

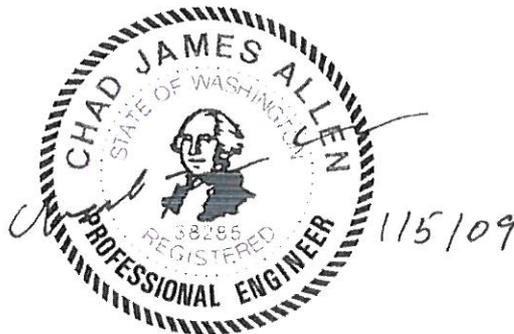


PRELIMINARY DRAINAGE REPORT

for

Yellowstone Trail Estates

December 30, 2009



Encompass Engineering & Surveying - Job No. 08177

Prepared For

**Gary Maughan
22591 Road M
Mattawa, WA 98344**

Western Washington Division
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www.EncompassES.net

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I. Project Overview

This project involves the development of a 17.48 acre site into residential lots. The site is located in the Snoqualmie Pass area of unincorporated Kittitas County, adjacent to the north side of I-90, at the southern terminus of Yellowstone Trail Road, in Section 9, Township 22 North, Range 11 East of W.M. The site is mostly covered with woods, with two forks of Coal Creek passing through the site. There are extensive wetlands on the site. There is an old abandoned road through the site, perhaps from earlier logging activities. There is evidence of other soil disturbance onsite, perhaps as part of the construction of the adjacent I-90.

The site generally slopes down to the southwest towards the creek at 2% to 30%.

Per the USDA National Conservation Service, the site is underlain with Chinkmin ashy sandy loam, about 3' of ashy, sandy to very cobbly gravelly loam over cemented material.

The site and downstream drainage was visited in late December, 2009. The day was sunny and warm (35°F±). There was about 2' of snow on the ground.

II. Resources Used

USGS quad maps, FEMA Flood Insurance Rate Map, Natural Resources Conservation Service, Washington State Department of Natural Resources FPARS, Kittitas County GIS, a report prepared for the site: "Yellowstone Trail Estates Kittitas County Critical Areas Report" by Sewall Wetland Consulting. King County IMAP.

III. Upstream Drainage

About 800+ upstream acres are estimated to drain onto the site through Coal Creek, from the wetlands extending onto the site or overland from the northeast. See Appendix D map.

IV. Downstream Drainage

Coal Creek flow enters the site from the north in two channels, each approximately 5' wide, 3'-4' deep (water depth about 8"), with gradients of about 5%, within wooded ravines of about 20' deep, and with rocky bottoms ((A) and (B)). Runoff from the site generally drains southwest to the onsite portion of Coal Creek (C)—this combined stream channel was similar to the description above, but about 10' wide. The stream continues about 2000' south beyond the area that the streams combine, along the east side of the freeway (the stream channel is in a ravine most of the way in this area at an

estimated 5%-10% gradient, rocky bottom), to where the stream crosses west under the freeway in a large culvert, leaving the site (D)—because of snow and the busy freeway traffic, the size and type of culvert was not determined. From here, the stream continues south along the west side of the freeway (E), also in a deep ravine, another about 2200' where it crosses back to the east side of the freeway, in another large culvert (F), exiting the ravine with the stream gradient flattening out (1%±). The stream continues another about 1200' east through a wooded channel (about 2/3 of a mile downstream from the site) (G), where it crosses Lake Mardee Road under a bridge. The stream continues southeast at a flat gradient (about 15'-20' wide channel with 1'± water depth) through a 20'± deep channel (H) about another ¼ mile where it crosses under the freeway and two frontage road bridges (I), then another 1/8 mile to Keechelus Lake (J), approximately 1 mile downstream from the site. It is evident that there are high flows at times, but there was no apparent flooding or capacity problems along the downstream flow path. See Appendix E maps.

V. Hydrologic Analysis

Runoff modeling was done for the road area of the site using the Santa Barbara Hydrograph Method, SCS Type 1A, 2 and 25 year, 24-hour storm events. Per the 2004 SWMMEW Isopluvial Maps show the 2-year storm and 25-year storm rainfall events to be 4.5" and 6.5" of rain. To account for possible snow melt from rain on snow, a water equivalent value of 10% of the annual average snow depth of 34" is used—3.4" is added to the storm rainfall for design "rainfall" of:

$$P_{2\text{yr}} = 4.5'' + 10\% * 34'' = 7.9''$$

$$P_{25\text{yr}} = 6.5'' + 10\% * 34'' = 9.9''$$

See Appendix H for pre-developed/developed conditions calculations.

VI. Proposed Drainage Controls

As proposed, runoff from the onsite street will collect in infiltration trenches to be constructed in the ditch on both sides of the street. For final engineering design, soil investigation and testing will be needed to determine if infiltration is feasible. If the soil conditions do support the use of infiltration to provide all of the required flow control, a detention facility will be provided as needed for additional flow control.

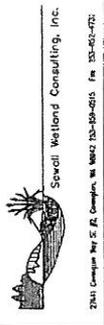
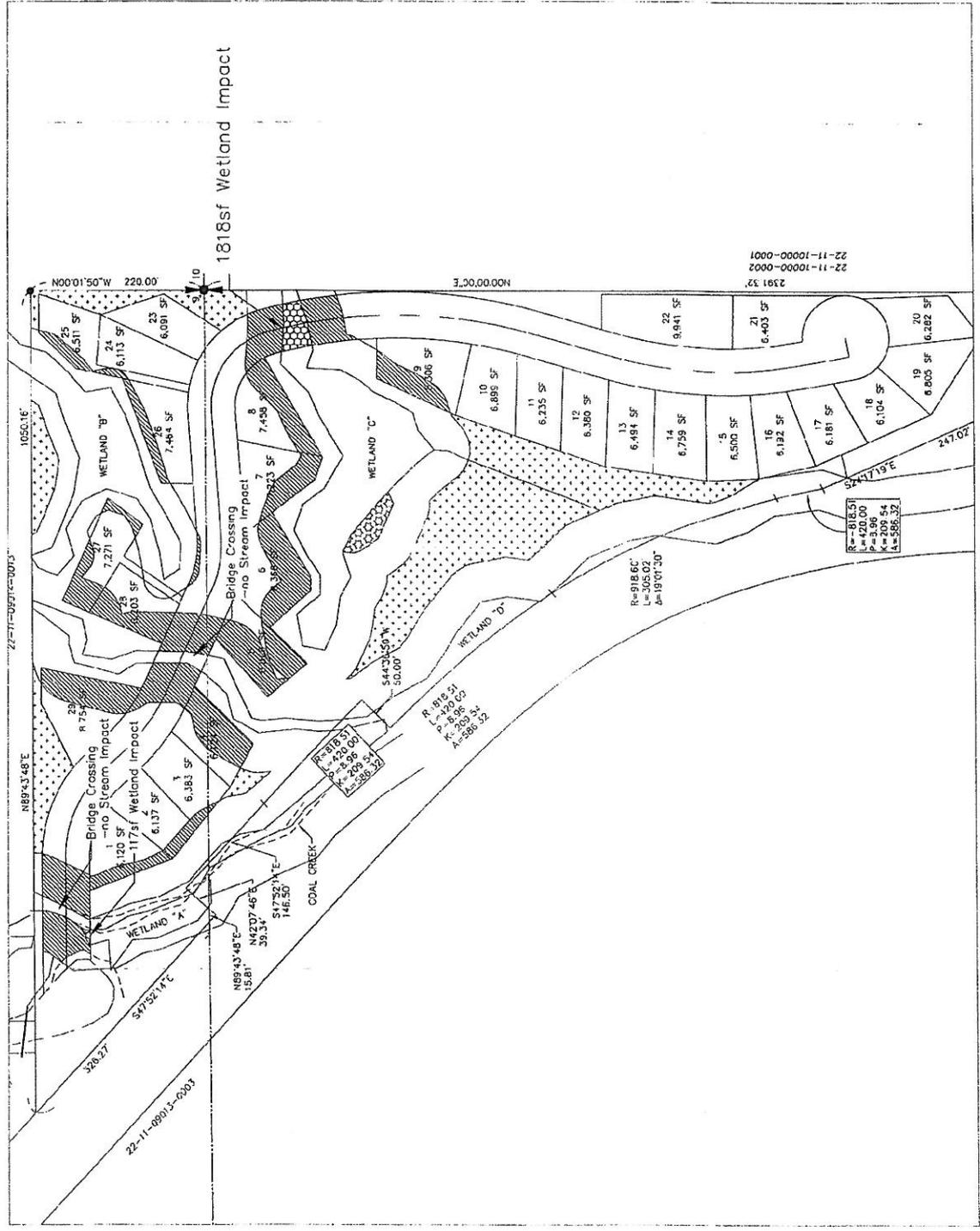
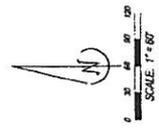
Runoff from the lots will infiltrated or dispersed as determined at the time of individual building permits. See Appendix I for a possible dispersion trench detail.

Appendix A
Site Plan

YELLOWSTONE DEVELOPMENT CONCEPTUAL MITIGATION PLAN

Job No. 22-11-0903
 Prepared by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]
 Date: 11/17/22
 SHEET 01 OF 01

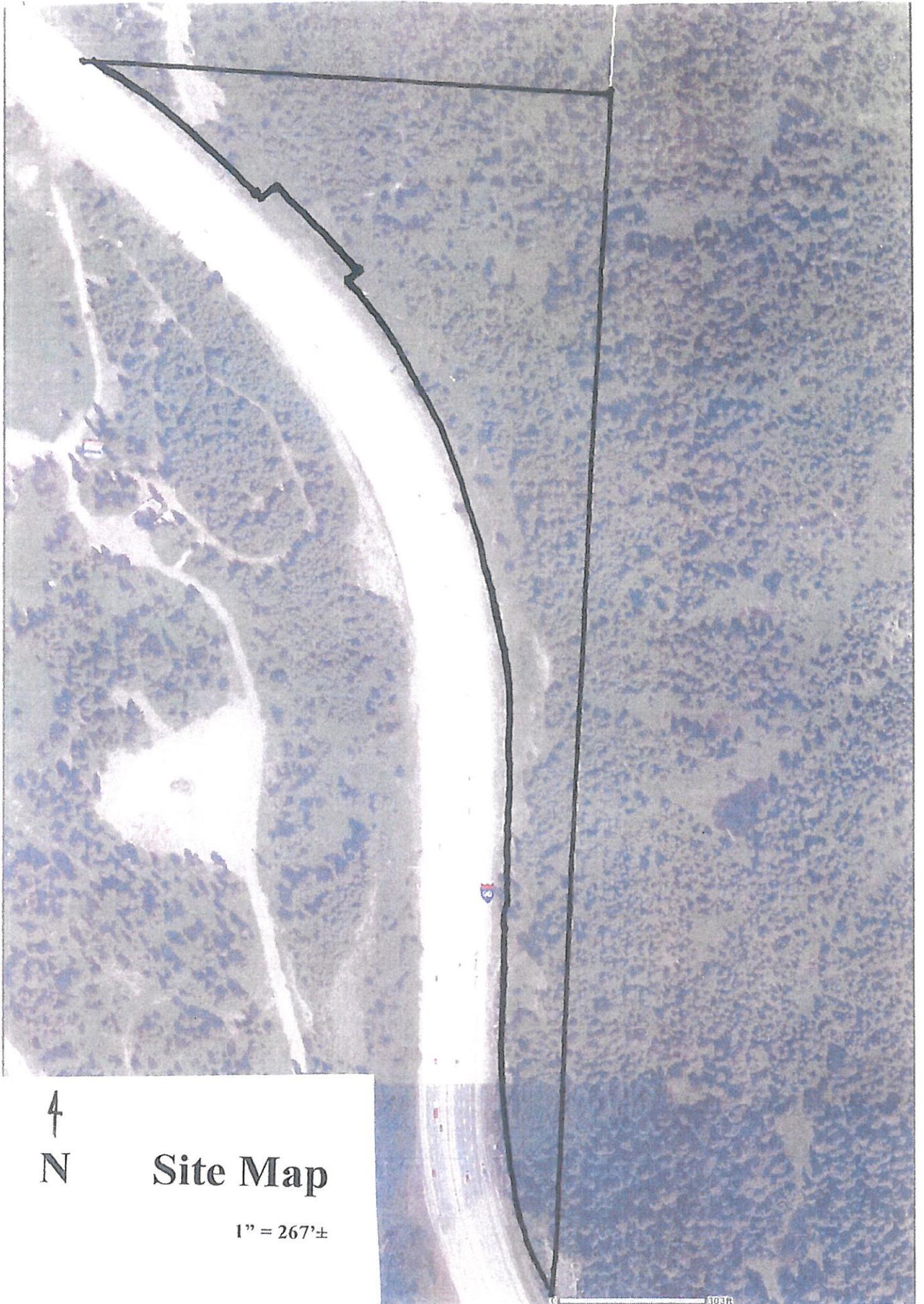
NO.	DESCRIPTION	DATE



NOTE: THIS PLAN IS THE PROPERTY OF SVERDRUP CORBETT CONSULTING AND ENGINEERS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF SVERDRUP CORBETT CONSULTING AND ENGINEERS, INC. IS STRICTLY PROHIBITED.

- 56,744sf Buffer Impact
- 58,166sf Buffer Addition
- 1,935sf Wetland Impact
- 1,967sf Wetland Creation

Appendix B
Site Map



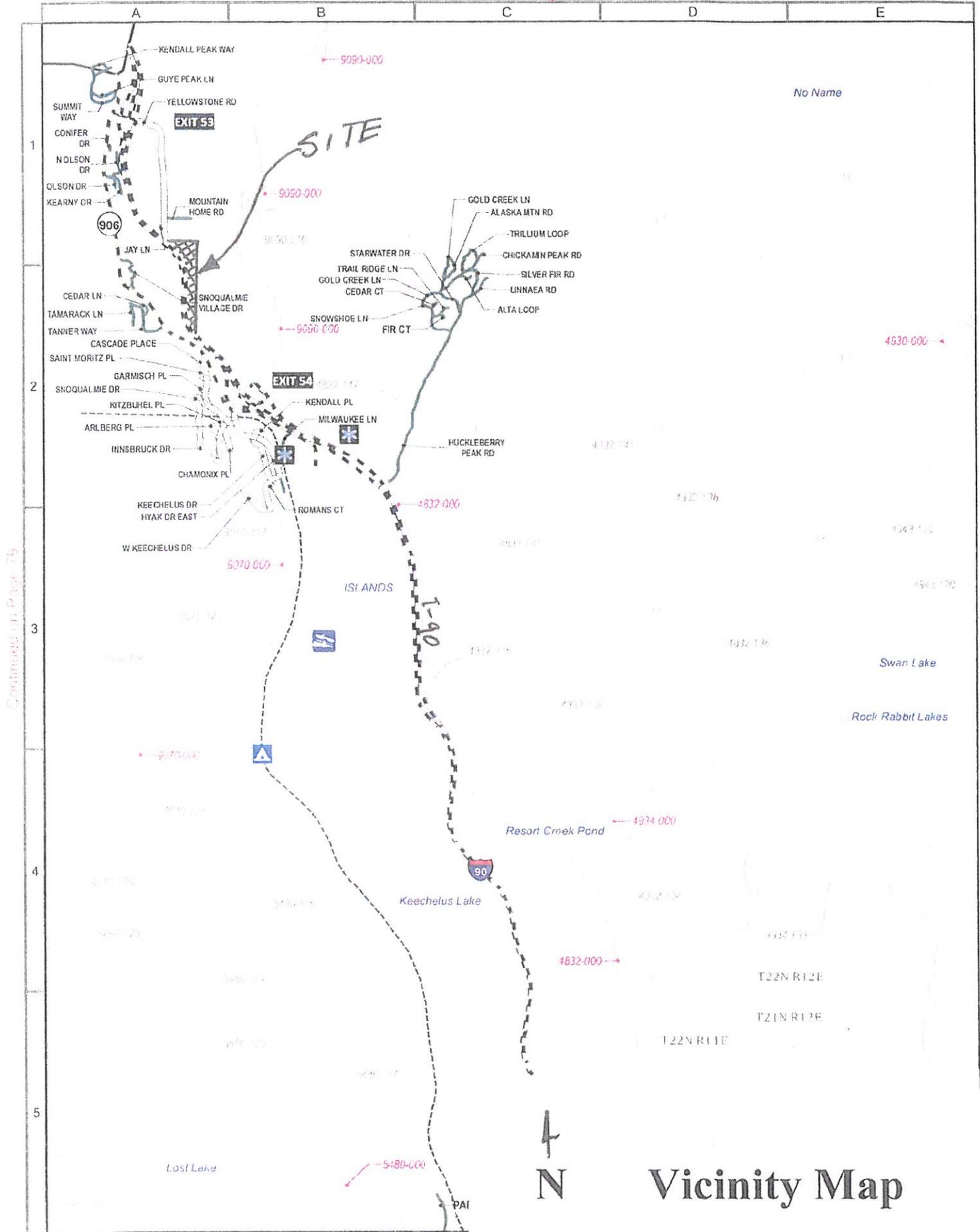
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Site Map

