

PROJECT NAME: **Yellowstone Trails Estates Plat (LP-09-06)**

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1	Long Plat Application & Environmental Checklist
2	Letter of Complete Application
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9	Comment e-mail from Patricia Garvy-Darda USDA Forest Service 8/7/09
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18	Preliminary Drainage Report 12/30/09
19	Draft Snow Removal Policy 12/28/09
20	Critical Areas Report 12/9/09
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22	Revised SEPA Checklist date stamped 1/5/10



KITTITAS COUNTY LAND USE HEARING EXAMINER

IN THE MATTER OF LP-09-06 Yellowstone Trail Estates Preliminary Plat))))	RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND CONDITIONS OF APPROVAL
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THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on June 24, 2010, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. Encompass Engineering & Surveying, agent for property owner Gary Maughan, have applied for a 27-lot long plat on approximately 18.09 acres of land that is zoned Forest & Range. The project is proposed to be served the Snoqualmie Pass Utility District. (Staff report)
2. The applicant and authorized agent is Wayne Nelsen, Encompass Engineering & Surveying, 108 East 2nd Street, Cle Elum, WA 98922. The landowner is Gary Maughan, 22591 Road M SW, Mattawa, WA 99344. (Application materials)
3. The subject property is 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, WM. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-09014-0015, & 22-11-09041-0001. (Staff report)
4. The proposed lots range in size from 6,008 to 9,941 square feet in size. The project is proposed to be served the Snoqualmie Pass Utility District. (Staff report, application materials)

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 Yellowstone Trail Estates Preliminary Plat
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5. Site Information:

Total Project Size:	18.09 acres
Number of Lots:	27
Zoning district	Forest & Range
Domestic Water:	Snoqualmie Pass Utility District
Sewage Disposal:	Snoqualmie Pass Utility District
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District #51 (Snoqualmie Pass)
Irrigation District:	None

(Staff report)
6. Site Characteristics: The area is characterized as mountain terrain. (Staff report)
7. Surrounding Property:

North: Vacant
South: I-90
East: Vacant
West: I-90

(Staff report)
8. The Comprehensive Plan designation is Rural. (Staff report)
9. The subject property is zoned Forest & Range, which allows for 6,000 square foot lots when connected to municipal water and sewer systems (KCC 17.56.040). (Staff report)
10. A complete long plat application was submitted to Community Development Services on June 18, 2009. The application was deemed complete on July 9, 2009. The Notice of Application for the preliminary plat application was issued on July 29, 2009. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 13, 2009. (Staff report)
11. In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record. (Staff report)
12. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated

Determination of Non-Significance (MDNS) was issued on May 27, 2010. The appeal period ended on June 11, 2010 at 5:00 p.m. No appeals were filed. (Staff report)

13. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by urban levels of service. The lots will be served by Snoqualmie Pass Utility District. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found several wetlands on site. (Hearing Examiner finding based on application materials and staff report)
14. This proposal is consistent with the Kittitas County Subdivision Code Chapter 16.12 for Preliminary Plats. (Staff report)
15. All roads are required to meet all Kittitas County Road Standards as outlined in the May 18, 2010 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12. (Staff report)
16. The following agencies provided comments during the comment period: Department of Ecology, Washington Department of Transportation, Washington Fish & Wildlife, Washington Department of Health, Kittitas County Department of Public Works, and Environmental Health. These comments have been included as conditions of approval to address these agency concerns. (Staff report)
17. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval. (Hearing Examiner finding based on the record)
18. The entire Planning Staff file was admitted into the record at the public hearing. (Public hearing record)
19. The Kittitas County Community Development Services recommended approval of this permit, subject to the recommended conditions of approval. (Public hearing record)
20. Public hearing after due legal notice was held on June 24, 2010. Appearing and testifying on behalf of the applicant was Wayne Nelsen of Encompass Engineering & Surveying. Mr. Nelsen testified that he was an agent authorized to appear and speak on behalf of the applicant. Further, Mr. Nelsen testified that he agreed with all the representations contained within the staff report and the applicant also agreed to all of the proposed conditions of approval. Mr. Nelsen confirmed that because the number of lots had been reduced from 56 down to 27, that no secondary access road was

