trail easement or right-of-way should be provided for the portion of trail which passes through Lots 22, 23, 47-61, and any other location the trail may pass through private property.
4. Tract A: Tract A is designated as right-of-way throughout the plat. Tract A shall be designed for the construction of a road with at least a 25 mph design speed. The tract will be privately owned, but may be dedicated in the future to Kittitas County for the construction of a new County road. This dedication will occur when requested by the County, or when the road is constructed to County public road standards and accepted onto the County road system by the Board of County Commissioners.
5. Godawa Lane Improvements: Godawa Lane is currently classified as a Primitive Road and has an ADT of less than 100. Based on the results of the TIA, this project will increase the

Page 1 of 3

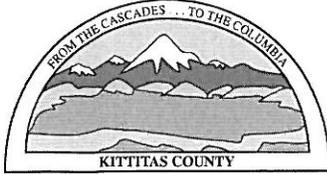
ADT to approximately 210 trips per day, which is above the 100 ADT threshold for primitive roads. Godawa Lane must be upgraded to a rural local access road, and the developer must follow all requirements of Kittitas County Road Standards, including:

- a. **Road Plans:** The developer shall submit road plans for all public road improvements as follows: Plan and profile drawings for all roads shall be submitted to the County Engineer on mylar sheets twenty-two inches by thirty-six inches in size, and receive 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. No work may be started until such plans are approved. See current Kittitas County Road Standards 12.08 for more detailed information.
- b. **Public Road Construction, Testing and Inspection:** Prior to construction the developer shall schedule a pre-construction meeting with the Department of Public Works. No work may be started prior to the meeting. Testing services shall be retained by the developer. County inspection details will be determined during the pre-construction meeting.
- c. **Bonding:** The developer shall submit a bond to the Department of Public Works following the requirements of Kittitas County Road Standards 12.01.150. Failure to comply with these Standards may result in denial of plan or development permit approval, revocation of prior approvals, or legal action for forfeiture of performance guarantee.
- d. **Cul-de-Sac:** A public use cul-de-sac shall be constructed on Godawa Lane at the plat entrance. The cul-de-sac may be located in right-of-way or a temporary easement dedicated to the public. The easement may be relinquished at such time Godawa Lane is improved to the end of the road and a cul-de-sac constructed there, or Tract A becomes a through County maintained road. The cul-de-sac turn-around shall have an outside right-of-way or easement diameter of at least 110 feet. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

The following shall be conditions of preliminary approval:

1. **Timing of Improvements:** This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. **Private Road Certification:** Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

3. Private Road Requirements: The entire internal road system shall be constructed as a High-Density Private Road that serves more than 40 lots. Access easements shall be a minimum of 60' wide. The roadway shall be constructed to AASHTO standards, have a maximum grade of 12%, and be designed by an engineer. See current Kittitas County Road Standards, 9/6/05 edition. Road plans shall be submitted as required in KCC 12.08 and be approved by the County Engineer prior to construction.
4. Pays Road Intersection: The intersection at Pays Road shall be constructed as approved by the County Engineer. A final design shall be presented to the County Engineer and approved prior to final approval.
5. Lot 24: Access shall be provided to Lot 24.
6. Godawa Lane Spelling: Godawa Lane shall be spelled correctly on all documents. It is currently spelled incorrectly on Sheet 2 of the plat.
7. Gates: If this is a gated community, approval for the gate and key box system is required from the Fire Marshal.
8. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
11. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
12. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
13. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Allison Kimball, CDS
FROM: Christina Wollman, Planner II *cw*
DATE: December 1, 2008
SUBJECT: White Water Performance Based Cluster Plat LP-08-28
Additional Information Required

The following additional information shall be required prior to the issuance of Conditional Preliminary Approval:

1. Intersection: Additional information regarding the intersection at Pays Road shall be provided. The information shall detail the easement leading from the subject property to Pays Road and show where the approach will be in relation to Iron Mountain Road. An engineered drawing of the intersection at Pays Road shall be provided.
2. Traffic Impact Analysis: A TIA will be required that illustrates the impacts of traffic on both Godawa Lane and Pays Road. The applicant shall meet with Public Works prior to beginning the traffic study to determine the exact requirements. Due to the potential impacts of the project, the applicant may be required to fund a review of the TIA.
3. County Road Right-of-Way: A connection between Pays Road and Godawa Lane is identified in the Kittitas County Transportation Plan. The applicant may be required to dedicate right-of-way. Exact location will need to be determined with Public Works.



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

March 6, 2009

Allison Kimball, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED
MAR 09 2009
Kittitas County
CDS

RECEIVED
MAR 09 2009
Kittitas County
CDS

Dear Ms. Kimball,

Thank you for the opportunity to comment on the White Water Performance Based Cluster Plat, LP-08-00028. Pursuant to the Memorandum of Agreement between Kittitas County and the Washington State Department of Ecology the proposed well will be required to have a source meter installed at the point of withdrawal. Metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information and a water system plan shall be submitted and reviewed by Kittitas County Public Health Department or Washington State Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval. The placement of the proposed well must be approved prior to the drilling of the well.

At this time the application does not contain sufficient information to make a determination of adequate water availability. The above mentioned items need to be submitted to the Public Health Department in order for your plat application to be recommended for final approval.

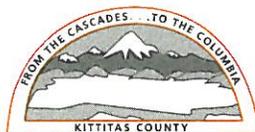
There is a concern at this time about the influence that the excavation of the large amount of material that will be removed to create the proposed ponds might have on the existing wells in the immediate area.

Soil logs need to be performed on each individual lot by an Environmental Health Specialist from our department. If you should have any further questions please don't hesitate to contact me by phone 509-962-7580 or email: holly.duncan@co.kittitas.wa.us.

Sincerely,

Holly Duncan
Environmental Health Specialist II
Kittitas County Public Health Department

Kittitas County
Public Health Department
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581

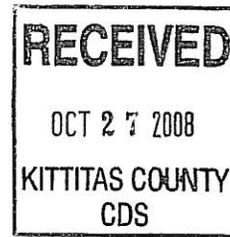


www.co.kittitas.wa.us/health/

Environmental
Health Services
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



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



October 22, 2008

Lonnie White
280 Iron Mountain Road
Cle Elum, WA 98922

RE: White Water Cluster Plat (LP-08-00028) submission fee received
(\$625.00/receipt #3414)

Dear Mr. White:

We have received the application for your proposed Plat (located in Section 1,
Township 19N, Range 15E.W.M., off of Iron Mountain Road & Godawa Lane).

Enclosed is a checklist and detailed instructions for completing the Environmental
Health requirements.

Your plat application will not be approved until you meet the enclosed requirements.

Once we have received and reviewed the required information, we will notify
Community Development Services that you have satisfactorily addressed health
department requirements.

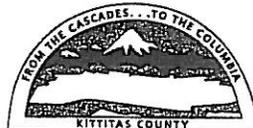
If you have any questions or concerns, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Holly Myers".

Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services, Encompass Engineering & Surveying
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements



Checklist

Prior to receiving approval of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

Choose and follow instructions for one of the five following options:

- Group “A” public well**
Provide written approval from Washington State Department of Health
- Group “B” public well**
Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)
- Individual wells**
Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.
- Shared two-party well**
Submit existing well log and a water user’s agreement signed by both parties
- Public utility water supply**
Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

Choose and follow instructions for one of the two following options:

- On-site sewage**
You must schedule a soil log and prepare the site (dig holes)
- Public utility sewer**
You must submit a signed letter of agreement from the public utility official

Instructions for Completing Environmental Health Requirements

I. ADEQUATE POTABLE WATER SUPPLY:

PUBLIC UTILITY WATER SUPPLY APPLICANTS

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.

PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 is currently the only SMA.

PUBLIC GROUP "A" WELL

If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

PUBLIC GROUP "B" WELLS

Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes 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; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

INDIVIDUAL WELLS

Submit well logs or a hydrogeological report with documentation/evidence 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. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines. To obtain well logs, contact Department of Ecology at (509) 575-2490.

After July 8, 2008 all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "

AND

"Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

II. SATISFACTORY SEWAGE DISPOSAL

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 WAC 246-272A or as amended (see attached soil log instruction sheet). The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

SET BACK REQUIREMENTS

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

Soil Log Requirements for Land Division

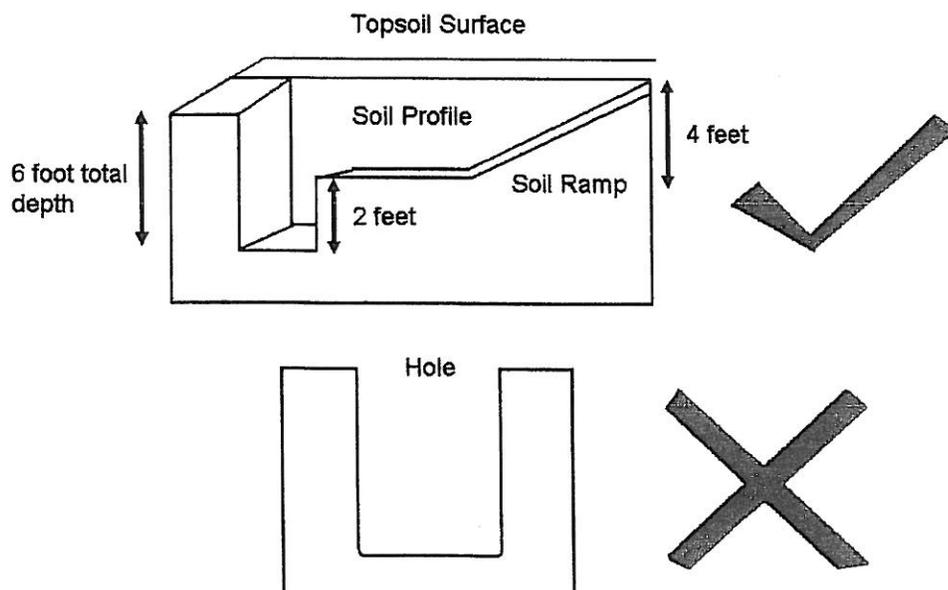
Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 933-8261 to arrange an appointment.

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office 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 a true copy of

NOTICE OF APPLICATION

White Water Performance Based Cluster Plat (LP-08-00048)

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.

NOVEMBER 24, 2008

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$133.00 rate of \$5.30 per column inch for each insertion.

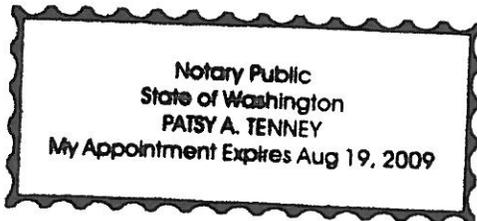
Diane Ewing

Subscribed to me this 26 day of November, 2008.

Patsy A Tenney

PATSY A TENNEY

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



RECEIVED
DEC 11 2008
KITTITAS COUNTY
CDS

INVOICE 03525160 FOR CLASSIFIED ADVERTISING			MAKE CHECKS PAYABLE TO →
CLASS	AD TYPE	INS.	AMOUNT
999	1w	1	\$193.00
AGATES	LINES	WORDS	INCHES
17	10	37	12.4
EDITIONS			AD TAKER
01			EA
cast # a0104728			
PHONE			
(509) 962-7506			
SORTLINE			
Notice of Application White			
START DATE		STOP DATE	
11/24/08		11/31/08	

DAILY RECORD

401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

a0104728 - 03525160
 Kittitas County Community
 Development Services
 411 N. Ruby St, Suite 2
 ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Written comments from the public may be submitted to Kittitas County CDS no later than Tuesday, December 9, 2008 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 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.