1" = 267'±

303ft

Appendix C
Vicinity Map

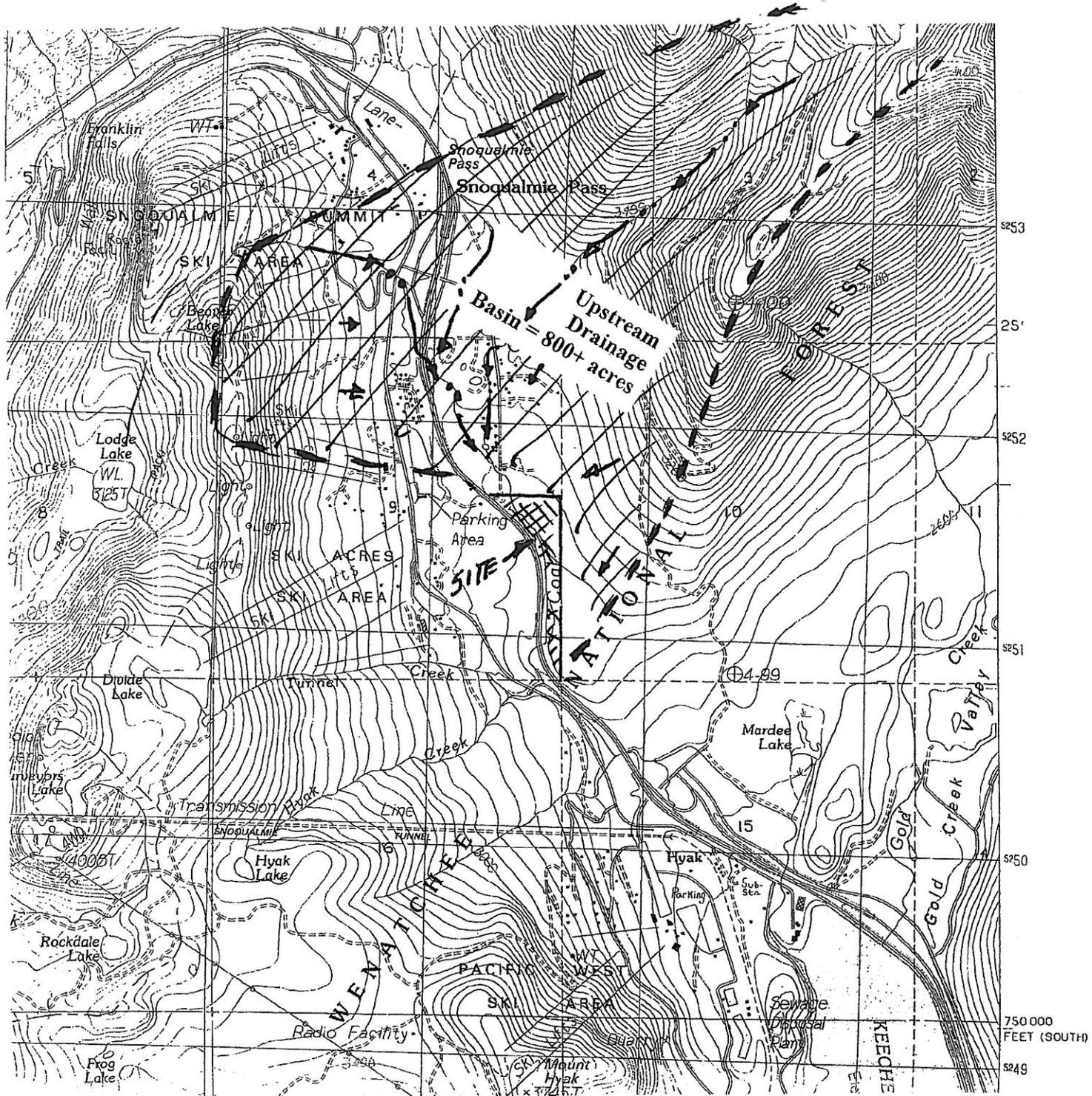


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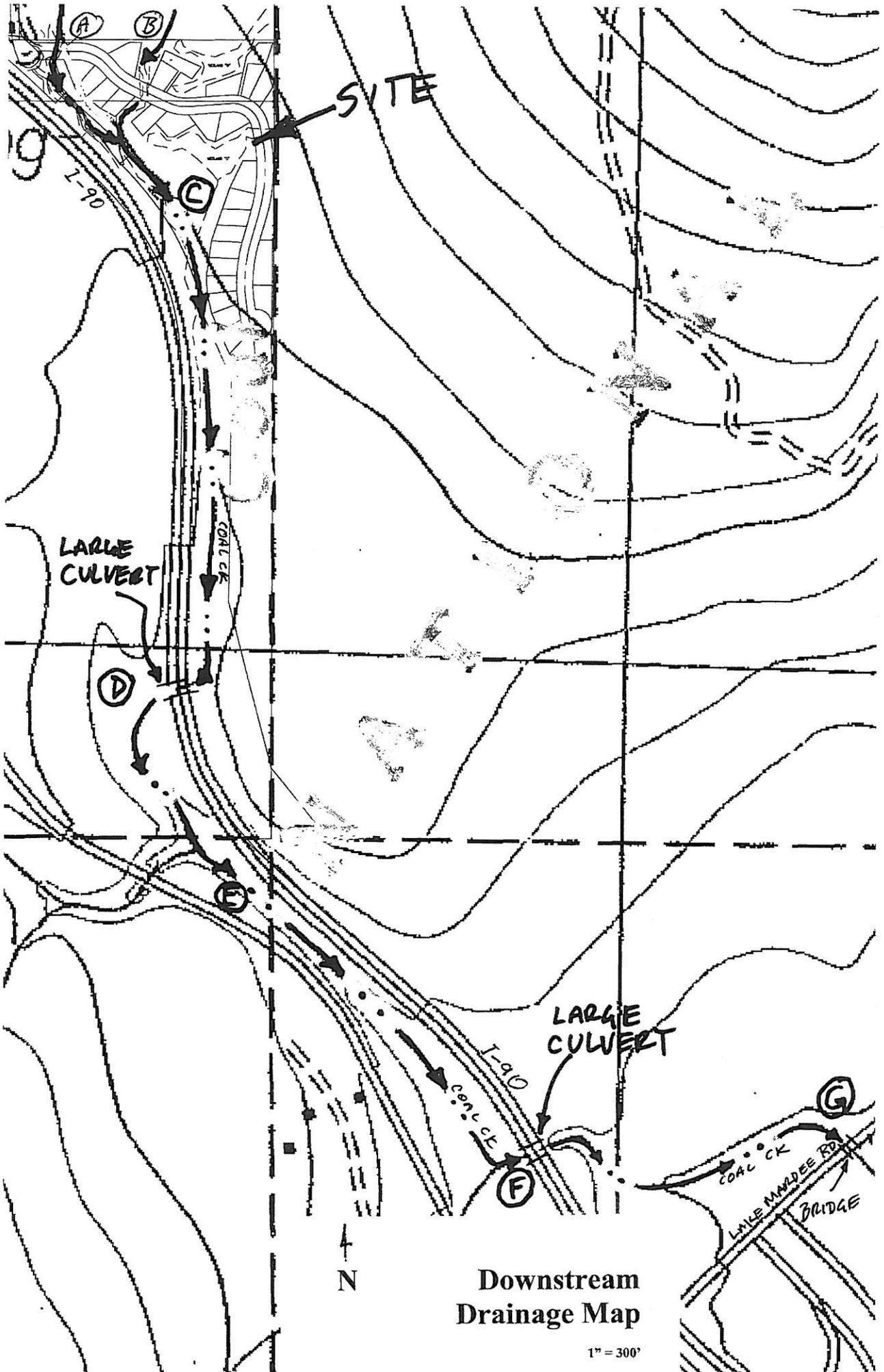
Appendix D
Upstream Drainage



↑
N **Upstream Drainage**

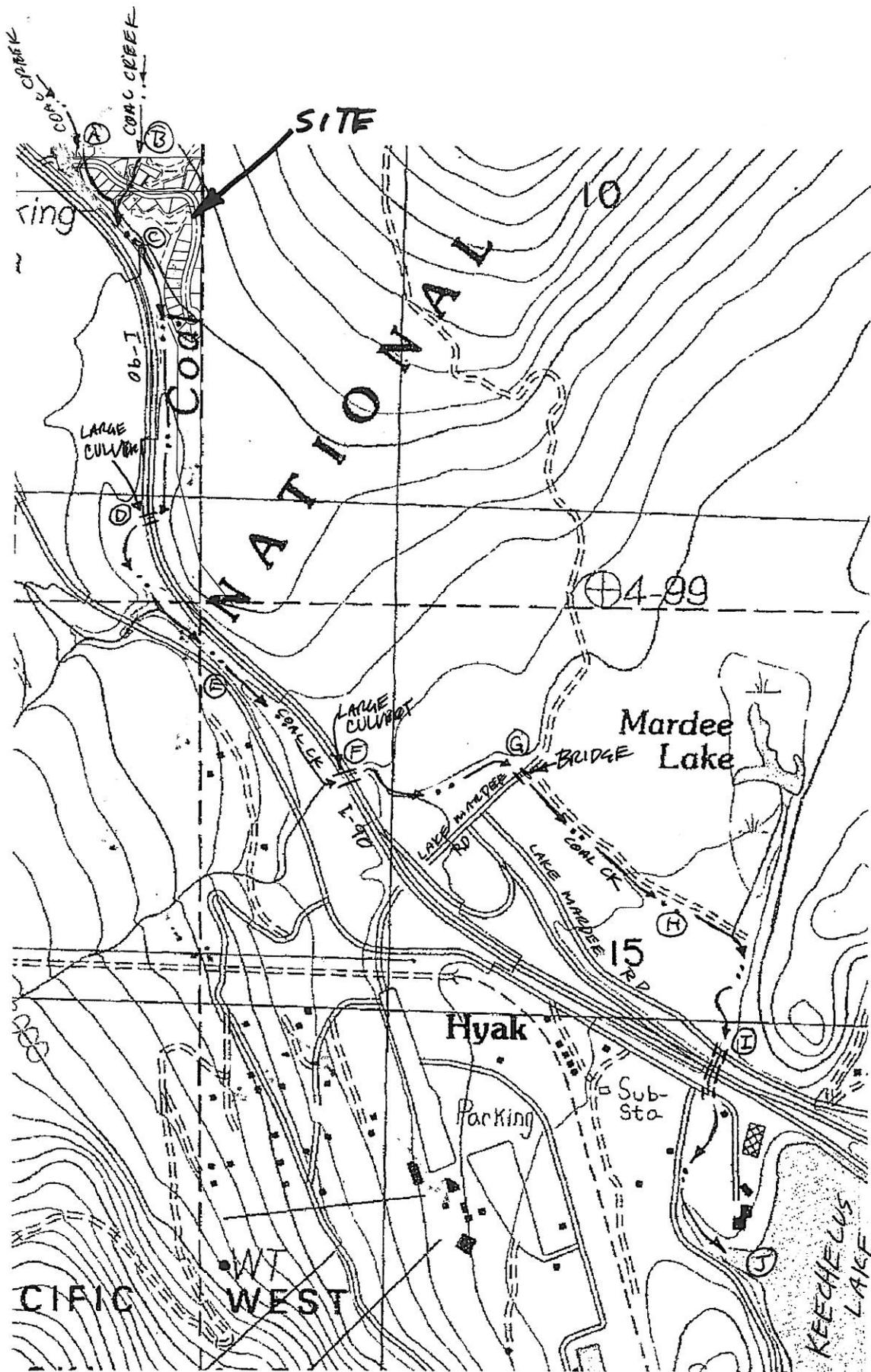
1" = 2000'±

Appendix E
Downstream Drainage



**Downstream
Drainage Map**

1" = 300'

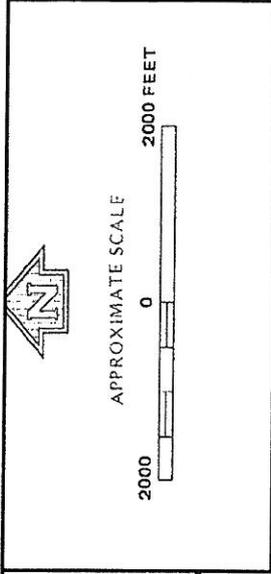


N

Downstream Drainage Map

1" = 600'

Appendix F
FEMA Flood Map



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

KITTITAS COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

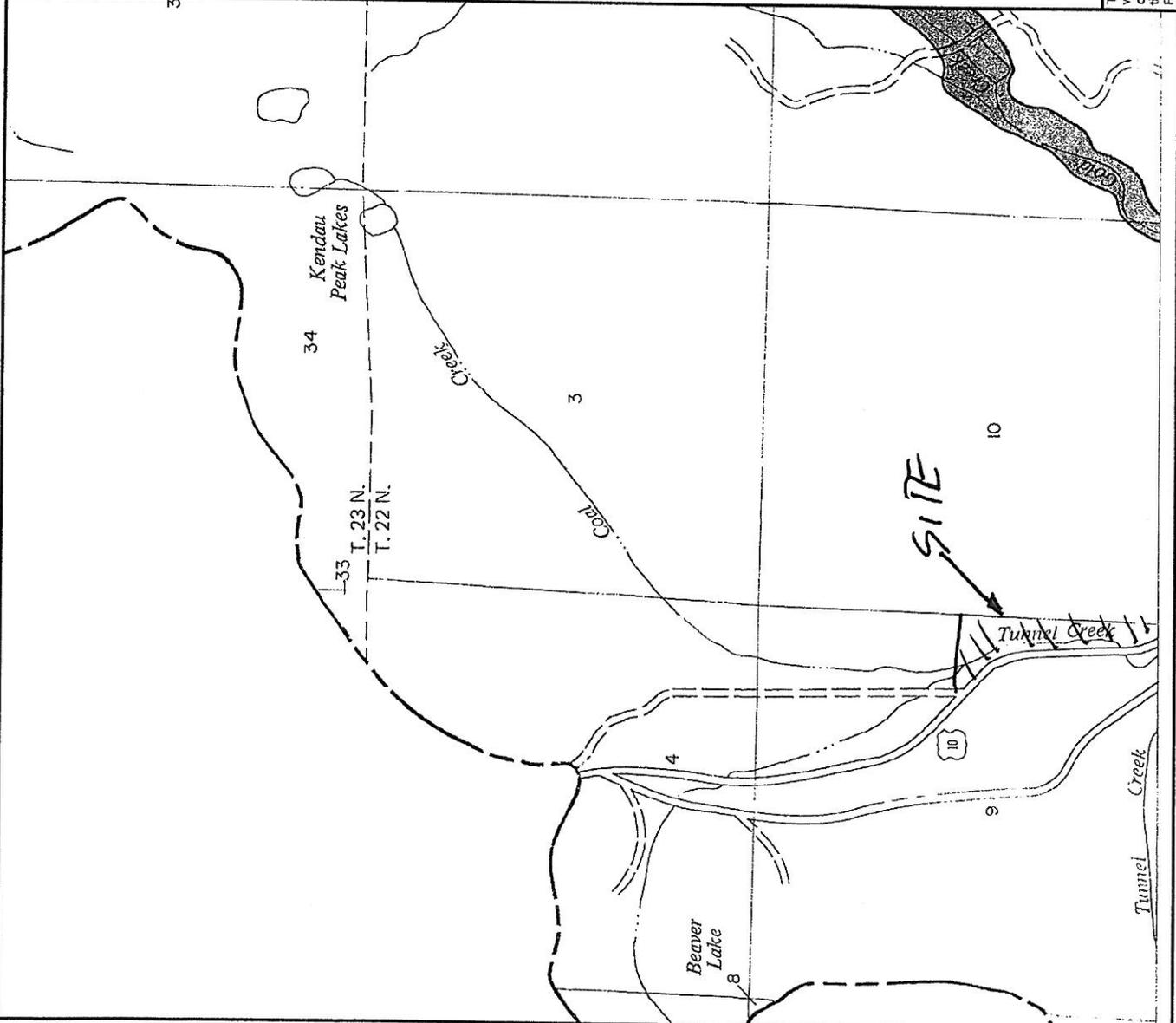
PANEL 50 OF 700
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530095 0050 B