- required. Further, Mr. Nelsen stated that the applicant agreed with all of the Snoqualmie Pass Utility District requirements contained in their June 17, 2009, letter to Mr. Nelsen. Further, Mr. Nelsen indicated that the applicant agreed to all of the conditions requested by the Washington State Department of Fish & Wildlife contained on page 3 of an April 20, 2010, letter sent by Brent Renfrow, District Habitat Biologist to Kittitas County Community Development Services. (Open record public hearing testimony)
21. Mr. Nelsen further stated that the interior road has been designed to be a private road and would not be gated. (Open record public hearing testimony)
 22. Christina Wollman, from Kittitas County Public Works, stated that they had concerns with Lot 24 in that it was a flag lot and that the driveway was not of sufficient width to allow for adequate snow removal without impacting neighbors' driveways. She stated that the driveway should be at least 20 feet wide to accommodate snow removal. (Open record public hearing testimony)
 23. Testifying in opposition to the project was Judy Eib. Ms. Eib testified as to her concerns regarding the additional traffic that will be placed on Yellowstone Road. She stated that this county road is on a low snow removal priority and that there have been issues with cars getting stuck in the middle of the roadway in the winter and problems with emergency access. She also had concerns with dispute of cars of Yellowstone Road and suggested that a sign be placed at the beginning of the road encouraging motorists to drive the speed limit. Finally, she testified that wildlife and wetland concerns had not been adequately addressed. (Open record public hearing testimony)
 24. Also testifying in opposition to the project was Bob Kay. Mr. Kay testified that he has lived in the area for the past 56 years. He is aware that there are spotted owls in the area adjacent to the subject property. He also is aware that there are Canadian lynx in the area. He also believed that there were bull trout in Coal Creek. His concern was how these endangered species would be protected. (Open record public hearing testimony)
 25. In rebuttal, Mr. Nelsen, for the applicant, testified that Mr. Renfrow of the Department of Fish & Wildlife had visited the property and had not made any observations of any endangered species being threatened by this project. He stated that the applicant would support and participate in efforts to increase the snowplowing priority for Yellowstone Road and also efforts to request drivers to obey the speed limit on Yellowstone Road. Mr. Nelsen also indicated that the applicant had no objection to the building envelope site plan prepared by Mr. Nelsen's office. He further stated that all of the building envelopes identified on that plan contain sufficient buildable space for a single family residence and

accessory structures, without the need for a variance. Mr. Nelsen testified that he was not previously aware of Public Works' position regarding the driveway for Lot 24. He testified that they would work to adjust the driveway as necessary to accommodate snow removal. (Open record public hearing testimony)

26. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located. (Hearing Examiner finding based on the record)
27. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval. (Hearing Examiner finding based on the record)
28. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities. (Hearing Examiner finding based on the record)
29. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference. (Hearing Examiner finding based on the record)

II. RECOMMENDED CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.
6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.

8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.
9. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.
10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. RECOMMENDED DECISION

Based on the above Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application LP-09-06, Yellowstone Trail Estates Preliminary Plat, be **APPROVED** subject to the following Recommended Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The project shall proceed in substantial conformance with the plans and application materials on file dated June 18, 2009 except as amended by the conditions herein.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
4. All current and future landowners must comply with the International Fire Code.
5. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.

Platting Standards and Zoning Code:

6. Certificate of Title: A certificate of title of the property proposed to be platted shall be submitted with the final plat.

7. Lot Closures: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. Conditions, Covenants, and Restrictions: Prior to final plat approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval in consultation with Washington Departments of Ecology and Fish and Wildlife.
9. Open Space Tracts: Prior to final plat approval, all areas not included in development lots shall be labeled as individual tracts. Tracts shall not be further subdivided or altered. All tracts, except the tract(s) containing the private road area, shall be labeled "Open Space." Open space tracts shall be reserved for: habitat protection; non-motorized, passive recreation; and snow storage, subject to the approved snow storage and removal plan. All open space tracts shall be identified on the face of the final plat.
10. Open Space Tract Ownership and Maintenance: Open space tracts shall be jointly owned and maintained by the developer or legally responsible owner or homeowner's association or other legal entity made up of all benefited property owners.