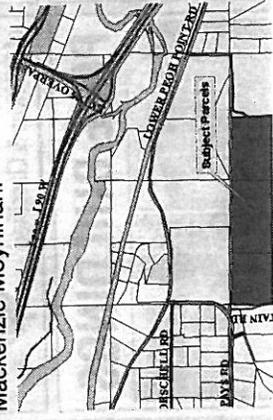
An open record hearing will be scheduled in the future and notice of said hearing will be issued at a later date.

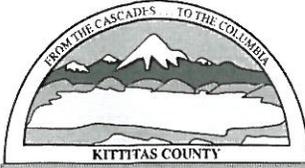
Date: November 24, 2008
Publish: November 24, 2008; Daily Record
November 27, 2008; NKC Tribune

Notice of Application White Water Performance Based Cluster Plat (LP-08-00028)

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on November 19, 2008, deem complete an application from Dave Blanchard of Misty Mountain LLC, authorized agent for Lonny Peter White and Joanne White, Peter A. White and Michael Lee White, landowners, for a 67-lot Performance Based Cluster Plat on 112.04 acres of land zoned Ag-3. The applicant is proposing 44.82 acres of open space, a Class A water system and active recreation in the form of water and trails. The subject property is located south of Lower Peoh Point Road, east of Iron Mountain Road, west of Godowa Lane, Cle Elum, WA 98922, and is located in a portion of Section 01, T19N, R15E, WM, in Kittitas County. Map numbers 19-15-01053-0001, 0002, 0003, 0004, 19-15-01000-0003, 0035, and 0043.

Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Ste. 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Mackenzie Moynihan.





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME: White Water Performance Based Cluster Plat
File number LP-08-00028

NOTIFICATION MAILING DATE: November 24, 2008

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to whom mailed and public hearing notice sent to 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 25 day of November, 2008

Amanda J. Weed
Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010.

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

DNR
External SEPA Coordinator
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

Cle Elum- Roslyn School District 404
Administrative Office
2690 SR 903
Cle Elum, WA 98922

Dick & Patsy Wolf
680 Alice Road
Cle Elum, WA 98922

Jonathan & Luanne Osterberg
16241 NE 51 St
Redmond, WA 98052

Rick & Susan Vaughn
880 Alice Road
Cle Elum, WA 98922

Van & Dee Vorwerk
4400 174th St SE
Bothell, WA 98012 – 6724

Washington State Department of Archaeology &
Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Tom Justus
WA State Department of Health
Eastern Regional Office
1500 West Fourth Avenue Suite 305
Spokane, Washington 99201

Henry Fraser
Yakama Nation Fisheries
MS 7420 CWU
400 E. University Way
Ellensburg, WA 98926

Yakama Nation Cultural Resources Program
Johnson Meninick, Program Manager
PO Box 151
Toppenish, WA 98948

Yakama Nation
Dept. of Natural Resources
Philip Rigdon
PO Box 151
Toppenish, WA 98948

Cindy Preston
DNR Aquatic Land Manager
713 E Bowers Road
Ellensburg, WA 98926

Kittitas County Fire Marshal

Jim Boyle
PO Box 39
Ronald, WA 98940

Frank & Marcia Haake
31330 – 31st Ave SW
Federal Way, WA 98023

Stan & Terry Mortensen
10985 Peter Anderson Rd
Burlington, WA 98233

WHITE, LONNY PETER
280 IRON MOUNTAIN RD
CLE ELUM WA 98922

Encompass Engineering
108 East 2nd Street
Cle Elum, WA 98922

Dave Blanchard
Misty Mountain LLC
206 West First Street
Cle Elum, WA 98922

DYER, ELIZABETH
891 PAYS RD
CLE ELUM WA 98922

POAGE, DAVID D
881 PAYS RD
CLE ELUM WA 98922

WAIT, THOMAS E
PO BOX 825
CLE ELUM WA 98922

IVERSON, HAROLD B
105 E 1ST ST STE 2
PO BOX 216
CLE ELUM WA 98922

CHOYCE, ALFRED R
516 E 2ND ST
CLE ELUM WA 98922

LANDES, DAVID H
3550 LOWER PEOH POINT RD
CLE ELUM WA 98922

HARRIS, WILLIAM T ETUX
340 GODAWA LN
CLE ELUM WA 98922-

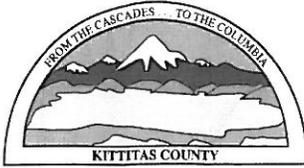
DUNCALF, ALBERT L
743 BROADWAY AVE E
SEATTLE WA 98102

TORGET, DONALD ETUX
830 PAYS RD
CLE ELUM WA 98922

DYER, ELIZABETH
891 PAYS RD
CLE ELUM WA 98922

WIDNER, PHILIP M. ETUX
PO BOX 1035
SO CLE ELUM WA 98943

WIDNER, PATRICK M & PHILIP M
ETUX
DOSIER, TIMOTHY A ETUX
640 IRON MOUNTAIN RD
CLE ELUM WA 98922-



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

TO: Interested Parties and Agencies with Jurisdiction
Adjacent Property Owners (KCC 15A.03.060)
Applicant

FROM: Allison Kimball, Planner II

DATE: November 24, 2008

SUBJECT: **NOTICE OF APPLICATION: White Water Performance Based Cluster Plat (LP-08-00028)**

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on November 19, 2008, deem complete an application from Dave Blanchard of Misty Mountain LLC, authorized agent for Lonny Peter White & Joanne White, Peter A. White & Michael Lee White, landowners, for a 67-lot Performance Based Cluster Plat on approximately 112.04 acres of land zoned Ag-3. 44.82 acres is to be dedicated to open space for perpetuity. The subject property is located south of the City of Cle Elum, east of Pays Road, west of Godowa Lane, Cle Elum, WA 98922, and is located in a portion of Section 01, T19N, R15E, WM, in Kittitas County. Map numbers 19-15-01053-0001, 0002, 0003, 0004, 19-15-01000-0003, 0035, 0043.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Ste. 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Allison Kimball.

Written comments from the public may be submitted to Kittitas County CDS no later than Tuesday, December 9, 2008, 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 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.

Please retain all documents.

Notice of Application
White Water Performance Based Cluster Plat (LP-08-00028)

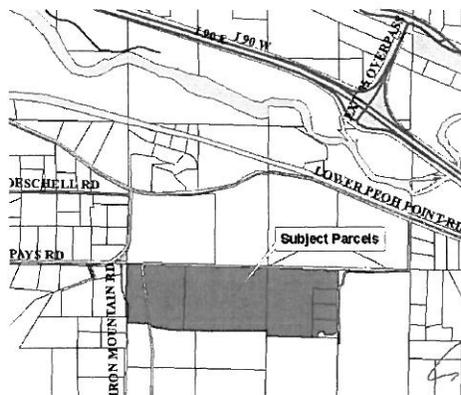
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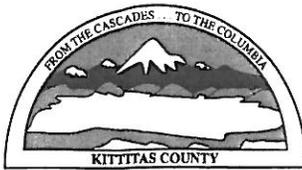
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An open record hearing will be scheduled in the future and notice of said hearing will be issued at a later date.

Date: November 24, 2008
Publish: November 24, 2008; Daily Record
November 27, 2008; NKC Tribune





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

November 19, 2008

Misty Mountain LLC
Dave Blanchard
206 West 1st Street
Cle Elum, WA 98922

Subject: Determination of Application Completeness
White Water Performance Based Cluster Plat (LP-08-00028)

Dear Dave:

Your application for a Performance Based Cluster Plat to subdivide approximately 112.04 acres into 67-lots with 44.82 acres to be dedicated as open space for perpetuity, located south of the City of Cle Elum, east of Pays Road, west of Godowa Lane, Cle Elum, WA 98922, having map numbers of 19-15-01053-0001, 0002, 0003, 0004, 19-15-01000-0003, 0035, 0043, was received October 21, 2008. Your application has been determined complete as of November 19, 2008.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners within 500 feet of the subject property, interested persons, and reviewing agencies, and will be published in the County newspaper.
2. Consideration of written comments from reviewing agencies, and from adjacent property owners.
3. Transmittal of written comments received followed by a SEPA threshold determination based on said comments.
3. Notification of a Public Hearing date.

If you have any questions regarding this matter, please call me at (509) 962-7024, or by e-mail to mackenzie.moynihan@co.kittitas.wa.us.

Sincerely,

Mackenzie Moynihan
Staff Planner

cc: Encompass Engineering & Surveying

4



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS @ CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

AFFIDAVIT OF POSTING

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

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

DATE: October 30, 2008	PLANNER: Mackenzie
------------------------	--------------------

PROJECT NAME: White Water PBCP <i>GODDOWA LN.</i>	FILE NUMBER: LP-08-00028
--	--------------------------

PLEASE COMPLETE THE FOLLOWING:

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

[Signature]
Signature

11-4-08
Date

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

For Staff Use Only
Received _____





KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS @ CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

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5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: October 30, 2008	PLANNER: Mackenzie
------------------------	--------------------

PROJECT NAME: White Water PBCP PAYS RD.	FILE NUMBER: LP-08-00028
--	--------------------------

PLEASE COMPLETE THE FOLLOWING:

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

Noel Kuntz
Signature

11-4-08
Date

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

For Staff Use Only:
Received _____

DARRYL PIERCY, DIRECTOR
ALLISON KIMBALL, ASSISTANT DIRECTOR
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE



9677329
1000629

LAND USE ACTION

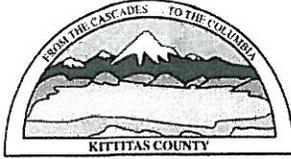
(LP-08-00029)

Project: WHITE WATER CLUSTER PLAT
Description: 67 Lot cluster plat, Zone AG3



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

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



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

LP.08.00028

(To divide lot into 5 or more lots)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

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

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

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

10.21.08

RECEIPT #

3414



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

2

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

Name: LONNY PETER WHITE & JOANNE WHITE, PETER A WHITE & MICHAEL LEE WHITE ETUX
Mailing Address: 280 IRON MTN RD, 8080 LOWER PEOH PT RD & 661 GODAWA LN
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: _____
Email Address: _____

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

Agent Name: MISTY MOUNTAIN LLC C/O DAVE BLANCHARD
Mailing Address: 206 WEST 1ST STREET
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: 509-674-6828
Email Address; _____

3. **Street address of property:**

Address: IRON MOUNTAIN ROAD & GODAWA LANE
City/State/ZIP: CLE ELUM WA 98922

4. **Legal description of property:**
SEE ATTACHED FOR LEGALS

5. **Tax parcel number(s):** 953745, 953748, 953746, 953747, 375534, 952219, 091236

6. **Property size:** 9.22, 44.17, 21.00, 28.29, 3.00, 3.00, 3.00 (ASSESSOR) (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

**67 LOT/11 TRACT PERFORMANCE BASED CLUSTER PLAT
ZONE: AG-3
WATER: GROUP A SYSTEM
SEWER: INDIVIDUAL SEPTIC/DRAINFIELD**

8. Are Forest Service roads/easements involved with accessing your development? Yes (Circle)
If yes, explain: _____

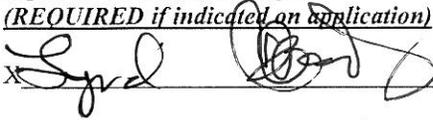
9. What County maintained road(s) will the development be accessing from? PAYS RD, IRON MTN RD, GODAWA LANE

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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

x 

10-22-08

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

Date:

x Mike White

10-22-08

Synda White

10-22-08

Lanny White

10-22-08

Pete White

10-22-08

Joanne White

10/22/08

WHITE WATER PERFORMANCE BASED CLUSTER PLAT PT. NORTH 1/2, SECTION 1, T.19N., R.15E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON

RECEIVED OCT 21 2004 Kittitas County CDS

SURVEY NOTES.