EFFECTIVE DATE:
MAY 5, 1981

federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Ch-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nfisc.fema.gov



Appendix F
Yellowstone Trail Estates Kitittas County Critical
Areas Report

*Submitted under seperate cover and
incorporated herein by reference.*

Appendix G Soil Report

*Submitted under separate cover and
incorporated herein by reference.*

Appendix H
Hydrological Calculations

Encompass Engineering & Surveying

Now Partnered with Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

JOB 08177

SHEET NO. _____ OF _____

CALCULATED BY TR DATE 1/5/10

CHECKED BY _____ DATE _____

SCALE _____

DEVELOPED CONDITIONS

$$A = 2.38AC$$

$$A_c = 0.94AC \text{ (PAVING)} \quad CN = 98$$

$$A_p = 1.44AC \text{ (GRASS)} \quad CN = 85$$

ASSUME $T_C = 6.3 \text{ min}$

SBUH PEAKS (SEE PRINTOUT)

$$Q_2 = 4.27 \text{ CFS}$$

$$Q_{25} = 5.52 \text{ CFS}$$

Existing Conditions SBUH Peaks

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 2-YEAR 24-HOUR STORM **** 7.90" TOTAL PRECIP. *****

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.4	2.4	81.0	.0	98.0	22.8
PEAK-Q (CFS)	T-PEAK (HRS)		VOL (CU-FT)		
2.81	7.83		48554		

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 25-YEAR 24-HOUR STORM **** 9.90" TOTAL PRECIP. *****

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.4	2.4	81.0	.0	98.0	22.8
PEAK-Q (CFS)	T-PEAK (HRS)		VOL (CU-FT)		
3.79	7.83		64941		

Developed Conditions SBUH Peaks

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 2-YEAR 24-HOUR STORM **** 7.90" TOTAL PRECIP. *****

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.4	1.4	85.0	.9	98.0	6.3
PEAK-Q (CFS)	T-PEAK (HRS)		VOL (CU-FT)		
4.27	7.67		58109		

***** S.C.S. TYPE-1A DISTRIBUTION *****
***** 25-YEAR 24-HOUR STORM **** 9.90" TOTAL PRECIP. *****

DATA PRINT-OUT:

AREA (ACRES)	PERVIOUS		IMPERVIOUS		TC (MINUTES)
	A	CN	A	CN	
2.4	1.4	85.0	.9	98.0	6.3
PEAK-Q (CFS)	T-PEAK (HRS)		VOL (CU-FT)		
5.52	7.67		75075		

Eastern Washington Stormwater Manual



25-Year 24-Hour Isoplethials
 Source: NOAA Atlas 2, Volume IX, 1973
 Precipitation in inches

- Contours (2003, 1,24,0000)
- City (2003, 1,24,000)
- Latitude Longitude (1.10 degree)
- Isoplethial (1973, 1,2,000,000)
- NOAA NWS Station (1931-1998)



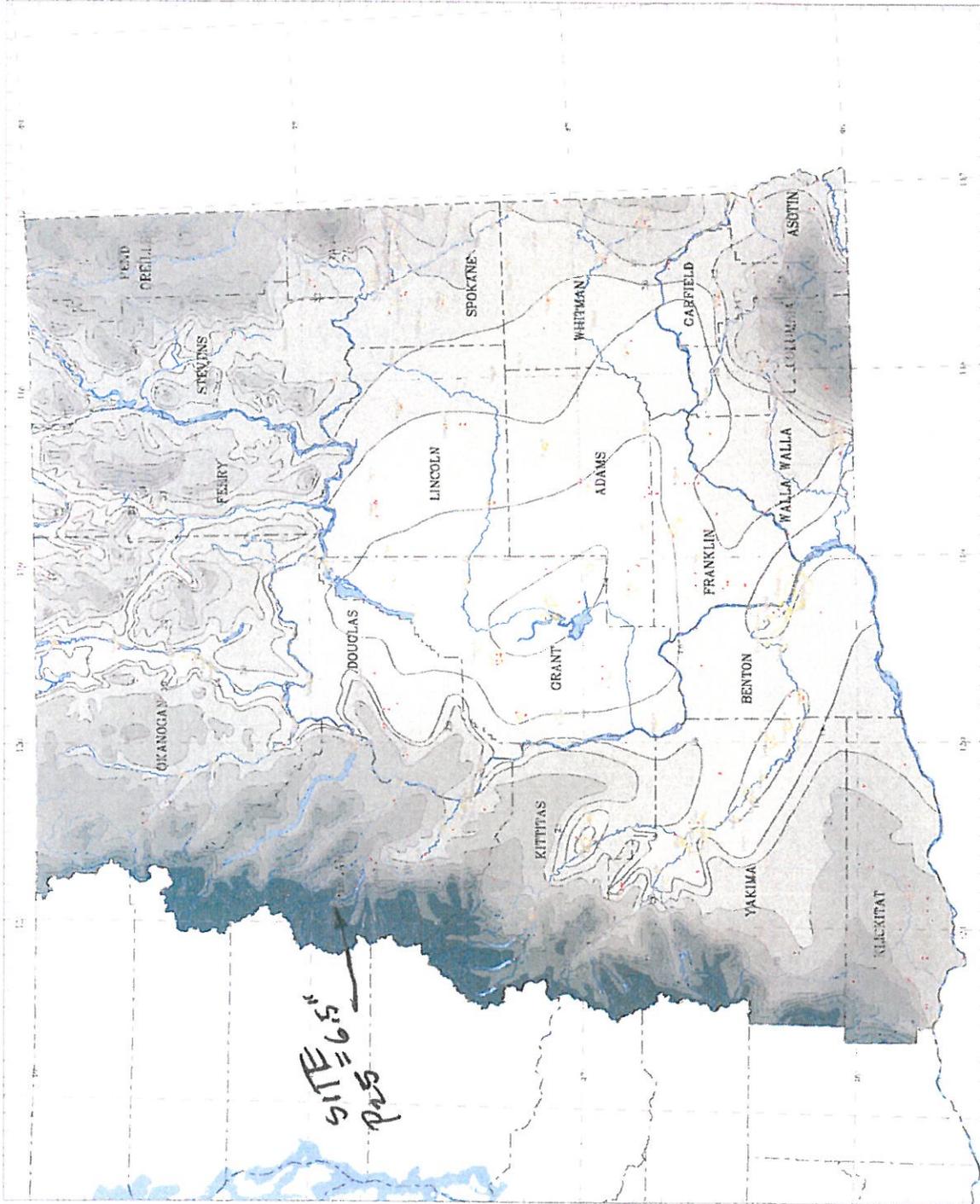
Scale 1:50,000



Water Quality Program



GIS Technical Services
 02/25/04
 Figure 4.3.5



Eastern Washington Stormwater Manual



2-Year 24-Hour Isoplethials

Source: NOAA Atlas 2, Volume IX, 1973
Precipitation in inches

- Country (2003, 1:24,000)
- City (2003, 1:24,000)
- Latitude Longitude (10 degree)
- Isoplethial (1973, 1:2,000,000)
- NOAA NWS Station (1931-1998)



Scale (feet/miles)



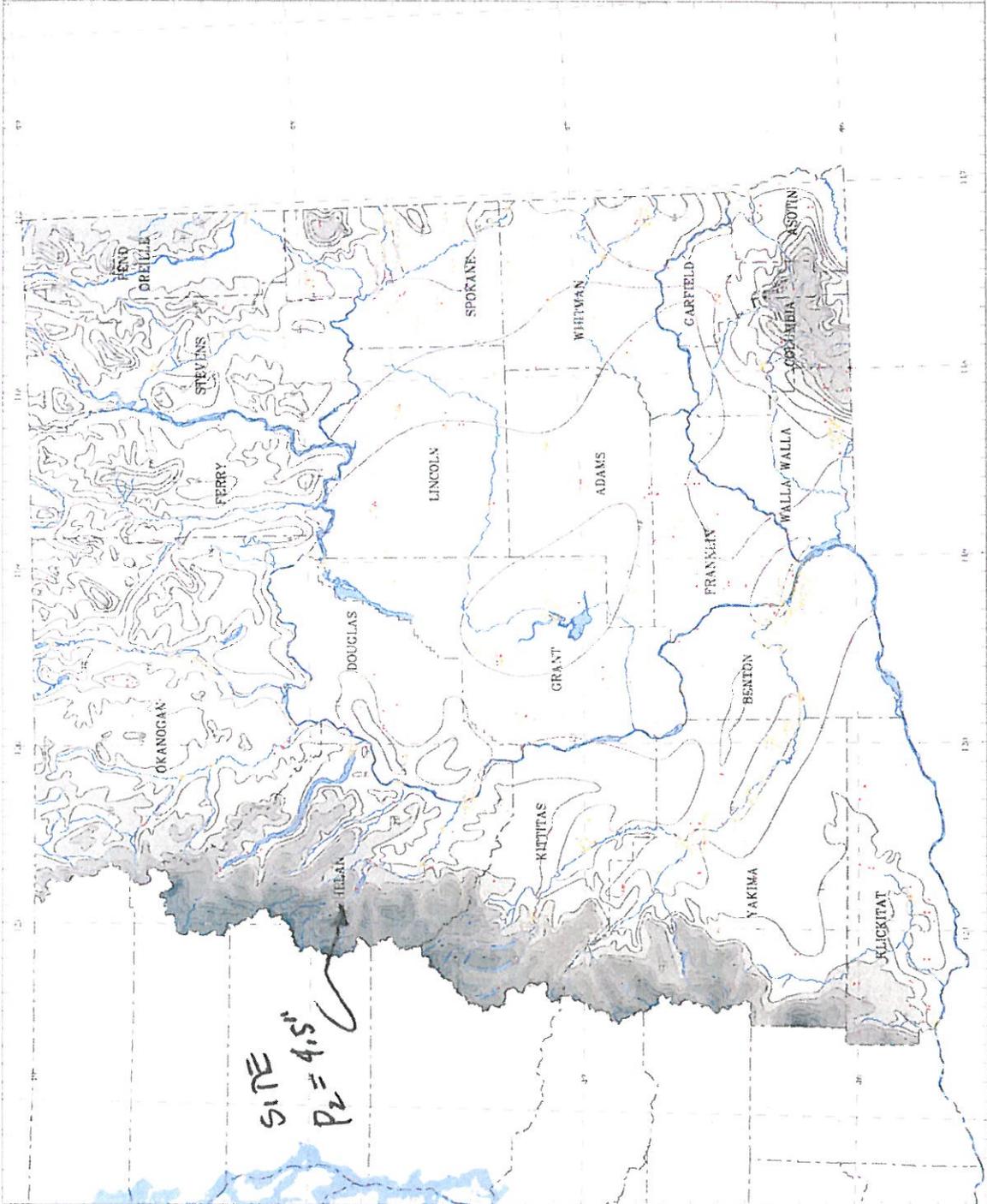
Water Quality Program



2003 12 10 2 11 11
11 11 11 11 11 11
ECOLGY

GIS Technical Services
02/25/04

Figure 4.3.3



SNOQUALMIE PASS, WASHINGTON (457781)

Period of Record Monthly Climate Summary

Period of Record : 1/ 1/1931 to 2/27/1972

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	31.9	37.0	42.4	49.3	57.2	62.9	70.4	69.6	64.6	53.9	39.3	33.4	51.0
Average Min. Temperature (F)	21.1	23.6	26.1	30.4	34.5	40.4	46.0	46.2	41.7	35.6	28.2	24.1	33.2
Average Total Precipitation (in.)	15.91	12.39	11.18	6.39	4.25	3.97	1.58	2.20	4.75	9.73	14.94	17.46	104.76
Average Total SnowFall (in.)	106.9	81.1	78.0	27.2	5.1	0.1	0.1	0.0	0.2	6.7	43.5	91.5	440.4
Average Snow Depth (in.)	70	91	96	76	32	2	0	0	0	0	10	37	34

Percent of possible observations for period of record.

Max. Temp.: 87.9% Min. Temp.: 87.6% Precipitation: 91.3% Snowfall: 89.6% Snow Depth: 89.4%

Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

Appendix I
Dispersion Trench Detail

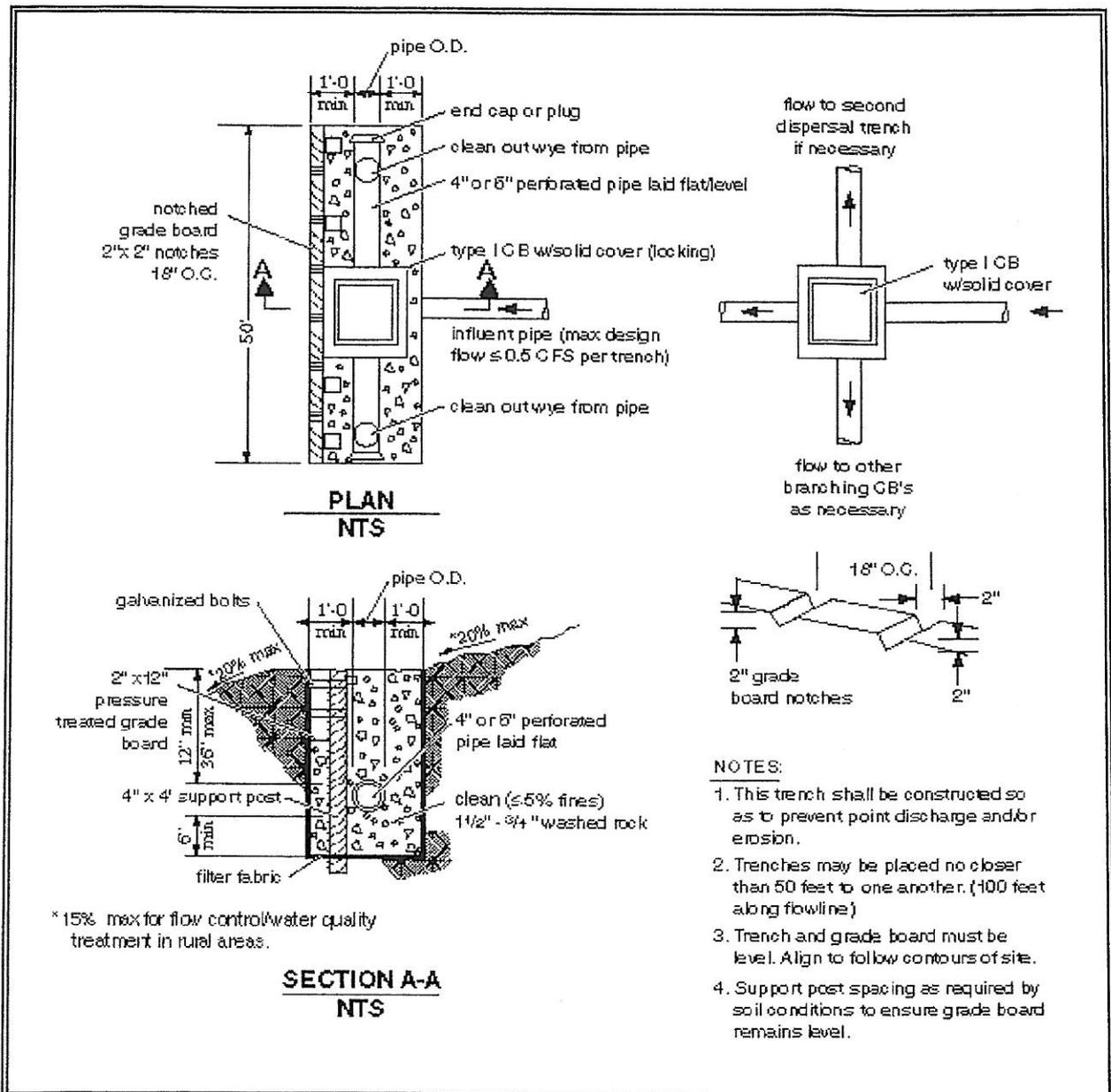
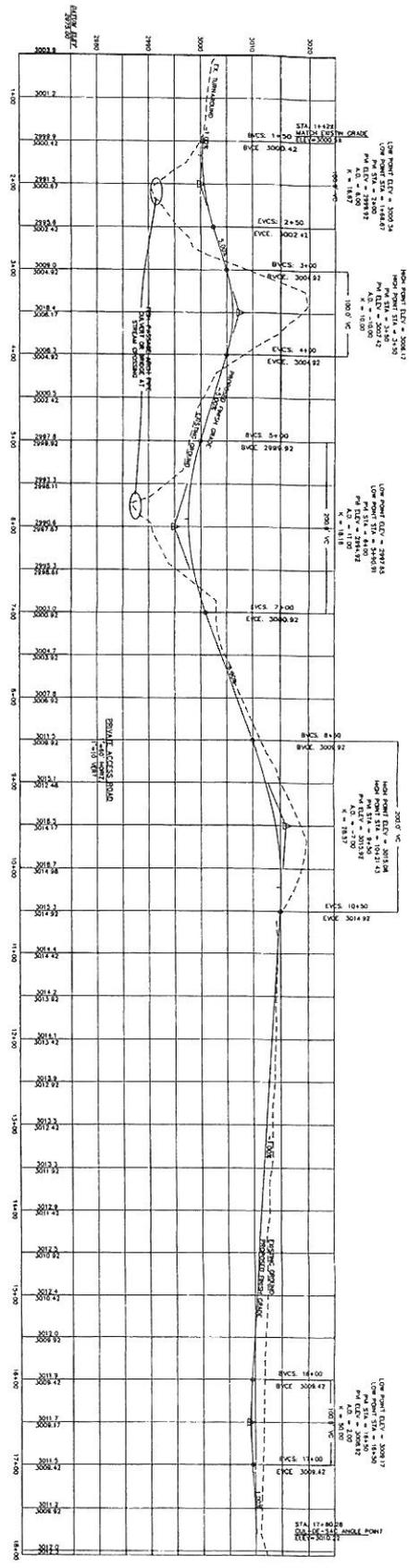