Transportation and Infrastructure:

11. 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.
12. 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.
13. 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.

14. 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.
15. 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 allowed by the wetlands.
16. 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.
17. 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.

18. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
19. 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.
20. 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.
21. Advisory Note—Snow Removal on I-90: WSDOT advises that travel plans to and from the proposed homes may be interrupted during periods of Snoqualmie Pass closure.
22. No Direct Access to I-90: The proposed plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access highway with a posted speed limit of 65 miles per hour. No direct access to I-90 is allowed.

Water and Sewer

23. The proposed plat will be served by municipal water and sewer provided by the Snoqualmie Pass Utility District. Prior to final plat approval the applicant shall submit to the Kittitas County Public Health Department proof that water and sewer service extension has been approved for all new lots.

Plants and Animals

24. The proponent shall obtain a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife for the two road crossings of streams and any other in-channel work. A copy of the JARPA and HPA shall be provided to Community Development Services.

Stormwater:

25. 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.

26. This NPDES Construction Stormwater General Permit requires that a 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.

Air Quality and Noise

27. A burn permit must be obtained from Ecology if the proponent plans to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire.
28. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, according to Department of Ecology standards, and then follow the plan for the construction of the project and the duration of activity on property.
29. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.
30. Advisory Note—Noise (from WSDOT): The proponent is advised that new residential development in this area could be impacted by existing road noise from Interstate 90. Traffic noise will continue to increase into the future, as I-90 expands to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise from I-90. Any future improvements to this section of I-90 will not provide mitigation for noise.

Fire Safety

31. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
32. Design and construction must comply with Kittitas County Code, Kittitas County Zoning, the 2006 International Fire and Building Codes, and any recommendations by Fire District 7, and all other development agreements.
33. Residences will require fire flow of 1000 gpm (gallons/minute) for a duration of no less than 30 hours. A reduction in required fire flow of 50 percent, as approved, is allowed when the buildings are provided with an approved automatic sprinkler system.

34. 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 cluster plat. Hydrant spacing shall comply with International Fire Code and its appendices' requirements.
35. A separate permit and deposit shall be required for installation of the hydrant/standpipe system.
36. The Kittitas County Fire Marshall's Office will require a minimum of (3) three complete sets of plans for full review; (1) Office Copy, (1) Permit Copy, and (1) Fire Department Copy.
37. No slope or grade greater than 12% shall be allowed.

Forest Practices

38. The Washington State Department of Natural Resources advises that the Washington State Forest Practice Rules may apply to this proposal if timber is harvested or roads are built across forest land. A Forest Practice Application may be obtained at the Southeast Regional Office in Ellensburg or at www.dnr.wa.gov.

SEPA Mitigation

39. The following mitigation conditions from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final plat and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final plat:
 - a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
 - b. To allow sufficient on-site snow storage, side yard setbacks shall be 15 feet for all lots. All setbacks shall be shown on the face of the final plat.
 - c. All wetlands, streams, and wetland buffers shall be shown on the face of the final plat.
 - d. For lots adjacent to wetland buffers, required side and rear yards shall be planted only with native vegetation. Exotic plants and weeds shall be controlled primarily by hand-pulling. If chemical use is required for noxious weed control, only those chemicals approved by the Washington State Department of Ecology for use near water shall be used within wetlands or their buffers.

40. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
41. Both sheets shall reflect the Plat number: LP-09-00006.
42. The Final Mitigation Plan shall be prepared from the conceptual mitigation plan, and shall be submitted for review and approval by Kittitas County Community Development Service (KCCDS) in consultation with WDOE and WDFW.
43. The road crossing design for Wetland C shall be submitted for review and approval by KCCDS in consultation with WDFW. The crossing shall be a box culvert or pipe-arch, with not less than 42-inch span by 29-inch rise, sized to convey snowmelt runoff and stormwater and accommodate passage of small mammals and amphibians.
44. The proponent shall obtain a Hydraulic Project Approval (HPA) from WDFW for the two road crossings of streams and any other in-channel work. A copy of the JARPA and HPA shall be provided to KCCDS.
45. A Stormwater management plan shall be prepared and submitted to KCCDS for review and approval in consultation with WDOE.
46. A snow removal and storage plan shall be submitted to KCCDS for review and approval in consultation with WDOE and WDFW.
47. Proposed Conditions, Covenants and Restrictions shall be submitted to KCCDS for review and approval in consultation with WDOE and WDFW.
48. Connection to the Snoqualmie Pass Utility District water and sewer systems shall require that the applicant enter into a developer extension agreement with the Snoqualmie Pass Utility District to extend the water and sewer mains to and throughout the subject property.
49. The Snoqualmie Pass Utility District will require a performance bond to insure that all extensions are not only installed but also installed pursuant to the District's approved design, details and specifications.
50. 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 \$2,580 and the present sewer general facility charge per ERU is \$3,870. These amounts are subject to change at any time up to the time of actual connection to the District's water and sewer systems.

51. The applicant shall work with Kittitas County Community Development Services and Public Works to modify the width of the driveway to Lot 24 in order to permit snow removal without impacting adjacent properties. This may include widening the driveway up to a minimum of 20 feet. Any changes to the width of the driveway to Lot 24 are subject to approval by Kittitas County Department of Community Services and Public Works.

Dated this 28th day of June, 2010.

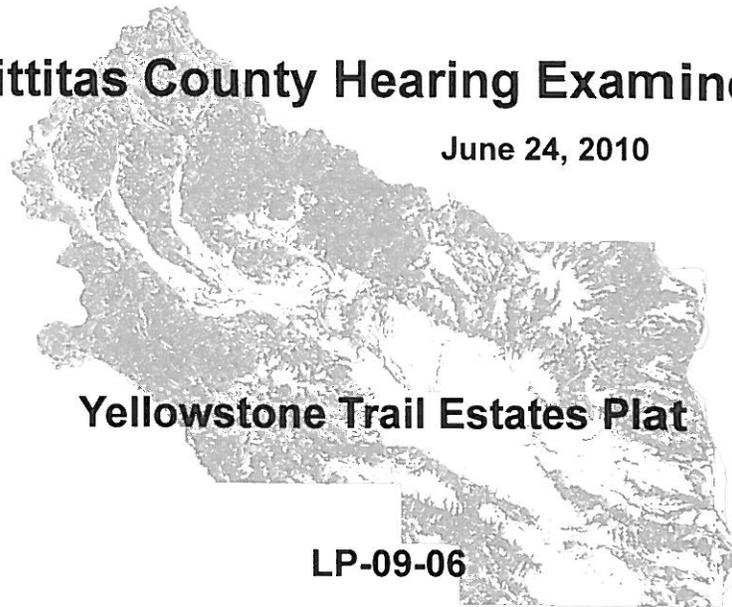
KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Kittitas County Hearing Examiner