- 1. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (01). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999979453, MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCE.
2. FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING SURVEYS OF RECORD:
BOOK 40, PAGES 115 THROUGH 118, A.F.N. 586046;
BOOK 21, PAGES 113 THROUGH 115, A.F.N. 586068;
BOOK 3, PAGES 38 THROUGH 40, A.F.N. 20071260036;
BOOK 16, PAGE 37, A.F.N. 327744;
BOOK 20, PAGES 157, 167, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 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WHITE WATER
PERFORMANCE BASED CLUSTER PLAT
 PTN. NORTH 1/2, SECTION 1, T.19N, R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

P-08-XX

PERFORMANCE BASED CLUSTER PLATING TABLE

OPEN SPACE TOTAL (400)	44.82 AC	40 POINTS
DEVELOPMENT AREA	87.22 AC	50 POINTS
CLASS A WATER SYSTEM		10 POINTS
ACTIVE RECREATION (WATER & TRAILS)		
TOTAL	132.04 AC	100 POINTS

NOTE:
 EXISTING UTILITIES AS SHOWN
 ARE ONLY APPROXIMATE AND ARE
 BASED ON THE BEST AVAILABLE
 INFORMATION. IT SHALL BE THE
 CONTRACTOR'S RESPONSIBILITY TO
 VERIFY THE LOCATION, DEPTH AND
 AND DEPTH OF ALL EXISTING UTILITIES
 PRIOR TO STARTING CONSTRUCTION,
 AND INFORM THE DESIGN ENGINEER
 OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-563-4344

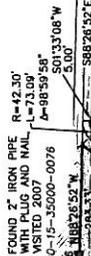
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OCT 21 2003

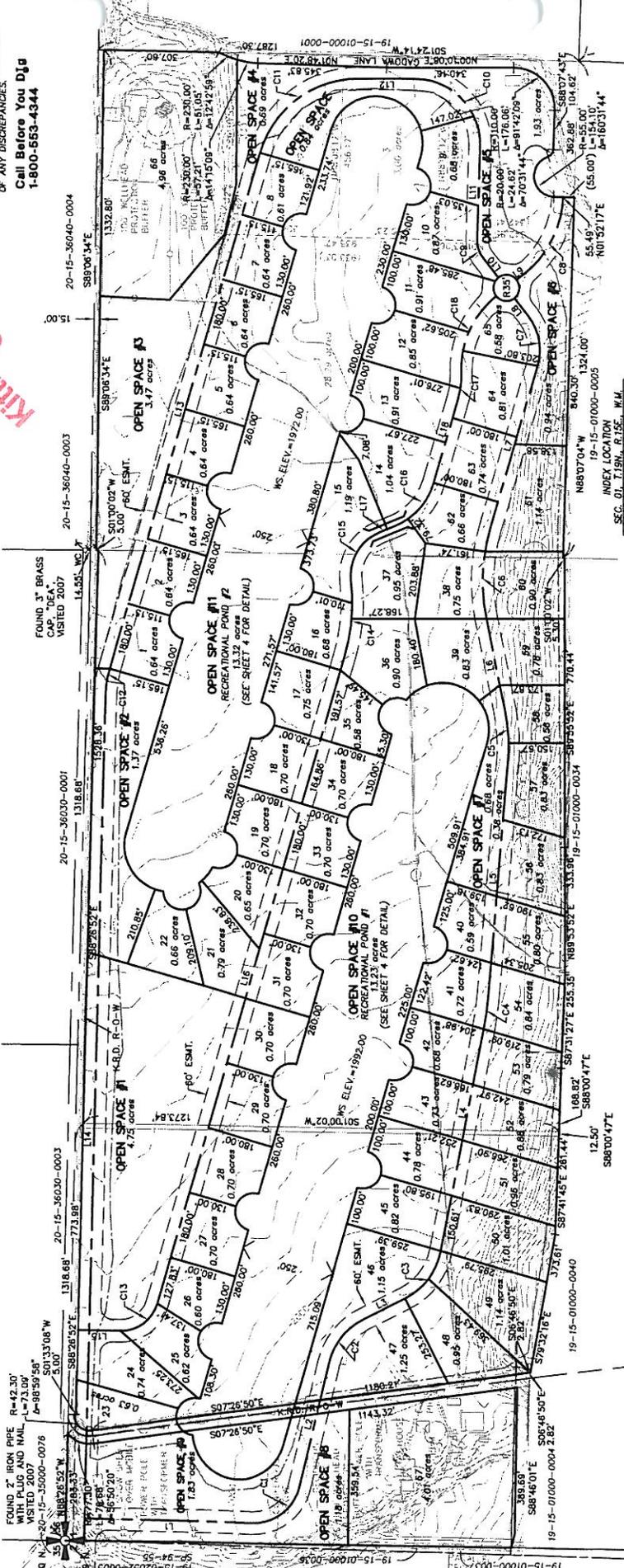
Kittitas County

CDS

VICINITY MAP - N.T.S.



FOUND 2" IRON PIPE R=42.30'
 WITH PLUG AND NAIL L=73.09'
 VISITED 2007
 CAP "DEA"
 VISITED 2007
 19-15-01000-0003
 19-15-01000-0004
 19-15-01000-0005



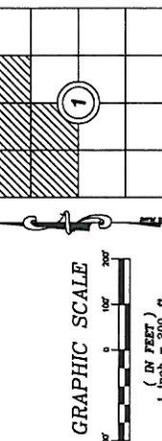
CENTERLINE OF EASEMENTS

LINE	BEARING	DISTANCE
L1	N01°33'00"E	450.13
L2	N76°16'04"W	337.42
L3	N46°45'59"W	122.67
L4	S72°49'45"E	592.63
L5	N85°05'59"W	613.53
L6	S78°29'53"W	245.62
L7	N71°39'05"W	452.07
L8	S89°22'22"W	57.77
L9	S83°32'38"E	64.76
L10	S88°14'17"W	246.00
L11	S71°00'00"W	214.37
L12	S90°10'08"W	150.22
L13	S73°39'05"E	1431.92
L14	S89°26'52"E	2252.02
L15	N01°33'00"E	2235.92
L16	N71°39'05"W	1799.45
L17	N73°39'05"W	40.54
L18	N73°39'05"W	235.54



RECORDER'S CERTIFICATE
 Filed for record this.....day of.....at.....M
 in book.....at page.....at the request of

 DAVID P. NELSON
 Surveyor's Name
 County Auditor Deputy County Auditor



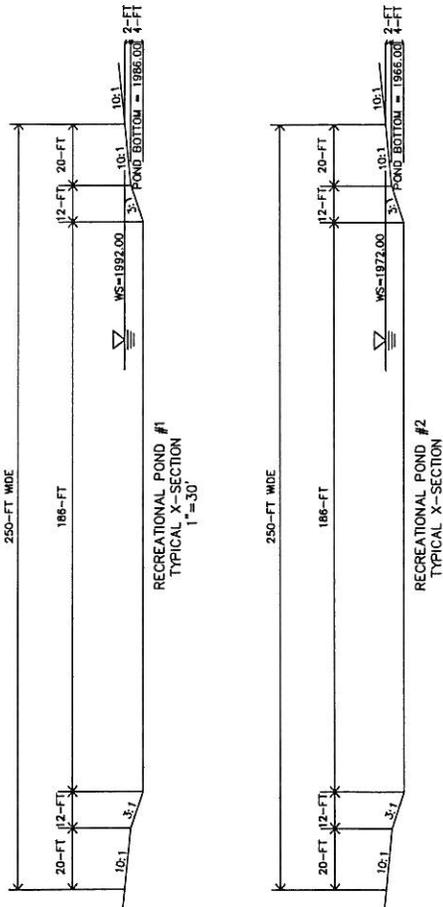
Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

WHITE WATER
PERFORMANCE BASED CLUSTER PLAT
 PTN. NORTH 1/2, SECTION 1, T.19N, R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY DATE 07/08 JOB NO. 08068
 CHKD BY G. WEISER SCALE 1"=200' SHEET 2 OF 4
 D. NELSON

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.....MISTY MOUNTAIN, LLC.....
 in.....MAY.....2008.
 DAVID P. NELSON DATE
 Certificate No. 18092.....

WHITE WATER PERFORMANCE BASED CLUSTER PLAT PTN. NORTH 1/2, SECTION 1, T.19N., R.15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON



DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS"), (SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), LENDER CMC MORTGAGE CORPORATION (D/B/A INTECHCOM), THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D., 200__

NAME TITLE _____ PRESIDENT and SECRETARY, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed, and authorized me to execute the said instrument and that the said affixed (if any) is the corporate seal of _____

Witness my hand and official seal hereto affixed the day and year first above written. Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

On this ____ day of ____ 20__ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ President and Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed, and authorized me to execute the said instrument and that the said affixed (if any) is the corporate seal of _____

Witness my hand and official seal hereto affixed the day and year first above written. Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

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Witness my hand and official seal hereto affixed the day and year first above written. Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT U.S. BANK NATIONAL ASSOCIATION NO. THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D., 200__

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Witness my hand and official seal hereto affixed the day and year first above written. Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

RECORDER'S CERTIFICATE Filed for record this ____ day of ____ 20__ at ____ M in book ____ of ____ at page ____ at the request of DAVID P. NELSON, Notary Public, State of Washington, License No. 18092, Commission Expires 12/31/2008. Surveyor's Name _____

County Auditor _____ Deputy County Auditor _____ SURVEYOR'S CERTIFICATE This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Washington, and I have not detected any error in the same. DAVID P. NELSON, Notary Public, State of Washington, License No. 18092, Commission Expires 12/31/2008.

Encompass ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419

WHITE WATER PERFORMANCE BASED CLUSTER PLAT PTN. NORTH 1/2, SECTION 1, T.19N., R.15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
C. WEISER	07/08	08068
CHKD BY	SCALE	SHEET
D. NELSON	N/A	4 OF 4



WHITE WATER PERFORMANCE BASED CLUSTER PLAT

OVERVIEW:

The attached proposal is a 67 lot/11 tract Performance Based Cluster Plat in accordance to KCC Chapter 16.09 revised in August of 2006. The proposed total acreage is 112.04 acres located within the AG-3 zoning of Kittitas County. Please see attached plan for PBCP table of how density bonus points were calculated.

UTILITIES:

The project's proposed sewer shall be a combination of individual and possibly community septic and community and proposed water will be a Group A System.