Figure 6.5.3 – Standard dispersion trench with notched grade board



DATE	11/11/19
BY	CM
CHECKED	CM
SCALE	AS SHOWN
PROJECT	PRIVATE ACCESS ROAD
DATE	11/11/19

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLELLUM, WA 99222
PHONE (509) 874-7433
FAX (509) 874-7418

PREPARED FOR
**YELLOWSTONE TRAIL
ESTATES**

**PRIVATE ACCESS ROAD
PROFILE**

REVISIONS	BY	DATE

ON THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENG. AND SURV.

Katie F. Cote

From: Judy Eib [passjudy@gmail.com]
Sent: Thursday, August 13, 2009 9:18 AM
To: Katie F. Cote
Subject: yellowstone trail estates

Follow Up Flag: Follow up
Flag Status: Flagged

August 13, 2009

Dear Ms. Cote,

I would like to express my concerns about the Yellowstone Trails Estates plat application. I am a resident on Yellowstone Rd. in Snoqualmie Pass, WA. I have lived on the pass for over 30 years. Having seen several new developments built over that time, I have observed several negative results and do not wish to see them repeated in this neighborhood.

Snow removal and road plowing are two of the main issues. If traffic increases on this road and there are more county roads to plow, it will impact us all in a negative way. Several times during normal winters we have been trapped on this dead end road because of late plowing or cars stuck in the road. Floods have also occurred more than once and Yellowstone Trails Estates is located at the low end of our water flow, making it extremely vulnerable to flooding. The traffic increase alone would negatively impact all of us since this is the only way in or out.

Wetlands and environmental impact studies are most likely to come next and I want to be assured that they will be done accurately. The area in Section 9 where the development is planned is filled with wildlife. There may even be endangered bull trout upstream in Coal Creek from Lake Keechelus where they have been observed. This area is adjacent to the Oscar Fech property where a study was already conducted which documented several species and a delicate ecological system. I would hate to see this property disturbed by a housing development.

Please keep me updated on the public hearings for this project so I can continue to express my concerns.

Sincerely,

Judy A. Eib
650 Yellowstone Rd.
PO Box 1
Snoqualmie Pass, WA 98068

13 August 2009

Via Facsimile (509)962-7682

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

Re: Proposed Development of Yellowstone Trail Estates LP-09-00006

Dear Sir or Madam:

We own a home at 151 Mountain Home Road, Snoqualmie Pass, WA, 98068. Our property is adjacent to Coal Creek. The proposed development of the wetland area in LP-09-00006 is a concern to us.

The last several years there has been considerable flooding of Coal Creek in winter. The flooding has damaged our private road, Mountain Home Road, as well as the public Yellowstone Trail Road. We had a several inches of flood water in the ground level of our home in January of 2009, which has never happened before. Yellowstone Trail Road also sustained significant damage in the flooding this year.

The land being considered for development is a wetland area. There is no mention in the proposal of the true nature of the land being developed. We are disturbed at the notion of potential drainage issues as well as the destruction of wildlife habitat, which can never be restored. The application for LP-09-00006 states there is a likelihood of "Determination of Non-Significance" with regard to the environmental review. We do not feel there has been fair assessment of the land involved as a wetland area.

We are opposed to the high density development, which is out of character for the Yellowstone Trail area. Land available for development in the Snoqualmie Pass area zoned Residential is abundant. The lower density development in the Yellowstone Trail Road area is one of the reasons we chose to purchase our lot on Mountain Home Road. The majority of properties are .25 acre and larger in the Yellowstone Trail neighborhood.

Please provide us of any notice of hearings or planned actions with regard to LP-09-00006. Please send us copies of any decisions that are made. We can be reached at the following address:

Susannah and Jim Lake
2407 64th Avenue SE
Mercer Island, WA 98040
Home 206-236-0177
Susannah Cell 206-227-2720
Jim Cell 206-235-6920

RECEIVED
AUG 13 2009
Kittitas County
CDS

RECEIVED
AUG 13 2009
Kittitas County
CDS

Thank you very much,



Susannah Lake



Jim Lake

LAW OFFICES OF
MCNAUL EBEL NAWROT & HELGREN
A PROFESSIONAL LIMITED LIABILITY COMPANY

600 UNIVERSITY STREET, SUITE 2700
SEATTLE, WASHINGTON 98101-3141
TELEPHONE: (206) 467-1816
FACSIMILE: (206) 467-5128

ERIN G. HOWSHAR

E-MAIL: EHOWSHAR@MCNAUL.COM

August 13, 2009

VIA FACSIMILE – (509) 962-7682

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

Re: Proposed Development of Yellowstone Trail Estates LP-09-00006

Dear Sir or Madam:

We own a home at 211 Mountain Home Road, Snoqualmie Pass, WA, 98068. Mountain Home Road is a private road running east/west near the south termination of Yellowstone Trail Road, and parallel to a portion of the proposed development. Our property is also adjacent to Coal Creek, which runs south parallel to the existing Yellowstone Trail Road. According to the surveyor, our property is within 10-15 feet of the proposed Yellowstone Trail Estates development.

We are concerned about the effect that proposed development of Yellowstone Trail Estates would have on Coal Creek, Mountain Home Road and our property. Coal Creek has been a consistent source of flooding issues for the Mountain Home Road Owner's Association. The creek has flooded several times in the past few years. The damage caused by the flooding has wiped out portions of Mountain Home Road, destroyed driveways and flooded several homes.

It is clear from the survey submitted with the development application for Yellow Stone Trail Estates that all of the creeks that exist in the proposed development area are not shown on the proposed plat. There are at least three main tributaries to Coal Creek located in the proposed development area. In addition, the area in between the creeks is clearly marsh land. During the heavy fall rains and the spring run-off, the creeks all run very high, and the wetland areas in between the creeks absorb much of the overflow.

We are concerned that any downstream development will increase the potential for severe flooding of Mountain Home Road in the future. The development application LP-09-00006 does not include any provisions to account for upstream watershed. Proper planning and mitigation is required to avoid flooding, erosion, and property damage to existing homeowners in the Yellowstone Trail Road area. We also question the advisability of building in a wetland area in the first place. This could create a number of problems for new homeowners in the proposed development.

RECEIVED

AUG 13 2009

Kittitas County
CDS

Kittitas County Community Development Services

August 13, 2009

Page 2

We are also concerned that the application appears to be either incomplete or providing incorrect information. First, the application does not disclose that the proposed development is in a wetland area, and the survey is incomplete in this regard. It also fails to disclose that the property contains wetland vegetation, including cattails, skunk cabbage, and other wet soil plants. Any consideration of the application should require accurate mapping and preservation of these wetlands. Finally, the application does not disclose the many types of wildlife that will be disturbed by the development, including elk, bear, eagles, and freshwater fish that live near and in Coal Creek and the surrounding wetlands. Any consideration of the application should require preservation of the habitats of these animals.

Furthermore, given the abundance of development and the over-abundance of vacant lots that already exist at Snoqualmie Pass, and especially given the difficulty that homeowners already face when selling their homes or vacant lots in this area, we question why any land that is currently zoned as Forest and Range should be converted to residential. One of the main reasons we purchased our property was because of the forest land that is adjacent to our property.

We would encourage you to maintain one of Snoqualmie Pass' best assets, its Forest and Range lands. And if you are inclined to re-zone, we would request that you not do so until you have fully assessed the feasibility of building in the proposed wetland area.

Finally, we request that Kittitas County provide us with notice of any hearings or planned actions regarding the proposed development, as we would like to participate in this process. We also request copies of any decisions once made. Our mailing address and contact information is as follows:

Mike and Erin Howshar
1900 Alaskan Way, #407
Seattle, WA 98101
(206) 999-4348 phone
(206) 381-1929 fax

Thank you for considering the matters addressed above.

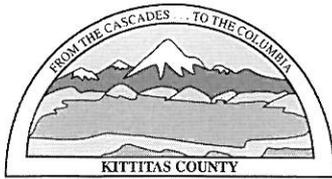
Sincerely,



Erin G. Howshar



Michael T. Howshar



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services
FROM: Christina Wollman, Planner II CW
DATE: May 18, 2010
SUBJECT: Plat of Yellowstone Trail Estates LP-09-00006

The following shall be SEPA mitigation:

1. 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 with consultation with WDOE 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. Road and site construction shall not begin prior to stormwater system design approval. The stormwater plan shall also include rain on snow events and address runoff from snow storage areas.
2. Snow Storage and Removal: A final Snow Removal and Storage Plan shall be submitted to Public Works for review and approval in consultation with WDOE and WDFW prior to final approval. Sufficient area shall be reserved for snow storage assuming an average of 35' of snow during the winter season. This may require the adjustment of lot lines.
3. Snow Storage Runoff: Runoff from snow storage areas shall not cross property lines. All runoff shall be captured within the project site.
4. Off-Site Stormwater: Off-site stormwater impacting the development shall not be captured, stored, or transported within the county or state rights of way.
5. On-Site Stormwater: Stormwater and surface runoff must be retained and treated on-site and not be allowed to flow onto WSDOT rights of way.
6. Wetland and Stream Crossings: Crossing designs shall be submitted to Public Works for review and approval in consultation with WDFW. Crossings shall be designed to the most current requirements at the time of construction.

The following shall be conditions of preliminary approval:

Page 1 of 3

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

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. Lot 24 Access: Lot 24 is accessed by a 121' long by 10' wide driveway. Based on an average snow accumulation of over 35-feet, a 10' wide driveway of this length will place an excessive burden on the homeowner during snow removal, and may cause issues with the neighbors in Lots 25, 23 and 22. Please see the attached photos which show snowfall on Yellowstone Road. Public Works recommends the lots be adjusted to allow all lots direct access to the private road.
4. Property Line Corrections: Property lines in the northwest corner of the plat shall be drawn to reflect the actual location of Kittitas County right of way and the southernmost portion of the Holiday Hill Plat.
5. Yellowstone Road Cul-de-Sac: That portion of the cul-de-sac lying outside of the Yellowstone Road right-of-way shall be dedicated to the County for the use of public. The right-of-way dedicated shall have as close to a 55' radius as possible as allowed by the wetlands.
6. Private Road Improvements: Access from Yellowstone Road to the private cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
7. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110-feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. 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.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. 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.
11. 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.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

August 24, 2009

Katie Cote
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Yellowstone Trail Estates, LP-09-00006,

Dear Mrs. Cote:

After conducting a review of the above named project, I have the following comments:

- Design & construction must comply with Kittitas County Code, Kittitas County Zoning, the 2006 International Fire & Building Codes, and all other development agreements.
- Given the provided pre-review documents, these residences will require fire flow of 1000 gpm (Gallons/Minute) for a duration of no less than 30 minutes. A reduction in required fire flow of 50 percent, is allowed when the buildings are provided with an approved automatic sprinkler system.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A standpipe or hydrant system with an adequate source of water (supply), a distribution system and adequate pressure for delivery shall be installed for this plat. Hydrant spacing shall comply with International Fire Code and its appendices' requirements.
- A separate permit & deposit shall be required for installation of a hydrant/standpipe system.
- The Kittitas County Fire Marshal's Office will require a minimum of (3) three complete sets of plans for full review; (1) Office Copy, (1) Permit Copy, (1) Fire Department Copy.
- No slope or grade greater than 12% shall be allowed,

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7657.

Sincerely,

Barry R Kerth
Deputy Fire Marshal



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

August 10, 2009

Dan Valoff
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Valoff:

Thank you for the opportunity to **comment** during **the** optional determination of nonsignificance process for the **Yellowstone Trail Estates** subdivision of approximately 18.09 acres into 55 single-family residential lots, proposed by Gary Maughan [LP-09-00006]. We have reviewed the documents and have the following comments.

Water Resources

The water 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**.

Information for the applicant:

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 Brean Zimmerman at (509) 454-7647.

Water Quality

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



Mr. Valoff
August 10, 2009
Page 2 of 2

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.

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.

Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.

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

Sincerely,



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



State of Washington
Department of Fish and Wildlife
South Central Region – Ellensburg District Office, 201 North Pearl, Ellensburg, WA 98926
Phone: (509) 925-1013, Fax (509) 925-4702

September 21, 2009

Katie Cote, Contract Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Subject: Yellowstone Trail Estates (LP-09-00006) Notice of Application – follow-up to field review.

Dear Ms. Cote:

I am writing as a follow-up to our field review with Wayne Nelson from Encompass Engineering and Surveying on September 3, 2009. We walked through a portion of the Phase-1 area of the project. The site is topographically complex, with upland areas fragmented by swales and depressions, and steep slopes. There are a number of wetlands and two channels of Coal Creek on the site. Although the forest was logged (presumably clearcut) there are remnants of mature/ancient forest within the property that are valuable habitat elements for wildlife. Except for depicting the first 300-feet of the Coal Creek tributary at the entrance of the parcel, none of this information is depicted on the plat map or discussed in the SEPA checklist.

Mr. Nelson indicated that the proponent would likely revise the plat layout, concentrating development on the north end of the property.

As a follow-up to our site review I have the following additional comments and recommendations.

1. **Update of the Map Is Needed.** The plat map should be updated to include all of the key natural resource features of the site. The map should show how these features extend onto the adjacent parcels sufficiently to indicate the size and extent of these features. Because of the amount of information, it will be necessary to prepare this information as a series of overlays that can be viewed/printed separately or in combination.
 - a. **Watercourses and Wetlands.** There are watercourses and wetlands on and adjacent to the parcel, which are not shown on the original plat map provided for review. The location and extent of these additional watercourses and wetland

should be depicted on the map. The map should also show the location of the watercourses and wetlands, as they continue onto the adjacent parcels to the extent necessary to understand the environmental context of the proposed project. The direction of flow of water in the creeks and through the wetlands should be shown to the extent possible using contour lines. If topography is not detailed enough to show direction of flow, then arrows indicating direction of the drainage would be helpful.