TRANSPORTATION:

Access to the site will be served by Pays Road via Iron Mountain Road on the west side and Gadowa Lane from the east side of the property. A road design from Pays Road and along Iron Mountain Road to the north east corner of the site is in the process. Secondary access is met by the internal loop within the plat and the two proposed connections to Pays Road.

OPEN SPACE:

Proposed open space will contain active recreational areas such as trails and recreational ponds.

COMMENTS:

After preliminary plat approval is granted, the developer will prepare detailed design plans for the on-site water system, road system, septic and recreational ponds for construction purposes and agency approvals.

RECEIVED
OCT 21 2003
Kittitas County
CDS

WHITE WATER
PERFORMANCE BASED CLUSTER PLAT
PTN. NORTH 1/2, SECTION 1, T.19N., R.15E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

PERFORMANCE BASED CLUSTER PLATTING TABLE

OPEN SPACE TOTAL (40%)	<u>44.82 AC.</u>	40 POINTS
DEVELOPMENT AREA	<u>67.22 AC.</u>	
CLASS A WATER SYSTEM		50 POINTS
ACTIVE RECREATION (WATER & TRAILS)		10 POINTS
<hr/> TOTAL	112.04 AC.	100 POINTS



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

White Water Performance Based Cluster Plat

2. Name of applicant:

Lonny & Joanne White, Peter White & Michael White

280 Iron Mt Road, 8080 Lower Peoh Point & 661 Godawa Ln, Cle Elum, WA

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

Misty Mt., LLC. Authorized Agent. 206 W 1st Street, Cle Elum, WA 98922

4. Date checklist prepared:

July 30, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

RECEIVED

OCT 21 2008

**Kittitas County
CDS**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

①

6. Proposed timing or schedule (including phasing, if applicable):
Preliminary Plat Approval is expected in late Fall 2008. Final Plat approval would be sought as soon as feasibly possible. The project is expected to consist of 4 phases. Based on the phasing plan, the length of construction may be 3-5 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
This package includes all surveying, planning, phasing and construction activities. Any additional activity may include permitting for special events, (see attached)

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
The only other environmental information that has been requested from the agency with jurisdiction, prior to submitting the preliminary plat is a critical areas study required by KCC 16.09.080.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No other application are pending at this time. This application is for preliminary approval only. See question 10.

10. List any government approvals or permits that will be needed for your proposal, if known.
In the future a SWPPP, Group A water system, KRD approval, private road certificate, preliminary and final plat approvals will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
This SEPA is for a 67 lot PBCP on 112.04 acres per KCC 16.09.010. Included is a density point chart for a class A water system, open space and active recreation activities. Included in the proposal are two individual man made recreational ponds for private use by the landowners within the subject property.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The proposal is located southeast of the City of Cle Elum, south of I-90, south of Lower Peoh Point off of Gadawa Lane, a county road and Iron Mt. Road, private road. The parcels are located in the North 1/2 of Sect. 1, T.19N,., R.15E., WM, Kittitas County. The legal description, site plan, vicinity map, application are attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The majority of the subject property is flat. (See attached)

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

+/- 20% slope along a portion of the southern boundary of the subject property.

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. _____

The subject property is Rural. It has not been classified a prime farmland and does not meet the criteria for farm lands of long term commercial significance. The soils consist of clays, gravel, old river rock (see attached)

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

No slope failures have occurred in the area and no reports of unstable soils have occurred in the immediate vicinity.

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

The total amounts of grading and filling have not been calculated at this time. As the project progresses an engineering estimate (attached)

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

No. Proper and state approved erosion control devices such as silt screens, straw barriers etc. will be in place at the time of construction.

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

Including roads, driveways and single family residences (SFR), no more than 10% of the property will be covered.

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

Multiple erosion control measures will be in place at the time of road and residential construction. They will include silt fencing and ecology blocks.

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. _____

During construction, heavy machinery would be used for the (attached)

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

None that exist at this time.

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

Limit the hours of operations. Shut equipment off when not in use.

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.

The adjacent property to the west, across Iron Mountain Road, contains a PEMC, agriculturally induced wetland. The adjacent property to the southeast, contains a possible POWHX (attached)

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.

No work will occur within 200 feet of the wetlands. Downstream users of irrigation water are (attached)

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.

No filling or dredging will occur in the wetlands or in the irrigation ditch.

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

Yes. Most of the allocated irrigation water will be used to (attached)

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

No. The closest 100 year floodplain is over 1/4 mile to the north of the subject property.

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 discharge to surface waters is anticipated for this development.

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.

Groundwater, in the form of a Class A (attached)

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.

The development will be served by individual septic (attached)

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.

According to local and state regulations, all (attached)

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

If proper measures are used during construction and development, waste materials such as (attached)

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

During construction activities, swales, ecology blocks and silt screens will be used to reduce the impacts of surface and ground runoff.

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, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

Only seasonal vegetation will be removed. Any wooded portion of the property will not be altered.

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

No known endangered species were observed during the SEPA Checklist site visit on June 24, 2008

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

No landscaping using native plants is proposed at this time.

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.

RequestToRezoneApplication.pdf
See answer above.

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

Kittitas County does not show these parcels as a (attached)

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

Open space for grazing will be available to deer and elk. Fencing heights may be limited in the CC&R's to allow for easy passage of all (attached)

6. ENERGY AND NATURAL RESOURCES

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

Electric energy will be the primary source of energy. Wood stoves could also serve as heat energy in cooler months. (attached)

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No. Roof top solar panels may be encouraged.

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 are included in the current plans. This type of conservation will be encouraged on the individual residential level.

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 extreme environmental health hazards will result from this proposal.

1) Describe special emergency services that might be required.

No "special" emergency services will be required.

2) Proposed measures to reduce or control environmental health hazards, if any. **None are proposed, none will occur.**

b. Noise

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

Nothing currently that will effect this proposal.

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.

Temporary noise typically found with road and residential construction will only occur during hours of operation (attached)

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

Strictly enforce the hour of operations ordinance, (attached)

8. LAND AND SHORELINE USE

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

Used for seasonal agricultural practices.

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

Yes, see question 8,a.

c. Describe any structures on the site.

Three perminant residential and one farm exist on the property.

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

No. All structures described above will remain (attached)

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

Ag-3

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?

None exists on the property.

h. Has any part of the site been classified as an: environmentally sensitive area?

No. No other critical area exist on the property.

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

None would be displaced.

j. Approximately how many people would reside or work in the completed project?

At full build out, there is a potential of (attached)

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

No displacement will occur as a result of this proposal

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

(attached)

9. HOUSING

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

Up to 67 new SFR residences are proposed of middle to high income housing.

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

No units of any class are to be eliminated.

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

CC&R's will be place on the plat to control impacts as well as a possible home owners association design reveiw process.

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?

Not to exceed the restriction of height limits within the current zone.

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

None would be altered or obstructed as a result of this proposal.

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

Again, CC&R would be inplace to control aesthetic impacts.

11. LIGHT AND GLARE

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

Lighting typically associated with residential development and mostly at night.

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

All lighting will be shaded and focused down preventing hazards and interfering with existing views.

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

Nothing that currently exists.

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

See question 11B.

12. RECREATION

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

Skiing, biking, fishing, trails, motocross sporting, hiking and snowmobiling.

- b. Would the proposed project displace any existing recreational uses?

If so, describe. **No. Recreation is encouraged in this development.**

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

Rules will be in place at the time of use for the recreational ponds. These rules will set hours deemed appropriate by the (attached)

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.

At this time there are no references to the subject property being reported on any state or federal registers. No artifacts have been noted on site.

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

None that we know of.

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

If, during construction activities, any items of historical or cultural significance are found, all activities shall be stopped and the (attached)

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.

The proposed access is by Iron Mountain Road and Gadowa Lane, both county roads. See attached site plan for details.

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

No. The closest is in Ellensburg, 20+ miles to the east.

- c. How many parking spaces would the completed project have? How many would the project eliminate? _____
Up to 108 will be created and non eliminated.
- 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). _____
New internal private roads will be constructed to serve all of the lots within the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. _____
No. The primary source of transportation will be by motor vehicle.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. _____
At full buildout, it is estimated that over 550 TPD could be generated. Peak hours for this recreation base development (attached)
- g. Proposed measures to reduce or control transportation impacts, if any. _____
This project consists of two ingress and egress (attached)

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. _____
With all developments, there is a chance that additional services may be requested to service the development. (attached)
- b. Proposed measures to reduce or control direct impacts on public services, if any. _____
Firewise construction activities and materials could lessen the need for fire services. Strict and enforced traffic provisions within the development may lessen the need for emergency services.

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. _____
Water by Group A, electricity by PSE, telephone by Inland, septic by individual septic and refuse by WM.

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. *Misty Mountain LLC*

Signature: *Dawn [Signature]*
its President

Date: *8/1/08*

Print Name: _____

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)

FOR STAFF USE

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. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life. _____

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources. _____

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact. _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). _____

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

WHITE SEPA

A. Background

7) individual residential construction, individual dock and boat lift construction and any other modification deemed necessary for the project.

B. Environmental Elements

1a) Small portion of the southern boundary are on a slope that does not exceed 30%.

1c) dead organic materials, loam and other materials commonly found in this area.

1e) will be submitted to Kittitas County for review. Right now the total estimated excavation for the ponds is anticipated to be 300,000cy. Material is expected to be spread on-site, however, unsuitable material may be exported.

2a) construction of the ponds. Further noise that is typical of residential and road construction will occur. After all construction activity is complete, noise associated with residential occupation will come from this site.

3a1) wetland. Due to topography, this proposal should have no effect on either wetland. There is also an irrigation ditch running through the western 1/3 of the subject property. Water from this ditch is currently used to serve the property as an irrigation source. Upon development of the recreational ponds, water will be temporarily diverted to serve the ponds, while not interrupting the flow of irrigation waters downstream.

3a2) protected by law from the interruption of irrigation waters by an "up stream" user.

3a4) service the recreational ponds, while not affecting measures will be in place to not affect downstream users.

3b1) water system will withdraw water to serve the residential units. Quantities and system requirements have not been calculated at this time. A professional engineer will design the system to meet local and state groundwater requirements for this type of system. The use of water rights is anticipated for this project.

3b2) systems and drainfields. Material discharged into the drainfields will consist of elements typically associated with residential waste including human waste.

3c1) runoff will be treated and kept onsite. Runoff for this project will come from the road and driveways. Appropriate measures will be in place during construction activities to insure that runoff will not leave the property boundaries and be treated onsite.

3c2) runoff and rain/ snow melt will be treated onsite and not allowed to flow back into ground or any surface waters. Those measures will be determined by future engineering designs and state regulations.

5c) a formal migration route. Deer and elk have been known to cross this property or have been observed in the immediate vicinity.

5d) terrestrial animals. It is not the intention of this development to restrict animal passage through the subject property.

6a) Other sources of energy, such as solar or wind energy could be used to serve individual residential structures.

7b2) regulated by Kittitas County noise ordinances.

7b3) restrict loitering construction equipment and manpower as well as keep equipment off while not in use.

8d) In fact, each existing residential and farm type structures will be given their own large lot within the development boundary.

8j) 300+ permanent residences on the subject property.