- b. **Remnants of Ancient/Mature Forest.** Some remnants of ancient/mature forest with high-value habitat elements for forest-dwelling wildlife are on the site. To the extent practicable, the patches of mature or old-growth trees with the associated large snags and down logs should be shown on the site.
 - c. **Topography.** Topography should be shown on the plat map. The site is topographically quite diverse and includes depressions, steep slopes, and a complex drainage pattern. Understanding this topography is important to understanding the proposal and its potential effects on the environment, county infrastructure and adjacent properties.
 - d. **Proposed Buffers for Streams and Wetlands.** The streams and wetlands should have appropriate critical area buffers. The proposed buffers should be depicted on the map.
 - e. **Areas designated for snow storage.** The Snoqualmie Pass area can get approximately 50 feet of snow during the course of a winter. Areas intended for snow storage should be shown on the map.
2. **General recommendation regarding site layout.** The site is a complex mosaic and does not lend itself well to a simple subdivision lot grid. As a first step, I recommend identifying and locating the key natural resources including the streams, wetlands, and the remnant patches of ancient/mature forest, and superimpose this information over a topographic map of the site. With this information it may be possible to cluster roads and development in a manner that minimizes impacts to these natural resources and best fits the topography of the site.
3. **Buffer Concept Recommendations.** Because of the mosaic-like character of the site, a buffer of variable width is probably the most practical for the development. I recommend that buffer areas be integrated with the creeks, incorporating wetlands and old forest patches to the greatest extent possible. In this way, the buffer areas would be connected, providing an ecological connection and physical pathway for movement of wildlife and water.

As noted in my August 17th letter, fish are present in Coal Creek and its tributaries. These streams have a stair-step profile, which is essential for stream stability and as well as for habitat for fish. Large woody debris (logs, stumps, rootwads, etc.) is a key component of these stairsteps and must be replenished over time. The riparian buffer must be wide enough to allow for large trees to grow and eventually fall across and/or into the stream over time to maintain these stairsteps.



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AUG 17 2009

Kittitas County
CDS

State of Washington

Department of Fish and Wildlife

South Central Region - Ellensburg District Office, 201 North Pearl, Ellensburg, WA 98926

Phone: (509) 925-1013, Fax (509) 925-4702

August 17, 2009

Katie Cote, Contract Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Subject: Yellowstone Trail Estates (LP-09-00006) Notice of Application.

Dear Ms. Cote:

I have reviewed the information you sent regarding the proposed Yellowstone Trail Estates plat. This site has previously been proposed for development and we are generally familiar with the site. From our initial review it is evident that the plat, as currently proposed, would have significant adverse impacts to fish, wildlife, streams, wetlands and water quality. Adverse hydrologic impacts from the plat would extend downstream to adjacent landowners and public property and infrastructure.

The application material you provided does not accurately represent the site. I note that there are wetlands on the site and there are two channels of Coal Creek in the immediate vicinity of the project. Fish are present in both channels of coal creek and in its tributaries. (There is a potential for juvenile bull trout, a federally listed threatened species, to be present in the streams presently or in the future following improvements to road crossing structures downstream.)

Key issues for this project include the following items:

Aquatic resources and buffer areas need to be identified and delineated on the project and adjacent parcels. This includes the delineation of wetlands, the delineation of both channels of Coal creek including any tributaries and associated wetlands on the parcel and the adjacent parcels. A suitable buffer is needed for all wetlands and stream channels. Because of the location on the cascade crest where heavy rain events and rain-on-snow events are common, a wide buffer capable of maintaining durable riparian vegetation, large trees and a channel with large woody debris is essential to maintaining stable stream channels over time. The buffer width should be consistent with the WDFW PHS riparian recommendations. (Please refer to the following link: <http://wdfw.wa.gov/hab/ripfinal.pdf>).

Katie Cote
August 17, 2009
Page 2 of 2

A bridge will need to be constructed across Coal Creek. The bridge will need to have approximately a 50-foot clear span of the creek.

Snow removal and snow storage are key issues for this project. The Snoqualmie Pass area can get approximately 50 feet of snow during the course of a winter. Snow storage should be in areas other than streams, wetlands and critical areas. The plat as proposed does not provide sufficient area for snow storage.

Stormwater needs to be routed, stored and detained to meet WDOE stormwater manual guidance. Locations for stormwater treatment, retention and detention should be identified on the plat. Any proposal for discharge of stormwater to surface waters should be identified as to location and manner of discharge. Because the proposed development intensity will remove most protective vegetation that would otherwise moderate rain-on-snow events, space for substantial retention and detention areas needs to be included in the preliminary site plan.

In summary, the information submitted for the project does not accurately represent the conditions of the site. I recommend the application be withdrawn and the proponent provide accurate and additional information regarding the above issues. It would also be helpful if the proponent would stake the project boundary and the road centerline on the site to allow for reasonable site review.

The project as currently proposed will have significant adverse impacts to fish, wildlife, streams, wetlands and water quality. Without changes to the proposal, a Determination of Significance is the appropriate SEPA threshold determination for this project.

Sincerely,



Brent D. Renfrow
District Habitat Biologist

Cc: Perry Harvester, WDFW

There are some remnant patches of ancient/mature forest on the parcel that have high-value habitat elements (e.g. large diameter trees, standing snags, and down logs) for forest-dwelling wildlife. It is desirable to incorporate these patches into the buffer areas to the greatest extent possible. Because of the extensive logging in the Snoqualmie Pass area, old growth forest features are relatively uncommon and would be particularly beneficial if captured within the buffer areas. The loss of these elements would adversely affect old-growth-dependent wildlife.

A bridge will need to be constructed across the unnamed tributary of Coal Creek to access the property. A bridge at the location shown on the current site plan will need to have approximately a 50-foot clear span of the creek. Depending upon the road location, an additional bridge will be needed across the main channel of Coal Creek and new culverts will be needed for crossings of small tributary streams on the site. A Hydraulic Project Approval from the Department of Fish and Wildlife is required for any work affecting the channel, bed or flow of the watercourses.

In conclusion, the application material does not accurately describe the character of the site. Additional map and text information is needed for this project. We discussed some of the needed information in the field and I have tried to clarify those needs in this letter. The proponent has indicated that it is likely that the project will be revised and some additional information collected. Please let me know if there is information or assistance that WDFW can provide.

The project as currently proposed will have significant adverse impacts to fish, wildlife, streams, wetlands and water quality. Without changes to the proposal, a Determination of Significance is the appropriate SEPA threshold determination for this project and an EIS should be prepared. Adverse hydrologic impacts from the plat would extend downstream to adjacent landowners, public property and infrastructure.

Sincerely,

Brent D. Renfrow
District Habitat Biologist

Cc: Perry Harvester, WDFW
Wayne Nelson, Encompass Engineering
Dan Valoff, KCCDS

Dan Valoff

From: Patricia A GarveyDarda [pgarveydarda@fs.fed.us]
Sent: Friday, August 07, 2009 1:54 PM
To: Dan Valoff; Judy Hallisey
Subject: Yellowstone Estates

Hi Dan, I have concerns regarding the Yellowstone Estates development. My concerns are related to impacts to water quality in the Hyak area. As you are aware, the I-90 project is having a really tough time meeting storm water standards. The increased highway capacity is going to increase water quality issues in Lake Keechelus. Is the development considering the cumulative effects of I-90, the maintenance facility, ski area, etc. I am also concerned about the impacts to Coal Creek (which drains into Lake Keechelus) and wetland habitats..

I am also concerned about the use of the existing sewer treatment facilities. My understanding is that a portion of the sewage treatment facility in Hyak involves a sewage spray field on National Forest System Land (a Special Use Permit administered by the Mt. Baker Snoqualmie National Forest). These types of facilities are getting phased out throughout the National Forest System. Do you know if the Sewer District is dependent upon on this spray field to meet the sewer capacity? I am also concerned about whether this spray field is monitored for water quality.

Thanks for listening!

Patricia A. Garvey-Darda
Wildlife Biologist
I-90 Snoqualmie Pass East Project Coordinator
Cle Elum Ranger District
Okanogan/Wenatchee National Forest
803 W. 2nd St.
Cle Elum, Washington 98922
pgarveydarda@fs.fed.us
(509) 852-1029
(509) 899-0448 (cell)

Dan Valoff

From: Mandy Weed on behalf of CDS User
Sent: Monday, August 03, 2009 12:05 PM
To: Dan Valoff; Jeff Watson
Subject: FW: Yellowstone Trail Estates LP-09-00006 and Sturgis Plat PL-09-00005

Mandy Weed

From: Cannon, Heather (DOH) [mailto:Heather.Cannon@DOH.WA.GOV]
Sent: Monday, August 03, 2009 11:42 AM
To: CDS User
Cc: Rodriguez, Richard (DOH); Justus, Tom (DOH); Zimmerman, Breean (ECY)
Subject: Yellowstone Trail Estates LP-09-00006 and Sturgis Plat PL-09-00005

Please consider the following Notice of Application comments:

To: Katie Cote, Contract Planner
Date: August 3, 2009
Re: Yellowstone Trail Estates LP-09-00006

This project is a new 55-lot subdivision located in Kittitas County proposing water service from Snoqualmie Pass Utility District. Please contact the Department of Health Office of Drinking Water Northwest Regional Office for information on the Snoqualmie Pass Utility District water system.

If the proposal changes and one or more new public water systems are proposed to supply some or all of the 55 lots, then the applicant must gain Department of Health approval of these systems(s) before construction begins. Water systems proposed to serve 15 or more residential connections, or 25 or more residents, must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins.

If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

To: Katie Cote, Contract Planner
Date: August 3, 2009
Re: Sturgis Plat PL-09-00005

This project is a new 9-lot subdivision proposing individual wells to serve water.

If the proposal changes and one or more public water systems are proposed to supply some or all of the 9 lots, then the applicant must gain Department of Health approval of these systems(s) before construction begins. Water systems proposed to serve 15 or more residential connections, or 25 or more residents, must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins.

If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

Heather Cannon

Regional Planner
Office of Drinking Water
DOH / Division of Environmental Health
16201 E Indiana AVE, STE 1500
Spokane Valley, WA 99216
Phone (509) 329-2121
Fax (509) 329-2104

Public Health - Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw



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AUG 03 2009

**Kittitas County
CDS**

July 30, 2009

Katie Cote, Contract Planner
Community Development Services, Kittitas County
Ellensburg, WA 98926

Dear Katie,

Thank you for the opportunity to comment on the Yellowstone Trail Estates Preliminary Plat application (LP09-00006). As a reminder, Washington State Forest Practice Rules may apply to the proposal if timber is harvested or roads are built across forest land. A Forest Practice Application may be obtained at the Southeast Region Office in Ellensburg or at our website: www.dnr.wa.gov. Thank you for the opportunity to comment on this proposal.

Please contact me if you have any questions.

Sincerely,

Bart Ausland
DNR Forest Practices Coordinator
509-925-8510



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

July 29, 2009

Katie Cole, Contract Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Yellowstone Trail Estates Plat LP-09-00006

Dear Ms. Cole,

Thank you for the opportunity to comment on the Yellowstone Trail Estates Plat, LP-09-00006. Pursuant to the Memorandum of Agreement between Kittitas County and the Washington State Department of Ecology all residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements. The requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

"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. "

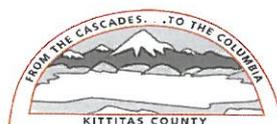
AND

"Metering will be required on all new residential well connections and 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 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.

**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

6



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

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from Washington State Department of Ecology will meet the water availability requirement. If there is not an existing well on the plat, then a **water availability report** with documentation and evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted for review.

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine if the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

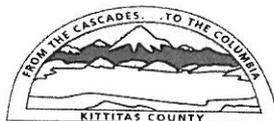
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

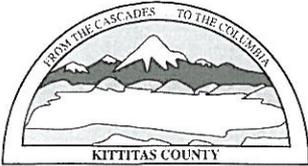
James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**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
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F: 509.962.7052



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Yellowstone Trail Estates (LP-09-00006)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: July 28th, 2009

I certify that the following documentation:

- Notice of Application for the Yellowstone Trail Estates Plat (LP-09-00006)

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

Signature

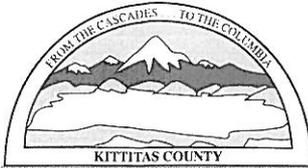
Candie Leader
County of Kittitas
State of Washington

Subscribed and sworn to before me this 31 day of July, 2009

Amanda J. Weed
Notary Public for the State of Washington residing
in Ellensburg.



My appointment expires: January 9th, 2010



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: July 29, 2009
Application Received: June 18, 2009
Application Complete: July 9, 2009

Project Name (File Number): Yellowstone Trail Estates (LP-09-00006)

Applicant: Encompass Engineering & Surveying, agent for property owner Gary Maughan

Location: Three tax parcels, located at the end of Yellowstone Road just east of Interstate 90 near the summit of Snoqualmie Pass at the eastern half of Section 9, T22N, R11E, W.M. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-0914-0015, & 22-11-09041-0001.

Proposal: Landowner Gary Maughan has submitted a Preliminary Plat application to subdivide approximately 18.09 acres into 55 single-family residential lots. The subdivision will be completed in two phases: Phase I – Lots 1-40 and Phase II Lots 41-55. Each lot will be a minimum of 6,000 square feet. The subject property is zoned Forest and Range. The project is proposed to have water and sewer service provided by the Snoqualmie Pass Utility District. A snow management plan and conceptual engineered stormwater and road plans have been requested. Final plat approval, grading permits, and building permits will be required.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 13, 2009. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

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

Designated Permit Coordinator (staff contact): Katie Cote, Contract Planner: (206) 382-9540; email at kcote@gordonderr.com

Kittitas County Fire Marshal

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

Anna Nelson
GordonDerr Attorneys at Law
2025 First Ave. Suite 500
Seattle, WA 98121-3140

KCFD #51 (Snoq. Pass)
PO Box 99
Snoqualmie Pass, WA 98068

Easton School District 28
P.O. Box 8
1893 Railroad Street
Easton, WA 98925

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

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

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

Washington Dept. of Ecology
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

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

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

John Marvin
Habitat Biologist
Yakima-Klickitat Fisheries Project
771 Pence Rd.
Yakima, WA, 98908

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

Forest Service
803 West Second Street
Cle Elum, WA 98922

Jim Boyle
PO Box 39
Ronald, WA 98940

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

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

CNL INCOME SNOQUALMIE LLC
450 S ORANGE AVE 12TH FL
ORLANDO FL 32801-

DROPPELMAN, RICHARD J &
DROPPELMAN, DEAN M
4128 EASTERN AVE N
SEATTLE WA 98103-

TANNER, VIRGINIA M TRUSTEE
2363 W VIEWMONT WAY
SEATTLE WA 98199

HOLKO, MICKAL A
28918 SE 216TH WAY
MAPLE VALLEY WA 98038

USA (WNF)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE WA 98801

MC LAUGHLIN, SCOTT D ETUX
% WASHINGTON MUTUAL BAN
3060 139TH AVE SE 2ND FL
BELLEVUE WA 98005

SIMMONS, STEPHEN
PO BOX 34
SNOQUALMIE PASS WA 98068

LINDOR, VANCE E.
13262 GIBRALTER RD
ANACORTES WA 98221-

MARDEE LAKE, INC.
% FECH, OSCAR
24 KELVIN PL SW
CALGARY ALBERTA CAN T2V2I

KERN, BRANDON M ETUX
PO BOX 643
NORTH BEND WA 98045-

SOLBERG, JOHN S.
20905 17TH PL W
LYNNWOOD WA 98036

STEIL, ROBERT TRUSTEE &
ANDERSON, NORMAN
901 OCCIDENTAL AVE S
SEATTLE WA 98134

WEST COAST BANK
665 WOODLAND SQ LOOP SE
LACEY WA 98509-5698

STROBRIDGE, BRUCE &
RADDATZ, VI
734 TAFT
PORT TOWNSEND WA 98358-

HOWSHAR, MICHAEL T ETUX
1900 ALASKAN WAY #407
SEATTLE WA 98101

MACRAE, COLIN
2714 228TH AVE SE
BOTHELL WA 98021

STROBRIDGE, BRUCE &
RADDATZ, VI
734 TAFT
PORT TOWNSEND WA 98358-

REALL, BRETT ETUX
20830 SE 293RD ST
KENT WA 98042-

MC LAUGHLIN, SCOTT D
18440 4TH AVE SW
SEATTLE WA 98166-

HEYER, JUDITH
GENERAL DELIVERY
SNOQUALMIE PASS WA 98068

SAROT, DENISE
131 MOUNTAIN NOME RD
P.O. BOX 215
SNOQUALMIE PASS, WA 98068-

MOLDOVAN, GAVRILA ETUX
4613 240TH ST SE
BOTHELL WA 98021

KULESZA, KRISHNA
PO BOX 81
SNOQUALMIE PASS, WA 98068-

LAKE, JAMES H ETUX
2407 64TH AVE SE
MERCER ISLAND WA 98040

KITTITAS COUNTY PUBL.

DAILY RECORD
401 N MAIN ST
ELLENSBURG WA 98926
(509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1 Memo Bill Period 08/2009		2 Advertiser/Client Name KITTITAS CO. PUBLIC WORKS DEPT	
23 Total Amount Due 129.70		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 08/04/09	6 Billed Account Number 24924	7 Advertiser/Client Number JOSH . 24924

8 Billed Account Name and Address KITTITAS CO. PUBLIC WORKS DEPT 411 N RUBY STREET ELLENSBURG WA 98926 <i>COS</i>		Amount Paid: <hr/> Comments: Ad #: 26358
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
07/29/09	26358 LEG2	NOTICE OF APPLICATION 07/29 DR	1X 15.66 15.66	1 8.25	129.70	129.70

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 129.70
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KITTITAS COUNTY PUBL.

(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 26358	25 Advertiser Information 1 Billing Period 08/2009	6 Billed Account Number 24924	7 Advertiser/Client Number 24924	2 Advertiser/Client Name KITTITAS CO. PUBLIC WOR
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NOTICE OF APPLICATION

Project Name (File Number):
Yellowstone Trail Estates (LP-09-00006)

Applicant: Encompass Engineering & Surveying, agent for property owner Gary Maughan

Location: Three tax parcels, located at the end of Yellowstone Road just east of Interstate 90 near the summit of Snoqualmie Pass at the eastern half of Section 9, T22N, R11E, W.M. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-0914-0015, & 22-11-09041-0001.

Proposal: Landowner Gary Maughan has submitted a Preliminary Plat application to subdivide approximately 18.09 acres into 55 single-family residential lots. The subdivision will be completed in two phases: Phase I Lots 1-40 and Phase II Lots 41-55. Each lot will be a minimum of 6,000 square feet. The subject property is zoned Forest and Range. The project is proposed to have water and sewer service provided by the Snoqualmie Pass Utility District. A snow management plan and conceptual engineered stormwater and road plans have been requested. Final plat approval, grading permits, and building permits will be required.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 13, 2009. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

AFFIDAVIT OF PUBLICATION

I, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, That she is the Office Manager of the Daily Record, a daily aid newspaper is a legal newspaper and has been approved as a legal newspaper of the superior court in the county in which it is published and it is published for more than six months prior to the date of the publications and it is published in the English language continually as a newspaper in Kittitas County, Washington, and it is now and during all of said time printed and published in the County of Kittitas, Washington.

IN AND FOR THE COUNTY OF KITTITAS, WASHINGTON
S CO. PUBLIC WORKS DEPT

OF APPLICATION PROPOSAL FOR PUBLICATION OF PRELIMINARY PLAT MAPS
OF APPLICATION PROPOSAL FOR PUBLICATION OF PRELIMINARY PLAT MAPS
ular issues (and not in supplement form) of said newspaper once a week for 1 consecutive week(s), commencing on the following days:

08/09/2009

and that such newspaper were regularly distributed to its subscribers during the period. That the full amount of the fee charged for the foregoing application is the sum of \$129.70 at the rate of \$8.25 per column inch for each insertion.

[Signature]
This 5th day of August in the year of 2009

[Signature]
Notary Public
and for the County of Kittitas, Washington
(City of Ellensburg, Washington)

Notary Public
State of Washington
PATSY A. TENNEY
Notary Public Commission Expires Aug 19, 2009

Environmental Review
(SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

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Designated Permit Coordinator (staff contact): Katie Cote, Contract Planner: (206) 382-9540; email at kcote@gordonderr.com

Date of this Notice of Application: July 29, 2009
Application Received: June 18, 2009
Application Complete: July 9, 2009
Publish Daily Record: July 29, 2009



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: July 29, 2009
Application Received: June 18, 2009
Application Complete: July 9, 2009

Project Name (File Number): Yellowstone Trail Estates (LP-09-00006)

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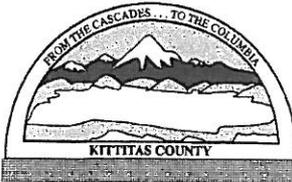
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Date of this Notice of Application:	July 29, 2009
Application Received:	June 18, 2009
Application Complete:	July 9, 2009
Publish Daily Record:	July 29, 2009



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

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

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

DATE:	PLANNER:
PROJECT NAME: Yellowstone Trails Estates Preliminary Plat	FILE NUMBER: LP-09-06

PLEASE COMPLETE THE FOLLOWING:

I, Wayne Nelson, 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.**

Wayne Nelson
Signature

7/15/09
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 _____

LAND USE ACTION

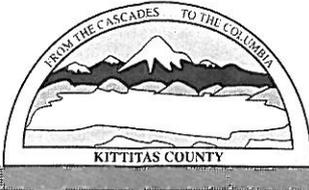
Project: YELLOWSTONE TRAIL ESTATES
PREIMINARY PLAT (LP-09-06)

Description: 2-phase / 56-lot subdivision

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

July 9, 2009

Gary Maughan
Land Owner
22591 Road M
Mattawa, Washington 99344

Wayne Nelson
Authorized Agent
Encompass Engineering and Surveying
108 East 2nd St
Cle Elum, WA 98922

Subject: Determination of Complete Application
Yellowstone Trail Estates Preliminary Plat

Dear Applicant:

Your application for the Yellowstone preliminary plat subdivision was received on June 18, 2009, and has been determined complete on the date of this letter.

Your application meets the requirements of KCC 16.12.010 for a complete application; however the information below is required to continue to evaluate your proposal.

1. Conceptual engineered stormwater plan meeting the requirements of the Eastern Washington Stormwater Manual.
2. Snow Management Plan detailing how snow will be removed from the street, stored, and kept from blocking necessary emergency access ways.
3. Conceptual engineered road plans showing how roads will meet the requirements of the adopted Kittitas County Road Standards.

The deadline for submittal of the above requested information is September 7, 2009. Continued processing of your application will include, but is not limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. **Note: you have 5 days to contact Community Development Services for instructions for posting notice signs at the site as outlined in KCC 15A.03.110.**

2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. A SEPA threshold determination will be made following the expiration of the public comment period. This threshold determination will be made no later than October 7, 2009, unless an extension is requested by the applicant, pursuant to WAC-197-11-310(3).
5. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Hearing Examiner.
6. A public hearing will be scheduled before the Kittitas County Hearing Examiner. At that hearing a recommendation will be made for approval or denial.
7. A closed-record hearing will be scheduled before the Kittitas County Board of Commissioners where final approval or denial will be given.

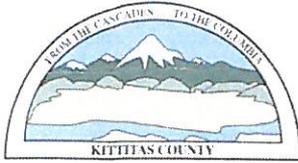
If you have any questions regarding this matter, please contact me at (206) 382-9540, or by e-mail at kcote@gordonderr.com.

Sincerely,



Katie F. Cote
Contract Planner

cc: Jeff Watson, Kittitas County Public Works



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

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS 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 (parent parcel)

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 \$470
 Fire Marshal \$195

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

6-18-09

RECEIPT #

5043

PAID

JUN 18 2009
DATE STAMP
KITTITAS CO.
CDS

NOTES:

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

Name: Gary Maughan
Mailing Address: 22591 Road M
City/State/ZIP: Mattawa, Washington 99344
Day Time Phone: (509) 840-7299
Email Address: garycarol@smwireless.net

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: Encompass Engineering & Surveying
Mailing Address: 108 East 2nd Street
City/State/ZIP: Cle Elum, Washington 98922
Day Time Phone: (509) 674-7433
Email Address: wnelsen@encompasses.net

3. **Street address of property:**

Address: Yellowstone Road
City/State/ZIP: Snoqualmie Pass

4. **Legal description of property:**
See attached

5. **Tax parcel number(s):** see attached

6. **Property size:** 18.09 (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):

The proposed project consists of a subdivision of approximately 18.09 acres into 56 single-family residential lots. The subdivision will be completed in two phases: Phase I - Lots 1-40 and Phase II - Lots 41-55. Phase I will be served by a proposed private roadway accessed from the end of Yellowstone Road and then continued to Phase II. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and would be dedicated to the County as an extension of Yellowstone Road. Both phases will be provided water and sanitary sewer services from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet. Approximately 3.51 acres of open space is proposed for Phase I and approximately 1.70 would be added in Phase II.

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: none

9. What County maintained road(s) will the development be accessing from? Yellowstone Road

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 Gary M. Jensen

6/2/09

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

Date:

X Michael J. Olberg

6-2-09

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
KITITAS COUNTY, WASHINGTON

P-09-XX

NOTE.

OPEN SPACE AREAS ARE ALSO TO BE USED AS SNOW REMOVAL AREAS AND MAY INCLUDE COMMUNITY FACILITIES AND/OR RECREATIONAL USES.



LEGEND

- A QUARTER CORNER, AS NOTED
- PVD REBAR & CAP
- SET REBAR & CAP LSY 18092
- PHASE LINE

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

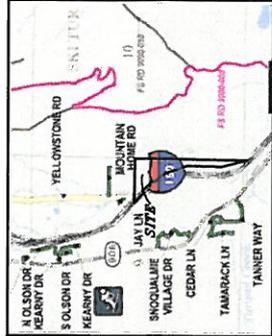
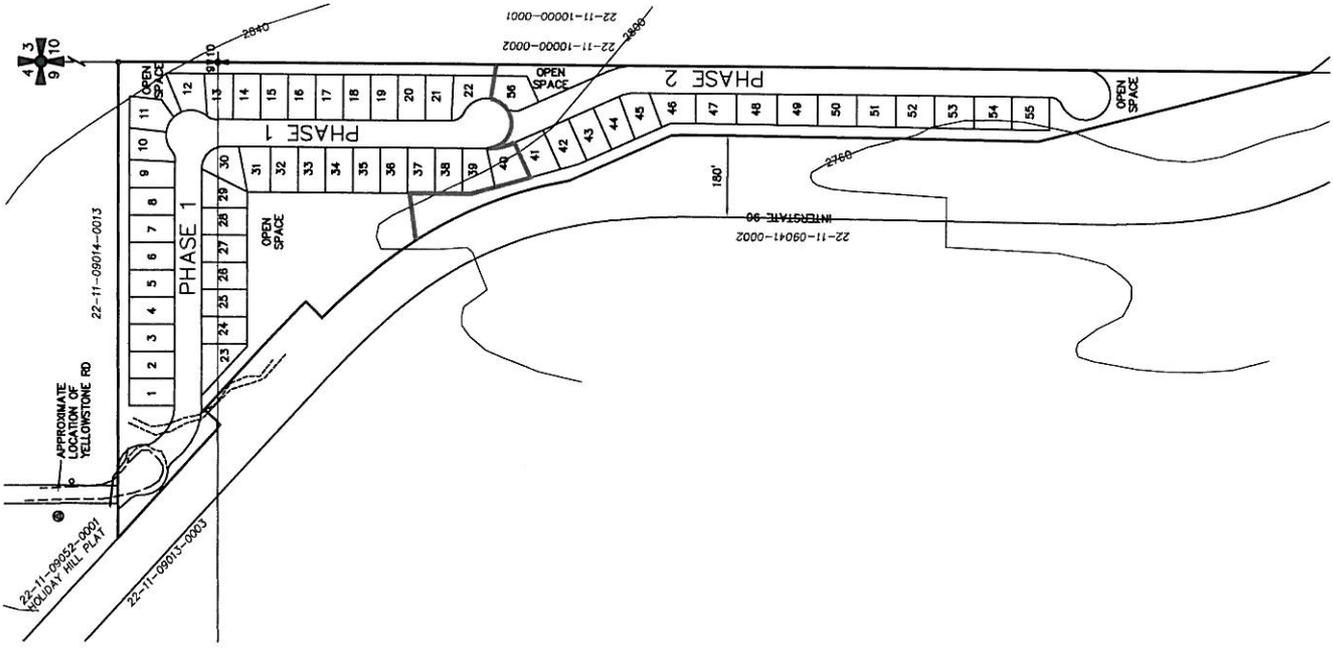
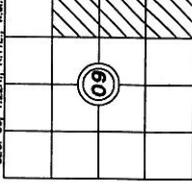
SURVEYOR'S CERTIFICATE

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 GARY MARGHAM
 IN N.W. _____ 20____
 DAVID P. NELSON _____ DATE _____
 CERTIFICATE NO. 18092

GRAPHIC SCALE



INDEX LOCATION
 SEC. 09, T.22N., R.11E., W.M.



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 200____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200____

KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NOS.: 22-11-09014-0014 (147935), 22-11-09014-0015 (317835) & 22-11-09014-0001 (357835)
 DATED THIS _____ DAY OF _____ A.D., 200____

KITITAS COUNTY TREASURER _____

CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NOS.: 22-11-09014-0014 (147935), 22-11-09014-0015 (317835) & 22-11-09014-0001 (357835)
 DATED THIS _____ DAY OF _____ A.D., 200____

KITITAS COUNTY ASSESSOR _____

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: CHAIRMAN _____
 ATTEST: _____ CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



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

PLAT OF YELLOWSTONE TRAIL ESTATES A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.1E., W.M. KITITAS COUNTY, WASHINGTON

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY _____ AS FILED IN BOOK _____ OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NUMBER _____ RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-09014-0014 (147885), 22-11-09014-0015 (317835) & 22-11-09041-0001 (857895) INTO THE CONFIGURATION SHOWN HEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW DRINKING WATER 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 CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



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.....
 SURVEYOR'S CERTIFICATE

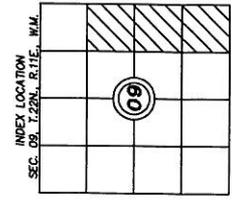
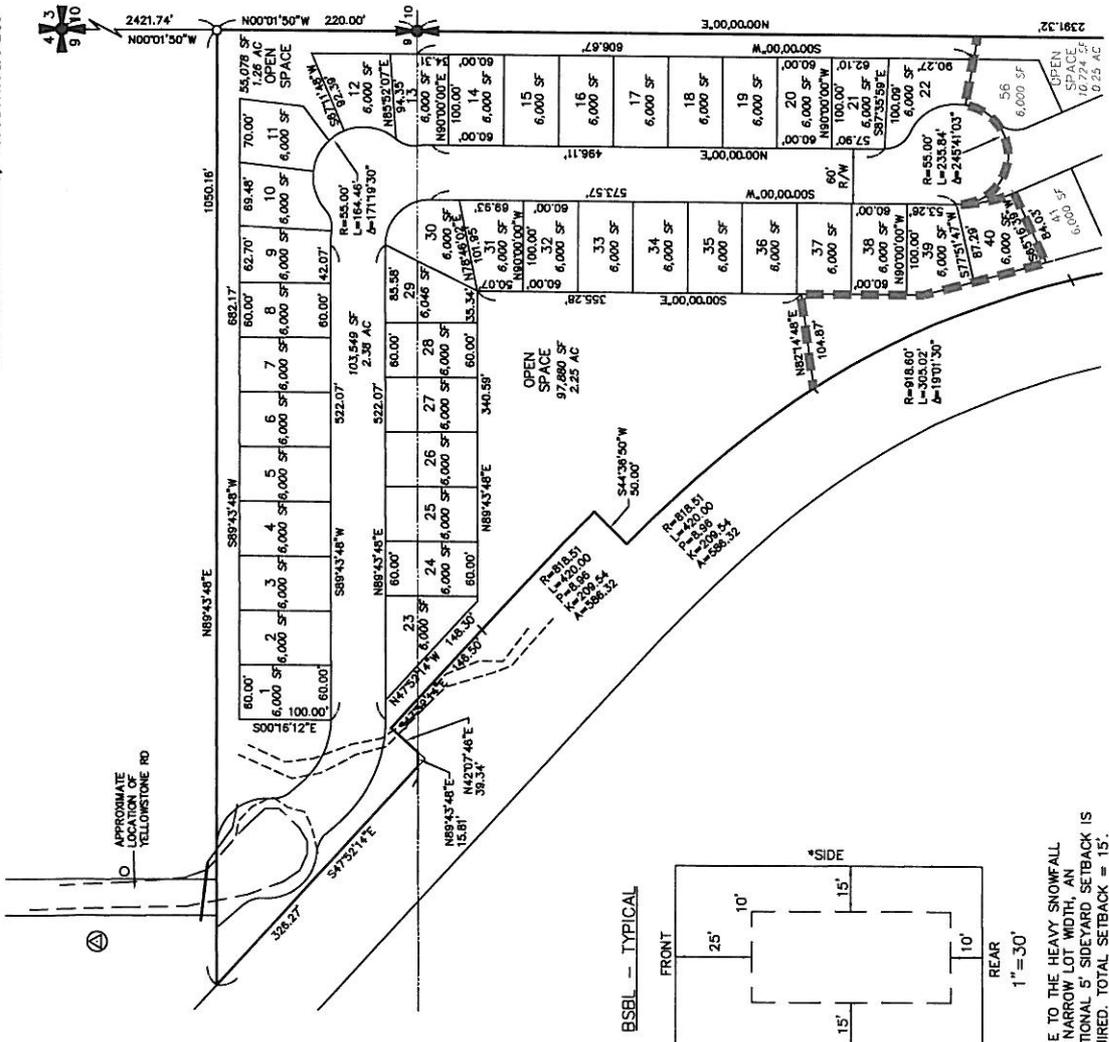
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF.....
 IN.....DATE.....
 DAVID P. NELSON.....DATE.....
 CERTIFICATE NO. 18097.....