8k1) The development is compatible with the existing comprehensive plan and this level of development is allowed through Kittitas County Code 16.09.

12c) county and the developer. Further rules will be in place regulating how many occupants can use the recreational pond at any given time. Hours of individual use will be established for this type of activity.

13c) Washington State Archeological Department will be contacted for review and recommendations.

14f) could either be weekday morning and early evenings or weekends during high recreational activities.

14g) points. All internal roads will be served by public roads at the egress and egress points.

15a) No special emergency services will be required. The subject property is currently served by Fire District #7 (Cle Elum).



TRANSPORTATION IMPACT ANALYSIS for the White Water Residential Project

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EXPIRES 4/10/2011

NOVEMBER 12, 2009

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1. INTRODUCTION

This report summarizes the transportation impact analysis for the White Water residential project in Kittitas County, Washington. This report responds to comments from Kittitas County¹, addresses the Kittitas County's *Traffic Impact Analysis Requirements*, and supports the permitting process, including review under the State Environmental Policy Act (SEPA). The scope of this analysis and report were discussed with Christina Wollman of Kittitas County. The transportation issues addressed by this report include the project's impacts to the roadway system, intersection operations, site access locations and traffic safety, along with planned Kittitas County planned roadway improvements.

1.1. Project Description

The proposed project would construct a gated community with up to 67 single-family residential units on 112 acres. Kittitas County requested that all of the homes be regarded as year-round homes, although many of these homes could be recreational (second) homes and thus would not be occupied year-round. Therefore, the assumption represents a worst-case condition for traffic impacts. The lots average about one acre, with sizes ranging from 0.6 acres to nearly 5.0 acres. Each unit will have its own off-street parking. There is significant open space proposed within the development (about 40%), including two 13.3-acre recreational-type ponds to serve the residential community. The site is located southeast of South Cle Elum in Kittitas County. The site is located in an area of rural uses—farming, horseback riding, some remaining ranches and older homes—as well as some relatively recent housing subdivisions. The main roads connecting the project site to regional roadways are Lower Peoh Point Road to the north and Upper Peoh Point Road to the west and south. The I-90 undercrossing at S Cle Elum road is about 2.0 miles away which provides the only access over the Yakima River into Cle Elum and the nearest access to I-90. To the southeast, I-90 can also be accessed about 9.0 miles from the site.

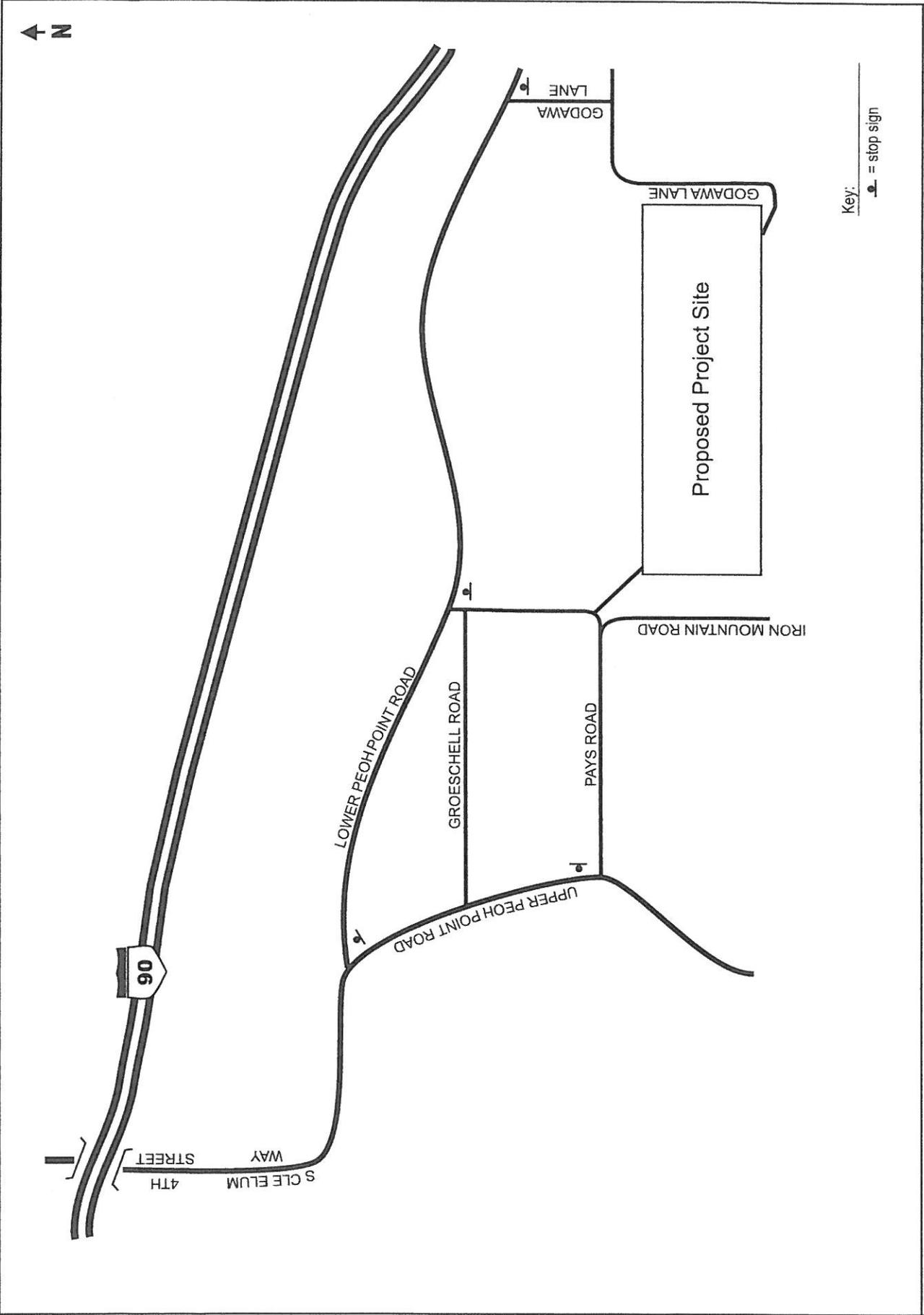
Currently, there is limited vehicle access to the site as both access points are from gravel roads. On the northwest side of the site, a relatively steep gravel road adjacent to Iron Mountain Road connects Pays Road to the site. The other access point is from Godawa Lane, a gravel road connecting to Lower Peoh Point Road. The proposal includes improved vehicle access to both Pays Road and Godawa Lane. The site location and vicinity are shown on Figure 1. Figure 2 shows the proposed site plan.

1.2. Methodology

This study was performed in accordance with standard practice for transportation impact analyses, and all analyses were performed under the direction of Marni Heffron, who is a registered Professional Engineer in Washington State. Marni is also a certified Professional Traffic Operations Engineer (PTOE) by the Institute of Transportation Engineers (ITE). Key assumptions used in the transportation analysis were confirmed with Christina Wollman of Kittitas County.

¹ *Additional Information Required; White Water Performance Based Cluster Plat LP-08-28*, Christina Wollman, Planner II, Kittitas County Department of Public Works, December 1, 2008 (Memorandum to Allison Kimball)

Figure 1
Project Site Location and Study Area



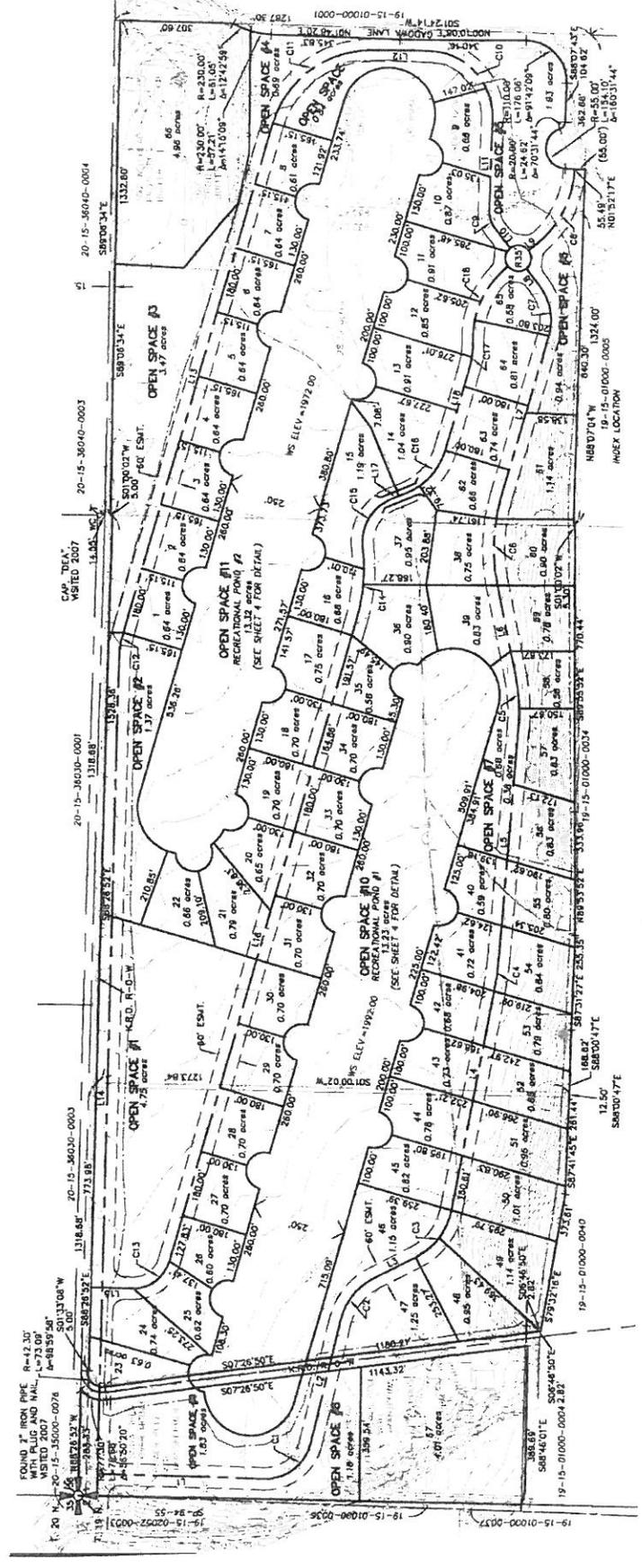


Figure 2
Proposed Site Plan

1.3. Study Area

The study area for this analysis includes roadways and intersections in the site vicinity that could be affected by the proposed project. Per Kittitas County's request, the following intersections were included in the analysis:

- Lower Peoh Point Road/Upper Peoh Point Road
- Upper Peoh Point Road/Pays Road
- Lower Peoh Point Road/Pays Road
- Lower Peoh Point Road/Godawa Lane

Intersection operations were evaluated for existing, future-without-project, and future-with-project conditions during the commuter PM peak hour. Site driveways were evaluated only for the future-with-project conditions.

2. BACKGROUND CONDITIONS

This section of the report presents the existing and future conditions without the proposed White Water residential project. These are the base conditions against which the impacts of the project were evaluated. The proposed development is to be constructed and occupied by 2016. Therefore, all future-year analyses were performed for year 2016.

2.1. Roadway System

The following describes the existing roadways that serve the project site area.