DWN BY I.R./G.W. DATE 06/09 JOB NO. 08177
 CHKD BY D. NELSON SCALE 1"=100' SHEET 2 OF 4

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.1E., W.M.,
KITITAS COUNTY, WASHINGTON

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE (509) 674-7433
 FAX (509) 674-7419

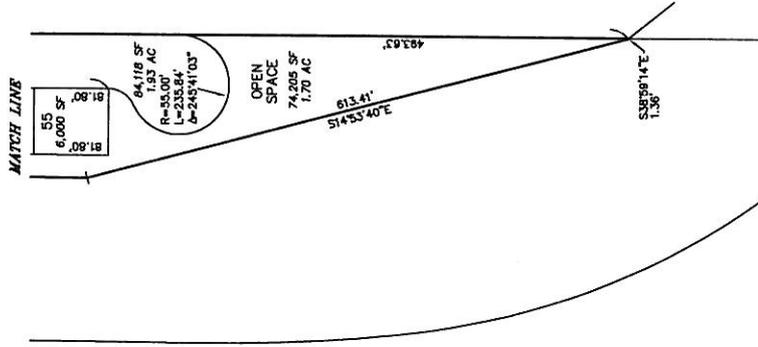
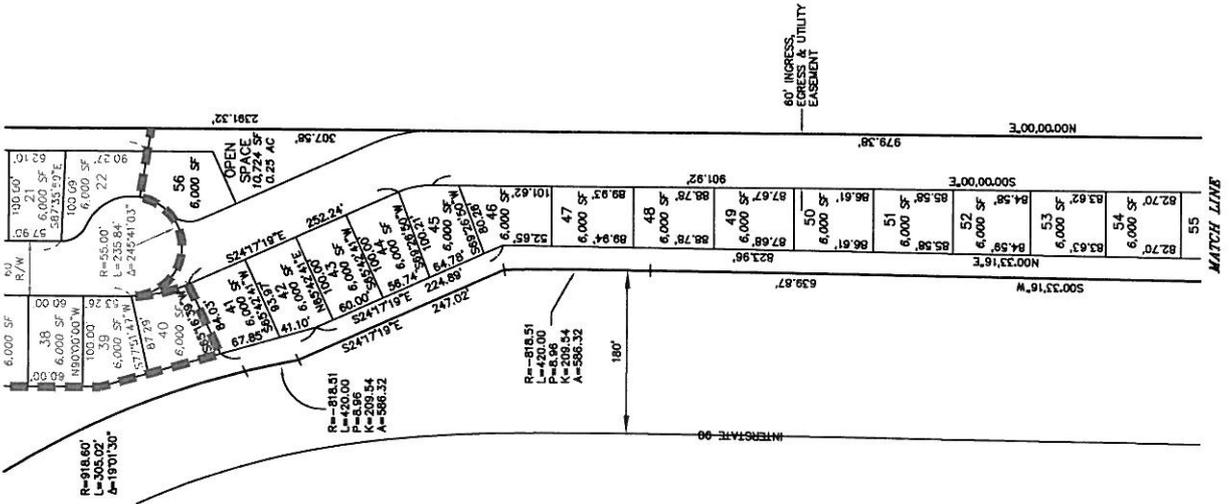
Encompass
 ENGINEERING & SURVEYING



- LEGEND**
- A QUARTER CORNER, AS NOTED
 - FND REBAR & CAP
 - SET REBAR & CAP L 18092
 - PHASE LINE

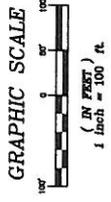
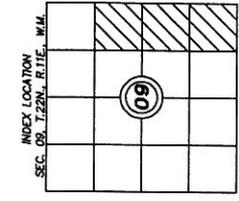
* DUE TO THE HEAVY SNOWFALL AND NARROW LOT WIDTH, AN ADDITIONAL 5' SIDYARD SETBACK IS REQUIRED. TOTAL SETBACK = 15'.

PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
 KITTITAS COUNTY, WASHINGTON



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY [NAME] AS FILED IN BOOK [NUMBER] OF SURVEYS AT PAGES [RANGE] OF THE RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS [RANGE] AS FILED IN BOOK [NUMBER] OF SURVEYS AT PAGES [RANGE] OF THE RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAWAL OF WATER FROM THE SURFACE OF THE WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS [DAY] OF [MONTH] 20[] AT [CITY] M.
 IN BOOK [NUMBER] OF [PAGE] AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME

COUNTY AUDITOR [NAME] DEPUTY COUNTY AUDITOR [NAME]

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 [PARTY NAME] IN [YEAR] 20[]

DAVID P. NELSON DATE []
 CERTIFICATE NO. 18092

PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.11E., W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T.R./G.W.	06/09	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	3 of 4



LEGEND

- A QUARTER CORNER, AS NOTED
- PND REBAR & CAP
- SET REBAR & CAP L 18092
- ▬ PHASE LINE

PLAT OF YELLOWSTONE TRAIL ESTATES A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M. KITITAS COUNTY, WASHINGTON

ADJACENT PROPERTY OWNERS.

- 22-11-09052-001
SCOTT D MCLAUGHLIN ETUX
X WASHINGTON MUTUAL BANK
3060 139TH AVE SE 2ND FL
BELLEVUE WA 98003
- 22-11-09014-0013
DOUGLAS TANNER ETUX TRST
& DOUGLAS R TANNER
ISSAQUAH WA 98027
- 22-11-10000-0001
22-11-10000-0002
USA LUMBER NATIONAL FOREST
215 MELODY LANE
WENATCHEE WA 98801
- 22-11-09015-0003
22-11-09014-0003
CHL INCOME SNOQUALMIE LLC
450 S ORANGE AVE 12TH FL
ORLANDO FL 32801

EXISTING LEGAL DESCRIPTIONS.

- PARCEL 1.**
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH 100 FEET OF THE SOUTH 220 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF THE EASTERLY RIGHT-OF-WAY OF YELLOWSTONE ROAD (SUNSET HIGHWAY) AS MEASURED BY VARIOUS SUTCLIFF DEEDS RECORDED MARCH 12, 1965.
- PARCEL 2.**
THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING EAST OF THE RIGHT-OF-WAY OF SUNSET HIGHWAY, AS SAME WAS LOCATED IN 1946, AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF 1-90.
- PARCEL 3.**
EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITITAS FOR ROAD RIGHT OF WAY, BY DEED RECORDED MARCH 12, 1965, IN BOOK 118 OF DEEDS, PAGE 127, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 319490.
- PARCEL 4.**
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SR-90 (190).

NOTES.

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADMITTED ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE 8% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE REPORTED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE BUYER TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY OF ANY DISCREPANCIES.

Call Before You Dig
1-800-853-4344



PLAT OF YELLOWSTONE TRAIL ESTATES A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.11E., W.M. KITITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 06/09	JOB NO. 08177
CHKD BY D. NELSON	SCALE N/A	SHEET 4 OF 4

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 _____
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 _____ GARY MAUGHAN
IN _____ 2008
DAVID P. NELSON DATE _____
CERTIFICATE NO. 180932

OWNERS:
GARY MAUGHAN & CAROL MAUGHAN &
WIFE AS HER SEPARATE ESTATE
22601 ROAD N ST
MATTWA WA 98344

PARCEL 22-11-09014-0014 (147035)
SUBDIVISION
22-11-09014-0001 &
22-11-09014-0001 (807836)
ACREAGE 18.06 (ASSESSOR'S) 17.48 (SURVEY) - (TOTAL FOR PHASE 1 & 2)
40 LOTS & OPEN SPACE AREAS (PHASE 1)
18 LOTS & OPEN SPACE AREAS (PHASE 2)
WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
ZONE: FOREST & RANGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, GARY MAUGHAN & CAROL MAUGHAN, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBSIDIZE AND PLAT AS HEREIN DESCRIBED.

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

GARY MAUGHAN

CAROL MAUGHAN

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY WERE THE SAME AS SET FORTH IN THE FOREGOING INSTRUMENT, AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MICHAEL ALBERG, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSIDIZE AND PLAT AS HEREIN DESCRIBED.

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

MICHAEL ALBERG

ACKNOWLEDGEMENT

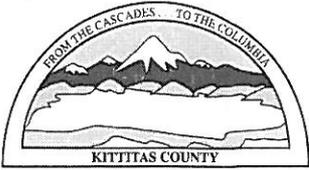
STATE OF _____) S.S.
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY WERE THE SAME AS SET FORTH IN THE FOREGOING INSTRUMENT, AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY APPOINTMENT EXPIRES _____



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST FEE \$470.00

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:

Plat of Yellowstone Trail Estates

2. Name of applicant:

Gary and Carol Maughan and Michael Alberg

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

*Wayne Nelsen
Encompass Engineering & Surveying
108 East 2nd Street
Cle Elum, WA 98922
(509) 674-7433*

KIRK HOLMES, INTERIM DIRECTOR

JAN OLLIVIER, TRANSPORTATION MANAGER

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

4. Date checklist prepared:

June 1, 2009

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Phase I construction (Lots 1 – 4) to occur in 2010 and Phase II (Lots 41 – 46) to be completed within five years.

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

None proposed at this time.

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

A Custom Soil Resource Report was prepared by USDA NRCS.

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

None known.

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

Preliminary and final plat approval by Kittitas County Community Development Services and Construction Stormwater General Permit by Washington State Department of Ecology.

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

The proposed project consists of a subdivision of approximately 18.09 acres into 56 single-family residential lots. The subdivision will be completed in two phases: Phase I - Lots 1-40 and Phase II - Lots 41-55. Phase I will be served by a proposed private roadway accessed from the end of Yellowstone Road and then continued to Phase II. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and would be dedicated to the County as an extension of Yellowstone Road. Both phases will be provided water and sanitary sewer services from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet. Approximately 3.51 acres of open space is proposed for Phase I and approximately 1.70 would be added in Phase II.

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 subject property is located in the East Half of Section 9, T. 22N., R. 11E., W.M., within Kittitas County and is accessed from the end of Yellowstone Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Hilly- 5 to 30 percent slopes.

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

Thirty percent.

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.

According to the NRCS Custom Soil Resource Report, the site consists Of Chinkmin ashy sandy loam.

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

None known or observed during the May 29, 2009 site visit.

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

Approximately 2,500 lineal feet of roadway and underground utilities will be constructed. It is estimated that approximately 7,500 cubic yards of grading and road material will be required. The source of fill and/or road materials is unknown at this time, but will meet or exceed WSDOT specifications.

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

Erosion could occur as a result of clearing and grading if disturbed soils are left exposed during the wet season and/or during storm events.

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

Less than 5% of the site will be covered with impervious surfaces after project construction.

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

A SWPPP will be prepared prior to any ground disturbing activities and a Construction Stormwater General Permit obtained. BMP's will be employed prior, during and after construction activities until such time that the site has been stabilized.

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.

Normal emissions from construction equipment will occur during construction activities. Post-construction emissions will likely include wood smoke from chimneys and automobile emissions commonly associated with residential traffic.

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

None known.

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

All vehicles and equipment will be properly fitted with emissions devices in compliance with Washington State emissions and/or air quality standards.

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.

Coal Creek flows through the property, parallel to I-90.

- 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.

Road construction and future residences will be constructed within 200 feet of Coal Creek.

- 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.

None proposed.

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

None proposed.

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

According to FIRM Community-Panel Number 530095 015 B, the property is not located within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None proposed.

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.

None proposed.

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.

None proposed.

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.

Stormwater will be generated from the proposed roadway and future impervious surfaces, such as driveways and rooftops. Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

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

None known or anticipated.

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

Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

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? _____

Existing Fir trees and understory will be removed to facilitate road construction and underground utilities.

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

None known or identified.

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

Approximately 5.21 acres of the site will be retained as open space.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: _____

- birds: hawk, heron, eagle, songbirds, other: _____
- mammals: deer, bear, elk, beavers, other: _____
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known or identified.

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

None known.

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

Approximately 5.21 acres of the site will be retained as open space.

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. _____

Energy sources for future residences will likely include electricity and wood stoves. The use of solar and/or other alternative energy sources will be encouraged.

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

None known.

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.

Energy-efficient and "green" building practices will be encouraged for future residences.

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.

None known.

1) Describe special emergency services that might be required.

None known.

2) Proposed measures to reduce or control environmental health hazards, if any.

None proposed or necessary.

b. Noise

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

The property is located adjacent to I-90. Normal freeway noise occurs, but should not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise will occur during normal daytime hours.

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

Construction hours will be limited to normal daytime hours, 7:00 a.m. – 6:00 p.m.

8. LAND AND SHORELINE USE

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

The subject property is currently vacant. The site is located within an area of mountain cabins.

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

None known.

c. Describe any structures on the site.

None.

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

None.

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

Forest and Range

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? _____

Not applicable.

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

None known.

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

None.

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

Based upon 2.3 persons per household, approximately 128 people would reside in the subdivision at full build-out.

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

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

The proposed development is consistent with the Comprehensive Plan designation (Rural), is in compliance with the underlying zoning (Forest & Range) and applicable development regulations and compatible with the existing neighborhood. No additional measures are proposed or necessary.

9. HOUSING

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

No units are proposed at this time, but at full build-out, the subdivision will provide for 56 residences. The residences will likely be middle to high-income.

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

None.

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

None proposed or necessary.

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?

Future residences likely will not exceed 35 feet in height.

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

Portions of the proposed subdivision and future residences will be visible from I-90 and adjacent properties.

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

Future CC&R's should encourage the use of natural building materials and natural or earth-tone colors..

11. LIGHT AND GLARE

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

Light and glare commonly associated with residential development will likely occur during daytime and nighttime hours.

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

No significant hazards or interference with views is anticipated.

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

None known.

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

Exterior lighting should be shielded and hooded and directed downward.

12. RECREATION

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

The site is located on Snoqualmie Pass, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.

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

None known.

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

None proposed or necessary.

13. HISTORIC AND CULTURAL PRESERVATION

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

None known or identified.

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

None known or identified.

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

If ground disturbance or other activities related to the proposed development should result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact made with the Washington State DAHP, SHPO and/or affected tribes. Work shall remain suspended until the find is assessed and appropriate consultation is conducted.

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 site is accessed from Yellowstone Road, which will be extended to serve the proposed subdivision.

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

None known.

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

No on-street parking is proposed and no parking spaces would be 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).

Yellowstone Road will be extended as a private road to serve Phase I of the proposed subdivision. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and dedicated to the public and Phase II roadway will likely remain private.

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

None known.

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

According to the Institute of Transportation Engineers, the finished project would generate approximately 560 trips per day. Peak volumes would likely occur during weekend and holiday traffic.

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

The extension of Yellowstone Road is proposed to be constructed to County Road standards and dedicated to the public. Further, dedicated areas for snow removal have been included within the proposed open space.

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.

An incremental increase in public services would be generated at the time of residential construction and occupancy.

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

No significant direct impacts are anticipated and no special measures to reduce or control direct impacts on public services are proposed.

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.

The Snoqualmie Utility District will provide water and sanitary sewer service and PSE will provide electric service to the site. All utilities will be constructed underground and in compliance with the respective purveyor's requirements.

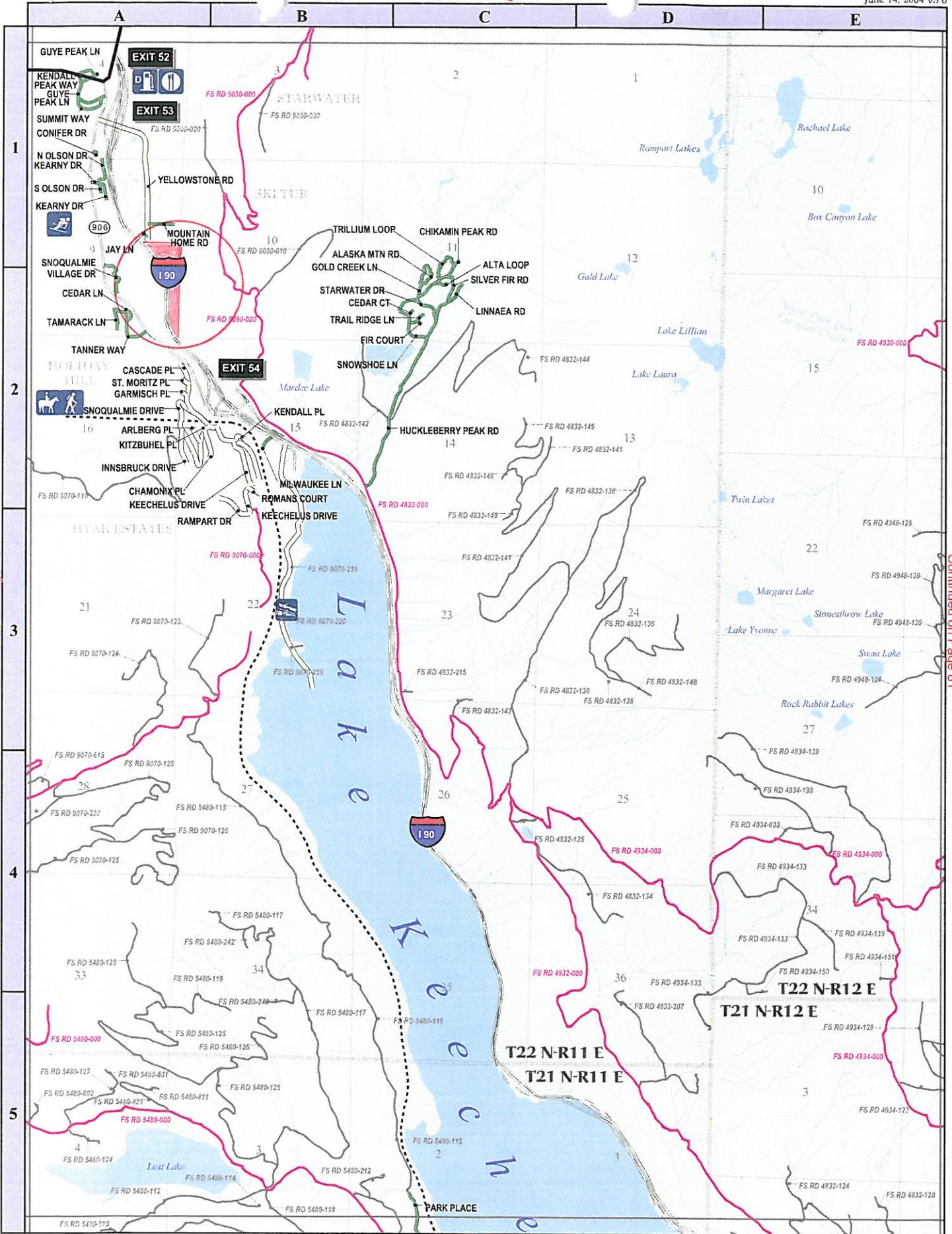
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Wayne A Nelson For Encompass Engineering & Surveying

Date: 6/3/09

Print Name: Wayne A Nelson



Continued on Page 79

Continued on Page 81



Map Center: Township: **22** Range: **11** Section: **10** 5/26/2009



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Legend

	Tax Parcels		Townships
	Rights of Way		Sections

Scale = 1:4,800
 1 inch = 400 ft



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

KITTITAS COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 125 OF 700

(SEE MAP INDEX FOR PANELS NOT PRINTED)

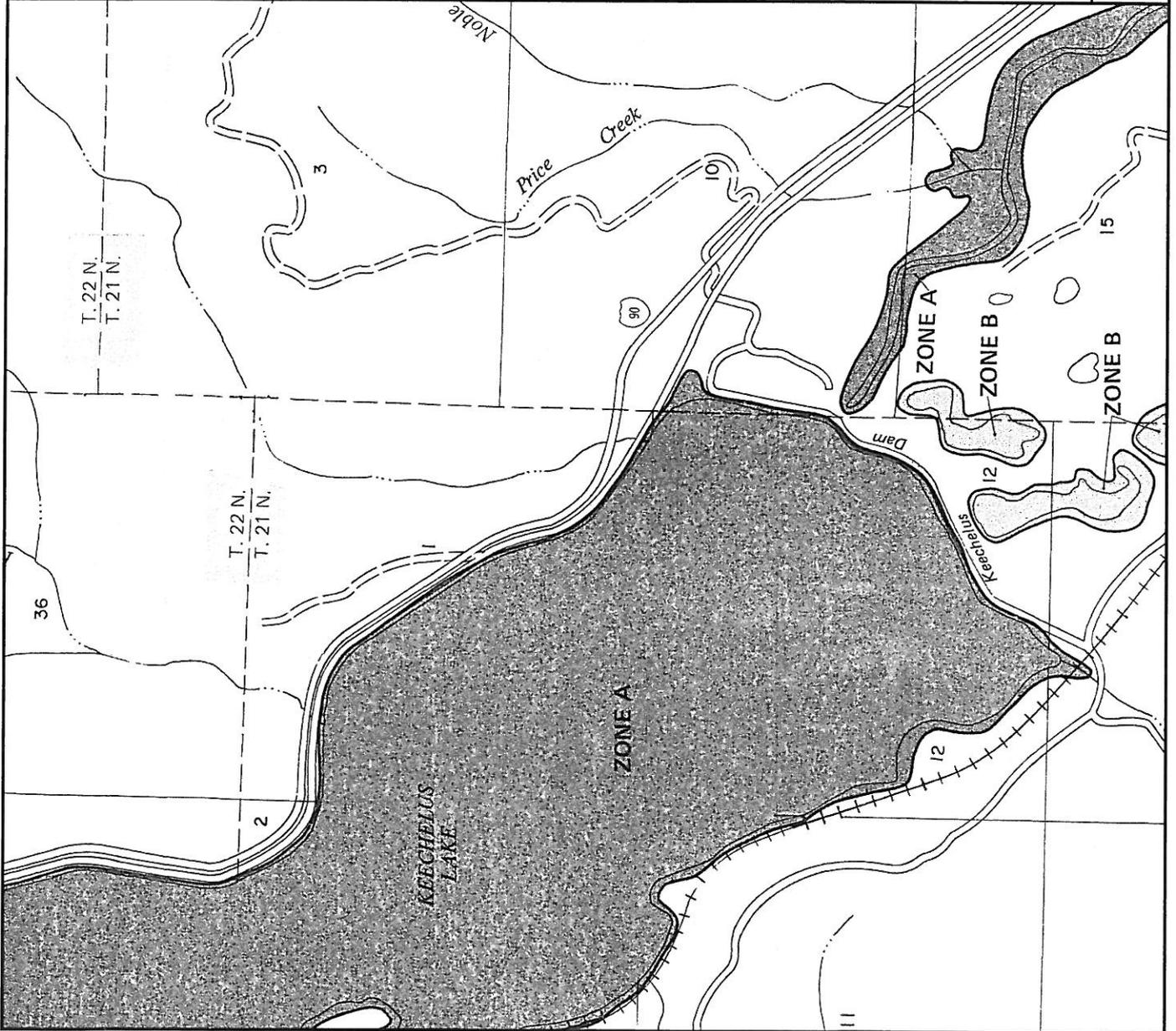
COMMUNITY-PANEL NUMBER
530095 0125 B

EFFECTIVE DATE:
MAY 5, 1981



federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nsc.fema.gov





United States
Department of
Agriculture



NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Kittitas County Area, Washington

Plat of XXXXXXXXXX
Yellowstone Trail Estates



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nracs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:4,170 if printed on A size (8.5" x 11") sheet.



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
 - Spoil Area
 - Stony Spot
- Special Line Features
 - Gully
 - Short Steep Slope
 - Other
- Political Features
 - Cities
- Water Features
 - Oceans
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Very Stony Spot
- Wet Spot
- Other

MAP INFORMATION

Map Scale: 1:4,170 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kittitas County Area, Washington
 Survey Area Data: Version 2, Feb 29, 2008

Date(s) aerial images were photographed: 8/5/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Kittitas County Area, Washington (WA637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
187	Chinkmin ashy sandy loam, 5 to 30 percent slopes	17.1	100.0%
Totals for Area of Interest		17.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Kittitas County Area, Washington

187—Chinkmin ashy sandy loam, 5 to 30 percent slopes

Map Unit Setting

Elevation: 2,500 to 5,900 feet
Mean annual precipitation: 40 to 120 inches
Mean annual air temperature: 35 to 41 degrees F
Frost-free period: 40 to 85 days

Map Unit Composition

Chinkmin and similar soils: 80 percent
Minor components: 3 percent

Description of Chinkmin

Setting

Landform: Lateral moraines, valley sides
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Volcanic ash and pumice over dense basal till

Properties and qualities

Slope: 5 to 30 percent
Depth to restrictive feature: 20 to 40 inches to cemented horizon
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.01 to 0.06 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.3 inches)

Interpretive groups

Land capability (nonirrigated): 6e
Other vegetative classification: Pacific silver fir/rusty menziesia (rustyleaf) (CFS542)

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 2 inches: Highly decomposed plant material
2 to 5 inches: Ashy sandy loam
5 to 11 inches: Cobbly medial loam
11 to 16 inches: Cobbly medial loam
16 to 23 inches: Very cobbly medial sandy loam
23 to 33 inches: Very gravelly medial sandy loam
33 to 41 inches: Cemented material

Minor Components

Cryaquepts

Percent of map unit: 3 percent
Landform: Troughs, depressions
Other vegetative classification: Sitka alder/alluvial bar (SWGR12)

Custom Soil Resource Report

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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- Federal Register. September 18, 2002. Hydric soils of the United States.
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- United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. <http://soils.usda.gov/>
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Custom Soil Resource Report

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

Maughan Subdivision – Pre-Application Meeting

Date: 4/29/09

Attendees:

Gary Maughan, Owner/applicant
Joe Maughan, Owner/applicant
Mike Alberg, Owner/applicant
Dave Nelson, Encompass Engineering & Surveying
Wayne Nelsen, Encompass Engineering & Surveying
Dan Valoff, CDS
Dan Davis, CDS
Christina Wollman, DPW
Doug D'Hondt, P.E., DPW
Neil Caulkins, Prosecutor's Office
Stephanie Happold, Prosecutor's Office
Holly Duncan, Health Dept.
Jeff Watson, DPW

Project Description:

The proposed project consists of a subdivision of approximately 18.09 acres into 55 single-family residential lots. The subdivision will be completed in two phases: Phase I - Lots 1-40 and Phase II - Lots 41-55. Phase I will be served by a proposed private roadway accessed from the end of Yellowstone Road and then continued to Phase II. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and would be dedicated to the County as an extension of Yellowstone Road. Both phases will be provided water and sanitary sewer services from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet. Approximately 5.89 acres of open space is proposed for Phase I and approximately 1.95 would be added in Phase II.

Staff Comments:

- Minimum setback requirements in Forest and Range (FR) – 25' front, 10' side, 10' rear.
 - 15' side is recommended and may be required as a condition of approval due to the heavy snowfall and limited spacing between structures on the proposed 6,000 sq. ft. lots.
 - 200' setback from Commercial Forest – does not apply because the subject property is not adjacent to CF.
- Letter of service availability for water and sewer from Snoqualmie Utility District will be required at the time of application submittal and must specify the proposed lot count.
- Upper County road foreman to review the application and provide recommendations to accommodate for snow removal if the proposed roadway is to be dedicated to the County.

- Additional comments from the Fire Marshal (not present) will be provided regarding fire flow, access, turnarounds and/or other UFC requirements.
- Utility plans need to be included on the road plans for review by DPW.
- Primary issue is the road access due to location (snow removal related expenses).
 - Possible fee to be paid by the development's HOA discussed (not a tax).

Other: none



Snoqualmie Pass Utility District

June 17, 2009

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

Re: Water and Sewer Availability for Tax Parcel No's: 22-11-09014,22-11-09014-0015 and 22-11-09041-0001.

Dear Mr. Nelsen:

I now respond to your request for verification of the availability of water supply and sewer capacity from the District for the development of the above-referenced property as a 56 lot plat. [Please be advised that the District usually will only respond to requests for certification of water availability from the owner of the property that is the subject of the service request or from the owner's authorized agent. Authorization of agency must be in writing.]

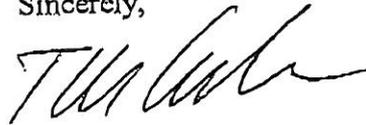
For your information, and as we discussed, as of the date of this letter the District's physical water and sewer systems (water pumps and pipes; sewer collection, transmission and treatment) are of sufficient size and capacity to serve the proposed development of these tax parcels. Connection to and receipt of utility service from these systems would require that a developer extension agreement be entered into with the District to extend the water and sewer mains to and throughout the property. The District also requires a performance bond to insure that the extensions are installed and installed per the District's approved design, details and specifications.

In addition to the execution of a developer extension agreement, providing a performance bond and the payment of all other applicable District fees and charges, payment of the District's water and sewer general facility charges per hook-up/equivalent residential unit (ERU) requested must be made to the District as a condition of the issuance of certificates of availability. The District's present water facility charge per ERU is \$2580 and the present sewer general facility charger per ERU is \$3870; however, those amounts are subject to change at any time up to the time of actual connection to the District's water and sewer systems.

Please also note that the District will only issue certificates of availability (or non-availability) for the land use actions referenced on the application such as applications for building permits, rezones, short plats and subdivisions. However, the District makes no representations, express or implied, that you or your development entity will be able to obtain the necessary permits, approvals, and authorizations from the applicable land use jurisdiction or other governmental agency necessary before you could utilize any utility service which may be available from the District.

I hope that this letter will help you understand the District's policies regarding the issuance of water and sewer availability certificates. However, I must caution you that this letter is not a verification or certification of availability itself, is not a contract with any party or a guarantee relating to District water supply or sewer capacity, and may not be relied on or used by you or any other person or entity for verification of water or sewer availability for your property or any other purpose.

Sincerely,



Terry Lenihan
General Manager