Lower Peoh Point Road is a two-lane rural minor collector from S Cle Elum Way east of Upper Peoh Point Road to the east where it transitions to a rural local access road at Watson Cut-Off Road. This road has gentle horizontal and vertical curves along its entire length. The posted speed limit is 35 mph. There are two paved lanes, with some sections having narrow paved shoulders, others with gravel shoulders.

Upper Peoh Point Road is a two-lane rural minor collector that is oriented north-south within the study area and east-west southeast of the study area. Along its length, this road is generally flat and straight but does have some segments with vertical and horizontal curves. Upper Peoh Point Road provides access to I-90 both to its east and to the northwest through South Cle Elum and Cle Elum via S Cle Elum Way. This roadway is paved and has both paved and gravel shoulders. Gravel ditches run parallel to the roadway. The posted speed limit is 35 mph. Upper Peoh Point Road is stop-sign controlled at its intersection with Lower Peoh Point Road.

Pays Road is a two-lane rural local access road. It intersects both Upper Peoh Point Road on the west and Lower Peoh Point Road on the northeast. This roadway is paved; however, it does not have a painted center line or fog lines. Gravel shoulders and ditches line both sides of the roadway. Most of this roadway is straight and flat except for a vertical and horizontal curve at the east end of the roadway. Iron Mountain Road intersects Pays Road near this curve. There is also a school bus stop at this location. The posted speed limit is 35 mph. Pays Road is stop-sign controlled at its intersections with Upper Peoh Point Road and Lower Peoh Point Road.

Godawa Lane is a rural local access road and is identified with signs as a primitive roadway (thus no warning signs such as a posted speed limit are present). This gravel roadway serves residential

homes along its length. Godawa Lane is stop-sign controlled at its intersection with Lower Peoh Point Road. A school bus stop is located on Lower Peoh Point Road at this intersection.

Iron Mountain Road is a private roadway serving a few residences. This narrow roadway is paved, and functions as a shared driveway serving one lane of travel at a time. However, there are some shoulder sections for vehicles to pull over if vehicles are traveling in opposite directions at the same time.

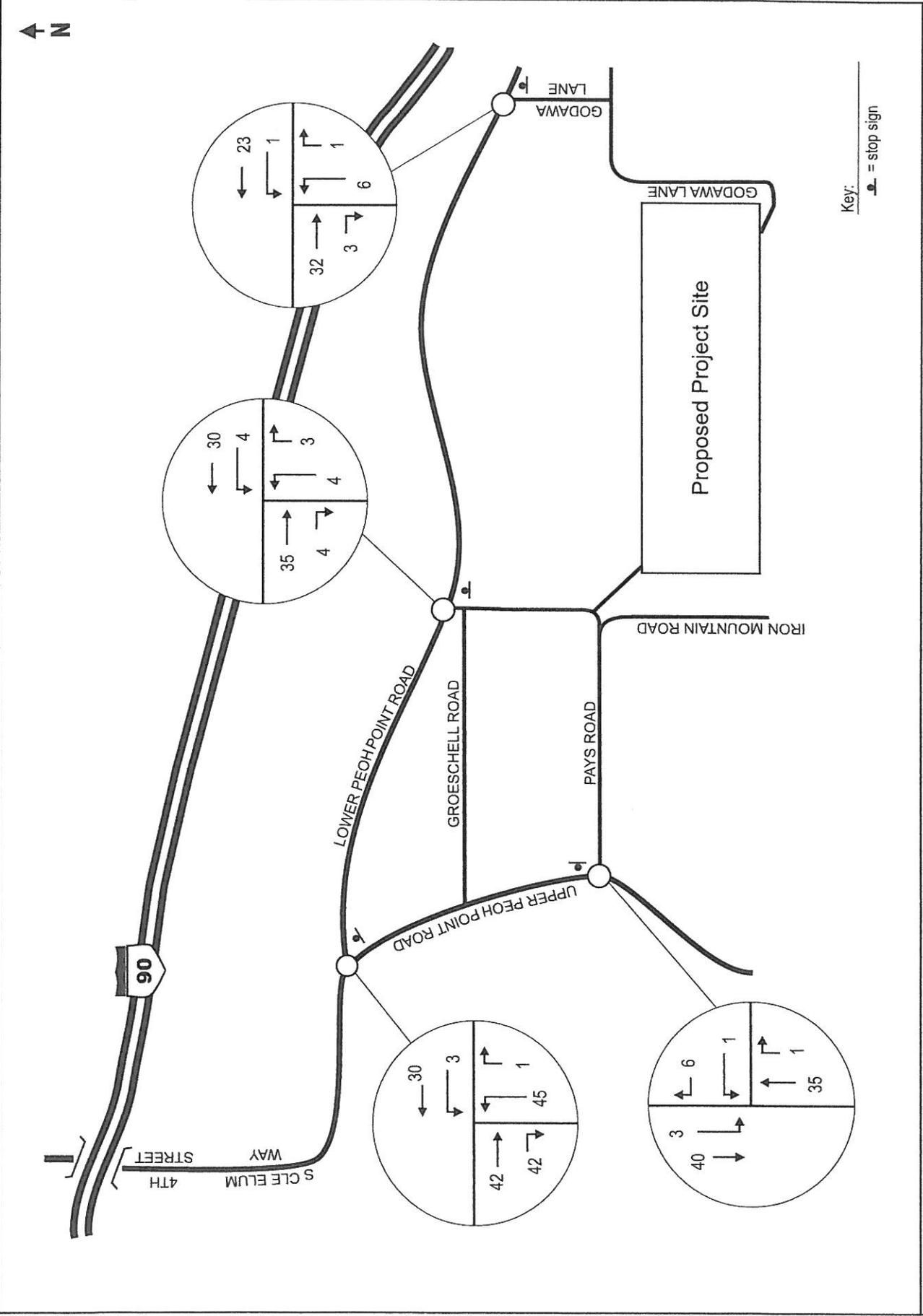
No roadway improvements within the study area are listed in the *2010 – 2015 Six-Year Transportation Improvement Plan* (Kittitas County Department of Public Works). The *Kittitas County Long Range Transportation Plan* (Kittitas County Department of Public Works, June 3, 2008) lists the following improvement projects and benefit characteristics that could affect the traffic in the study area are:

- Connection of Pays Road to Godawa Lane – to provide connectivity between Lower Peoh Point Road and Upper Peoh Point Road and improve the transportation grid system in the sub-area.
- Connection of Godawa Lane to Upper Peoh Point Road – to provide connectivity between Lower Peoh Point Road and Upper Peoh Point Road and improve the transportation grid in the sub-area.
- Connection of I-90 Exit 85 (Sunset Highway) to Lower Peoh Point Road over the Yakima River – to provide a second river crossing in Cle Elum, improve the transportation grid system in the region and provide economic growth with access to developable areas and jobs.

Since these projects are not scheduled to be complete prior to the completion of the proposed White Water development, they were not included in the analysis. The existing intersection geometries and travel patterns were assumed the same as existing for the future in the analysis. However, Kittitas County did request analysis of the potential connection between Pays Road and Godawa Lane to determine if that project would be needed by this project. That analysis is provided in the *Roadway* section later in this report.

2.2. Traffic Volumes

Daily traffic volumes were obtained from Kittitas County Public Works showing daily traffic counts conducted on each of the study area roadways between 2003 and 2008. These volumes were correlated to spot turning movement traffic counts conducted at each of the study intersections on Thursday, November 5, 2009 during the PM peak hour. The traffic counts were balanced to match the intersection with highest volume during the PM peak hour. The existing (2009) PM peak hour traffic volumes are shown on Figure 3.



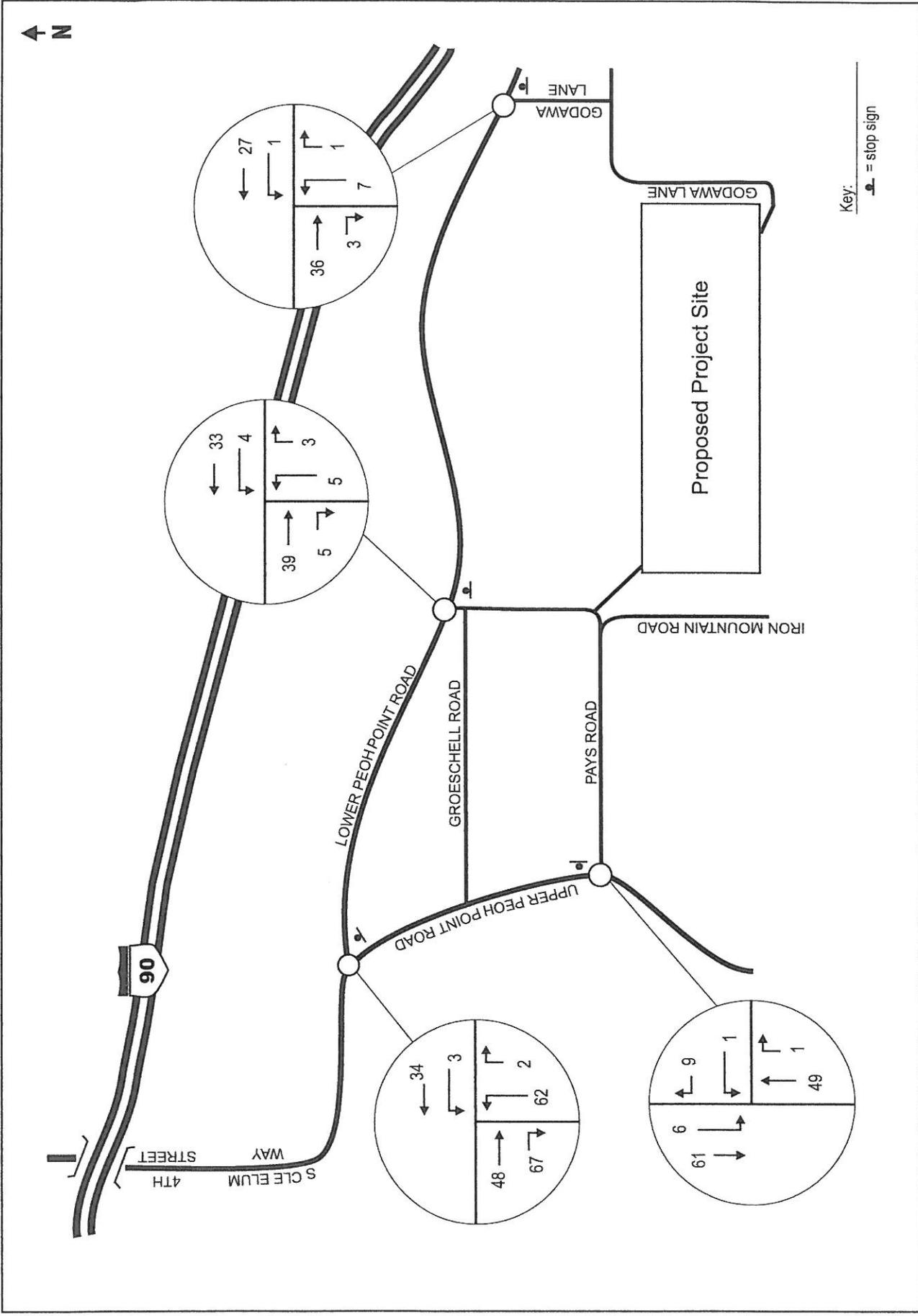


Figure 4
 Future (2016) Without-Project Traffic Volumes
 PM Peak Hour

The daily traffic volume data show daily volumes have decreased or remained the same from 2007 to 2008 on each of the study area roadways. However, future growth in the area is likely to be created by new development projects. Therefore, as requested by Kittitas County Public Works², a 1.5% annual growth rate was applied to the existing PM peak hour traffic volumes. Project trips associated with two development projects (pipeline projects) were also included to estimate future 2016 traffic volumes. The pipeline projects include an eight -lot residential subdivision on Iron Mountain Road and a 33-lot subdivision at the east end of Upper Peoh Point Road. Trip generation, distribution and assignments were performed for these pipeline projects based on the local travel patterns. Figure 4 shows the year 2016 without-project traffic volumes for the study area intersections.

2.3. Level of Service

Level of service (LOS) is a qualitative measure used to characterize traffic operating conditions. Six letter designations, “A” through “F,” are used to define level of service. LOS A is the best and represents good traffic operations with little or no delay to motorists. LOS F is the worst and indicates poor traffic operations with long delays. Levels of service (LOS) for the study area intersections were determined using the Synchro 7.0 analysis model. Levels of service were calculated using the Synchro methodology which is based on the *Highway Capacity Manual*.³ Further information about level of service is provided in Appendix A. In Kittitas County, LOS C is generally acceptable for rural traffic operations.⁴

Input data for this analysis, including geometric conditions and traffic controls, were obtained during a field site visit. Future year 2016 conditions assume that existing lane geometry and traffic controls remain the same as existing conditions. Table 1 summarizes the existing (2009) and future year 2016 levels of service without the project. As shown, background traffic operations are expected to remain essentially unchanged and each intersection would continue to operate at LOS A.

Table 1. Level of Service Summary – Background Conditions – PM Peak Hour

Intersection	Existing (2009) Conditions		Year 2016 Without-Project	
	LOS ¹	Delay ²	LOS ¹	Delay ²
Lower Peoh Point Road/Upper Peoh Point Road				
Northbound Approach	A	9.3	A	9.5
Westbound Approach	A	0.7	A	0.6
Upper Peoh Point Road/Pays Road				
Westbound Approach	A	8.6	A	8.7
Southbound Approach	A	0.5	A	0.7
Lower Peoh Point Road/Pays Road				
Northbound Approach	A	8.8	A	8.8
Westbound Approach	A	0.9	A	1.0
Lower Peoh Point Road/Godawa Lane				
Northbound Approach	A	8.8	A	8.9
Westbound Approach	A	0.3	A	0.3

Source: Heffron Transportation, November 2009.

1. LOS = Level of service.
2. Delay = Average seconds of delay per vehicle. Note that the delay in the future could decrease since it is measured on a per-vehicle basis and the overall delay would be averaged over a higher number of vehicles.

² Emails from Christina Wollman, Planner II and Jan Ollivier, Transportation and Planning Manager, Kittitas County Public Works, November 3, 2009 and November 9, 2009.

³ Transportation Research Board [TRB], 2000.

⁴ Long-Range Transportation Plan, page 37.

2.4. Traffic Safety

The *Kittitas County Long Range Transportation Plan* identifies roadways, bridges and intersections throughout the County that are considered deficient with regard to safety. In the area near the project site, the *Long Range Transportation Plan* does not identify any of the study area roadways as high accident corridors.⁵ Reported collisions that have occurred along the study area roadways (including areas outside the study area) were reviewed.⁶ Between 2006 and 2009 there have been nine reported collisions on these corridors combined. None occurred at the study area intersections. Each collision was reported to occur from driver negligence, not from transportation deficiencies and no fatalities were reported. This review indicates no transportation-related safety condition occurs at any of the study intersections.

2.5. Transit

Outside of Ellensburg, there are no fixed-route transit services in Kittitas County. A variety of not-for-profit and private enterprises offer specialized service. HopeSource provides pre-arranged transportation for persons with disabilities and special needs. Those headed for an airport can make use of the Central Washington Airporter Shuttle (a for-profit operation) in Cle Elum.

2.6. Non-Motorized Transportation

The study area has no sidewalks or other formal pedestrian or bicycle facilities. Upper Peoh Point Road is listed as a bike route in the *Kittitas County Long Range Transportation Plan*.⁷

3. PROJECT IMPACTS

This section of the report describes the conditions that would exist with the White Water residential development project complete (up to 67 single family homes and recreational open space). Some of the homes are expected to be second or recreational homes, but the analysis assumes all homes would be occupied year-round.

3.1. Roadway System

The White Water project would provide access connections to both Pays Road and Godawa Lane. Godawa Lane is currently classified as a primitive roadway. *The Kittitas County Code Chapter 12 – Roads and Bridges Standards*⁸ indicates that a primitive roadway classification requires an average daily traffic volume of 100 vehicles or less. A traffic count along this roadway in 2008 showed average daily volume of 79 vehicles. As shown in the following sections, the daily 100-vehicle limit will be exceeded with the proposed White Water development. Therefore, it is recommended that Godawa Lane be upgraded from a primitive roadway to a rural local access roadway. The Kittitas County standards for this classification include a 60-foot right-of-way width, 24 feet of pavement width, and 11-foot travel lanes.⁹

⁵ Long Range Transportation Plan, page 19.

⁶ Accident data obtained from Christina Wollman, Planner II, Kittitas County Public Works via email on November 3, 2009.

⁷ Long Range Transportation Plan, page 54.

⁸ Adopted by the Board of County Commissioners on September 6, 2005.

⁹ Long Range Transportation Plan, Table 3-1, page 9.

Kittitas County’s *Long Range Transportation Plan* identifies the desire to connect Pays Road to Godawa Lane. The White Water development would neither require this connection nor prohibit it from occurring. Internal roadways through the White Water development would make this connection for its own residents or visitors; however, the gated community would prohibit thru trips by non-residents. If the County ever needs this connection in the future, the best location would be north of the site where the topography has gentle grades. The White Water development would not preclude a connection in this location.

3.2. Traffic Volumes

3.2.1 Trip Generation

Trip generation for the residential uses of the proposed project was determined using rates in *Trip Generation* (Institute of Transportation Engineers [ITE], 8th Edition, 2008). This reference summarizes the results of numerous traffic studies throughout the country for a variety of land-use types. Trip generation for the residences was determined based on the average rates for Single-Family Residential (Land Use Code 210). The recreational feature on the site is expected to serve only residents of the site. Therefore, it is not expected to generate any additional traffic.

Table 2 summarizes the proposed project’s total vehicle trip generation. As shown, the proposed project is anticipated to generate 640 vehicle trips per day, 50 vehicle trips during the AM peak hour, and 68 vehicle trips during the PM peak hour.

Table 2. Vehicle Trips Generated by the Proposed White Water Residential Project

Land Use	Dwelling Units	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Residential (LU 210)	67	640	13	37	50	43	25	68

Source: Heffron Transportation, Inc., November 2009.

3.2.2 Trip Distribution and Assignment

The trip distribution patterns for this project are based on the site’s location relative to the commercial and retail activities in South Cle Elum and Cle Elum; and access to I-90. Although the County has plans identified to connect Godawa Lane to Upper Peoh Point Road in their *Long Range Transportation Plan*, this connector was not assumed complete by year 2016. The PM peak hour traffic was assigned to the local roadway network using existing travel patterns in the area. Based on their origin or destination, it was assumed that about 80% of the traffic would travel to/from the west using the Pays Road access and the remaining 20% would use the Godawa Lane access. Figure 5 shows the distribution patterns and the total PM peak hour project trip assignment. The project traffic was added to the 2016 without-project traffic forecasts described previously. The resulting year 2016 with-project traffic volumes at study area intersections are shown on Figure 6.

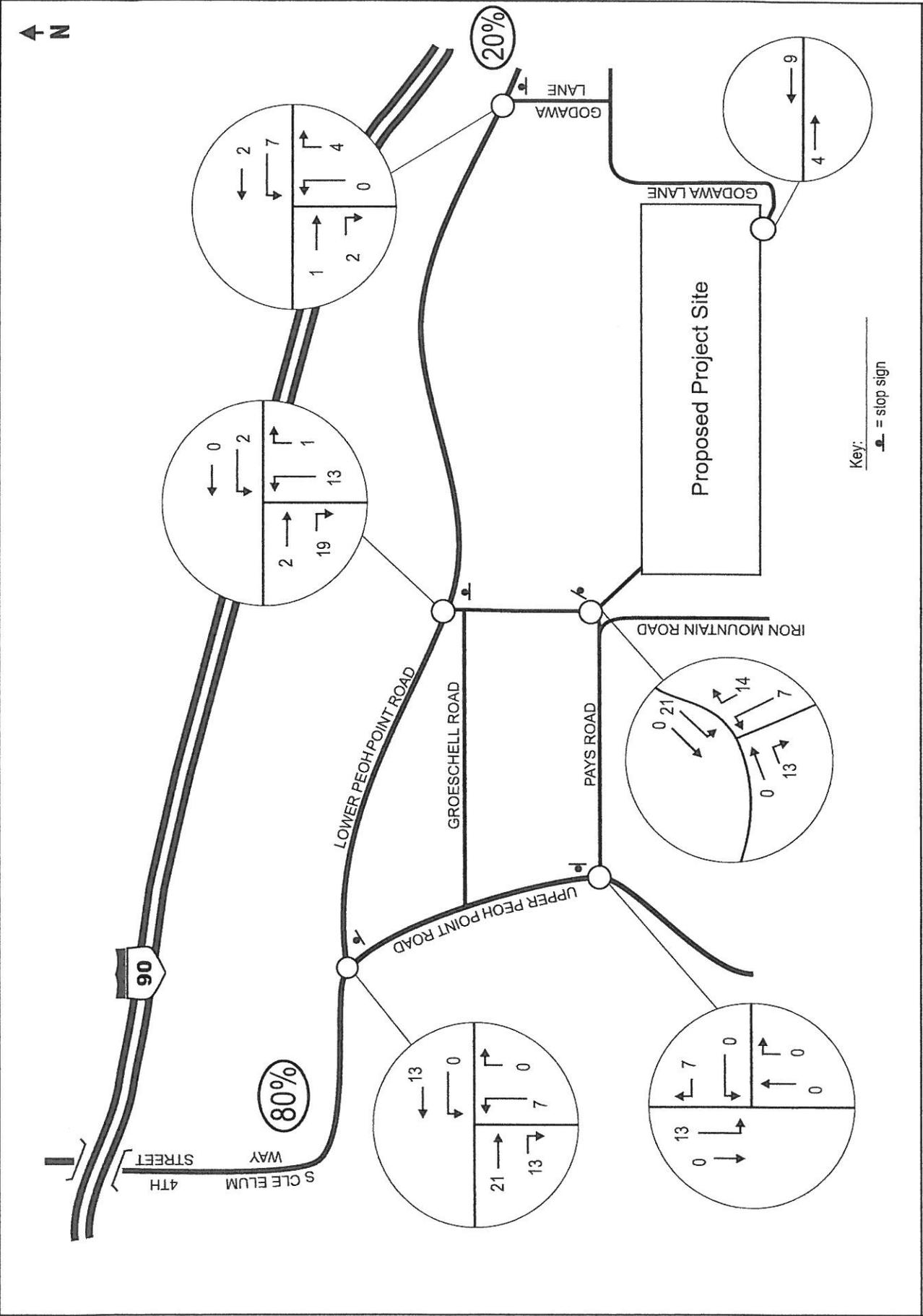
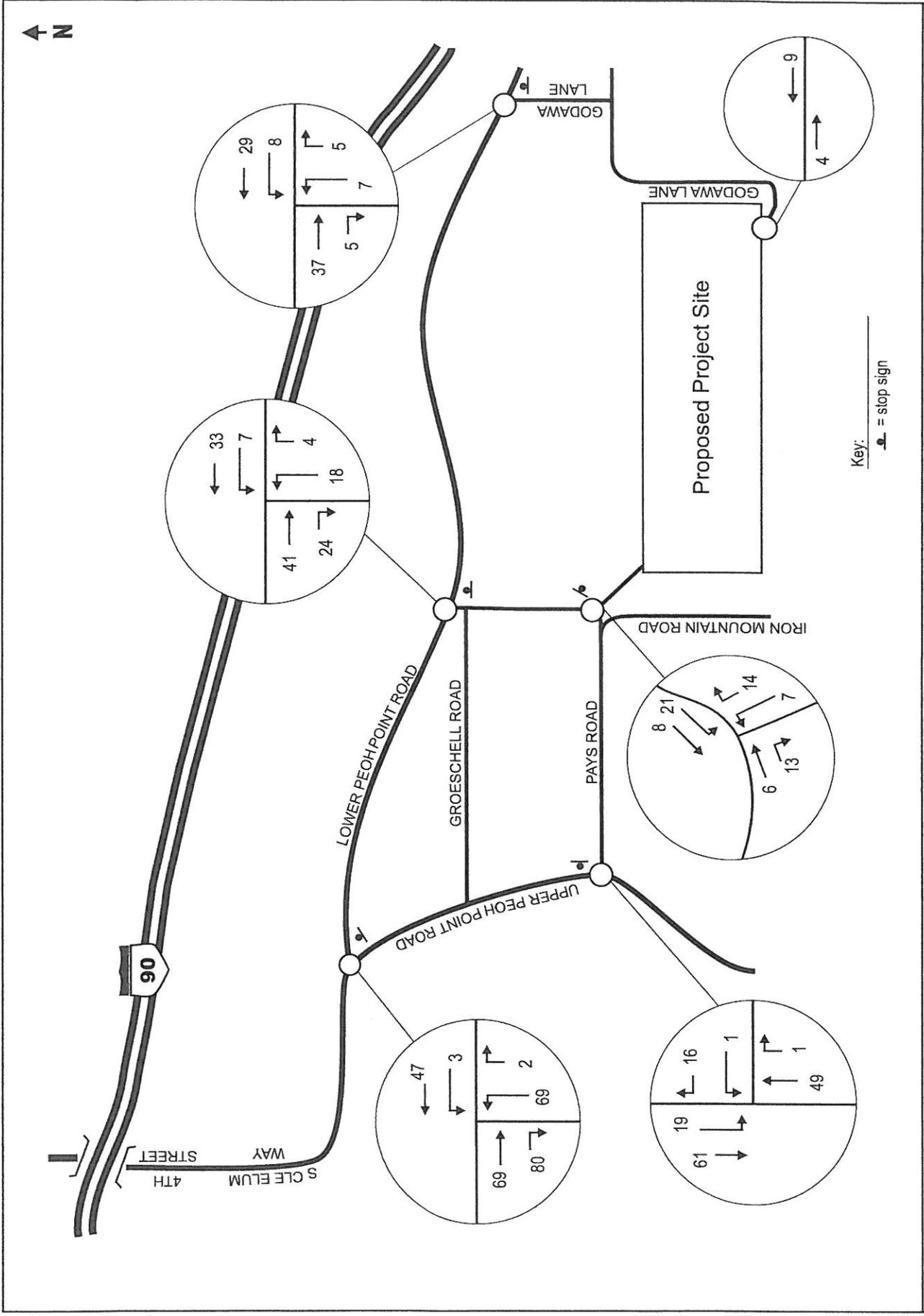


Figure 5
Project Trip Distribution and Assignment
PM Peak Hour

Figure 6
Future (2016) With-Project Traffic Volumes
PM Peak Hour



3.3. Level of Service

Levels of service for study area intersections were calculated using the 2016-with-project traffic volumes and the methodology described earlier in this report. Table 3 shows the results of the analysis for 2016 conditions both with and without the project. As shown, project traffic would not change any of the intersection levels of service. The study intersections would continue to operate at LOS A during the PM peak hour with the proposed project complete and occupied. All intersections would exceed the Kittitas County LOS C standard for rural intersections.

Table 3. Level of Service Summary – Future (2016) Conditions – PM Peak Hour

Intersection	Year 2016 Without Project		Year 2016 With Project	
	LOS	Delay	LOS	Delay
Lower Peoh Point Road/Upper Peoh Point Road				
Northbound Approach	A	9.5	A	9.8
Westbound Approach	A	0.6	A	1.8
Upper Peoh Point Road/Pays Road				
Westbound Approach	A	8.7	A	8.7
Southbound Approach	A	0.7	A	1.8
Lower Peoh Point Road/Pays Road				
Northbound Approach	A	8.8	A	9.1
Westbound Approach	A	1.0	A	1.3
Lower Peoh Point Road/Godawa Lane				
Northbound Approach	A	8.9	A	8.8
Westbound Approach	A	0.3	A	1.6

Source: Heffron Transportation, November 2009.

1. LOS = Level of service.
2. Delay = Average seconds of delay per vehicle. Note that the delay in the future could decrease since it is measured on a per-vehicle basis and the overall delay would be averaged over a higher number of vehicles.

3.4. Traffic Safety

In the study area, there are no high accident corridors as identified by Kittitas County. The additional traffic associated with the proposed White Water project is not expected to result in any new adverse impacts to safety conditions in the study area.

3.5. Site Access

The project site would connect to both Pays Road and Godawa Lane. The actual connections points have not yet been designed. However, the site access connection to Pays Road must consider sight distance limitations created by vertical and horizontal curvature. Intersection sight distance should be provided per the American Association of State Highways and Transportation Officials (AASHTO) guidelines. For a 35 mph roadway, 390 feet of sight distance are desired at intersections for a left turn (sightline to the right) and 335 feet for a right turn (sightline to the left).¹⁰

¹⁰ American Association of State Highways and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 2004. Exhibits 9-55 and 9-58.

The White Water connection to Godawa Lane is proposed to connect on the western edge of a cul-de-sac from a separate proposed development. Since the White Water access is to be gated, this cul-de-sac style roadway would provide a turn-around area for vehicles that cannot enter the White Water development.

In addition, the White Water development would increase the daily traffic along Godawa Lane from about 79 vehicles per day counted in 2008 by Kittitas County to about 210 vehicles per day. This daily volume would exceed the County standards for a primitive road (existing classification for Godawa Lane). Therefore, Godawa Lane would be required to be upgraded to a rural local access road, which would include a 24-foot paved roadway, with 11-foot travel lanes within a 60-foot right-of-way.

3.6. Transit

Although there is no fixed-route transit in the study area, any resident needs for specialized transit could likely be met through existing, not-for-profit or for-profit transit services.

3.7. Non-Motorized Transportation

No off-site pedestrian facilities would be constructed with the project, which is consistent with the rural local access road standards.

3.8. Left- and Right-Turn Lane Analysis

Based on the level of service evaluations, none of the study area intersection would have volumes high enough to warrant either a left or right turn lane analysis. The existing lane geometry is acceptable to accommodate the future traffic associated with the proposed White Water residential community.

4. MITIGATION

The project would not result in significant adverse impacts to traffic conditions in the site vicinity or larger project study area. All intersection movements would continue to operate at LOS A with the project in place in 2016. None of the intersections has high enough volumes to warrant a left- or right-turn lane warrant analysis.

The site access connection to Pays Road should be located where it would meet AASHTO sight distance guidelines. On Godawa Lane, the cul-de-sac proposed by another development should remain to provide a turn-around location at the White Water gate.

The White Water development would increase the daily traffic along Godawa Lane enough to exceed the traffic thresholds for a primitive roadway. Therefore, Godawa Lane should be upgraded to a rural local access roadway per Kittitas County Road Standards. However, since Kittitas County has identified a plan to connect Godawa Lane to Upper Peoh Point Road, the immediate design of this roadway should include the County's coordination for this future connection.

REFERENCES

Christina Wollman, Planner II, Kittitas County Department of Public Works, Memorandum to Allison Kimball regarding *Additional Information Required; White Water Performance Based Cluster Plat LP-08-28*, December 1, 2008.

Institute of Transportation Engineers, *Trip Generation*, 8th Edition, 2008.

Kittitas County Department of Public Works, *2010 – 2015 Six-Year Transportation Improvement Plan*, Fall 2008.

Kittitas County Department of Public Works, *Long Range Transportation Plan*, June 3, 2008.

Kittitas County Department of Public Works, *Traffic Impact Analysis Requirements*, unspecified date.

Transportation Research Board, *Highway Capacity Manual*, 2000.

Kittitas County Department of Public Works, *CLAS Collision Detail Report*, printed November 3, 2009.

APPENDIX A

LEVEL OF SERVICE DEFINITIONS

Levels of service (LOS) are qualitative descriptions of traffic operating conditions. These levels of service are designated with letters ranging from LOS A, which is indicative of good operating conditions with little or no delay, to LOS F, which is indicative of stop-and-go conditions with frequent and lengthy delays. Levels of service for this analysis were developed using procedures presented in the *Highway Capacity Manual* (Transportation Research Board, 2000).

Level of service for signalized intersections is defined in terms of delay. Delay can be a cause of driver discomfort, frustration, inefficient fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average delay per vehicle in seconds. Delay is a complex measure and is dependent on a number of variables including: the quality of progression, cycle length, green ratio, and a volume-to-capacity ratio for the lane group or approach in question. Table A-1 shows the level of service criteria for signalized intersections from the *Highway Capacity Manual*.

Table A-1. Level of Service for Signalized Intersections

Level of Service	Average Delay Per Vehicle	General Description
A	Less than 10.0 Seconds	Free flow
B	10.1 to 20.0 seconds	Stable flow (slight delays)
C	20.1 to 35.0 seconds	Stable flow (acceptable delays)
D	35.1 to 55.0 seconds	Approaching unstable flow (tolerable delay—occasionally wait through more than one signal cycle before proceeding.
E	55.1 to 80.0 seconds	Unstable flow (approaching intolerable delay)
F	Greater than 80.0 seconds	Forced flow (jammed)

Source: Transportation Research Board, *Highway Capacity Manual*, 2000.

For unsignalized intersections, level of service is based on the average delay per vehicle for each turning movement. The level of service for a two-way, stop-controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Delay is related to the availability of gaps in the main street's traffic flow, and the ability of a driver to enter or pass through those gaps. Table A-2 shows the level of service criteria for unsignalized intersections from the *Highway Capacity Manual*.

Table A-2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Delay (seconds per vehicle)
A	Less than 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	Greater than 50.0

Source: Transportation Research Board, *Highway Capacity Manual*, 2000