June 24, 2010



Yellowstone Trail Estates Plat

LP-09-06

Good Evening Mr. Hearing Examiner

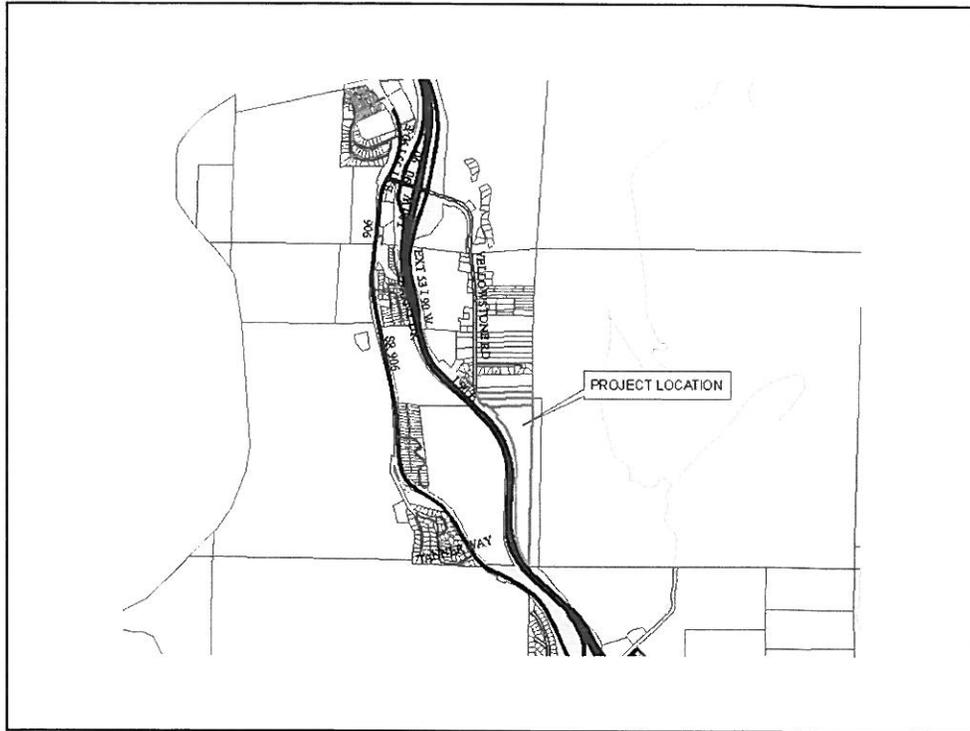
For the record

You have before you tonight the Yellowstone Trails Estates Plat for your consideration.

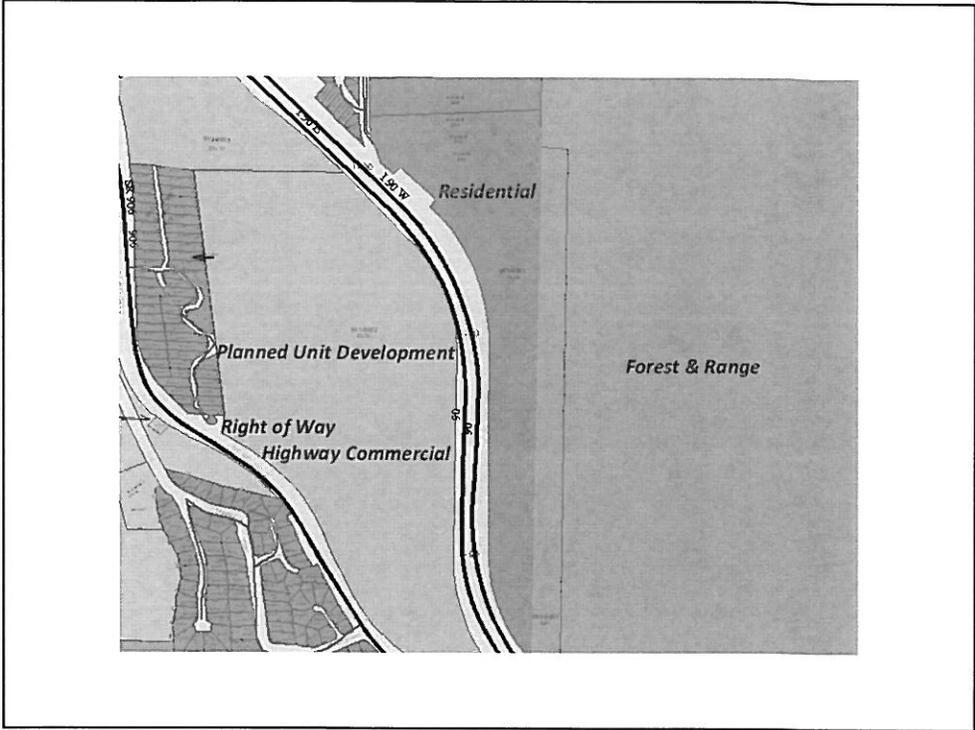
Overview of Proposal

- The subdivision of a 18.09 acre parcel into 27 lots ranging in size from 6,008 to 9,941 square feet res in size.
- Forest & Range zoning
- Snoqualmie Pass Utility District provides domestic water & sewer .

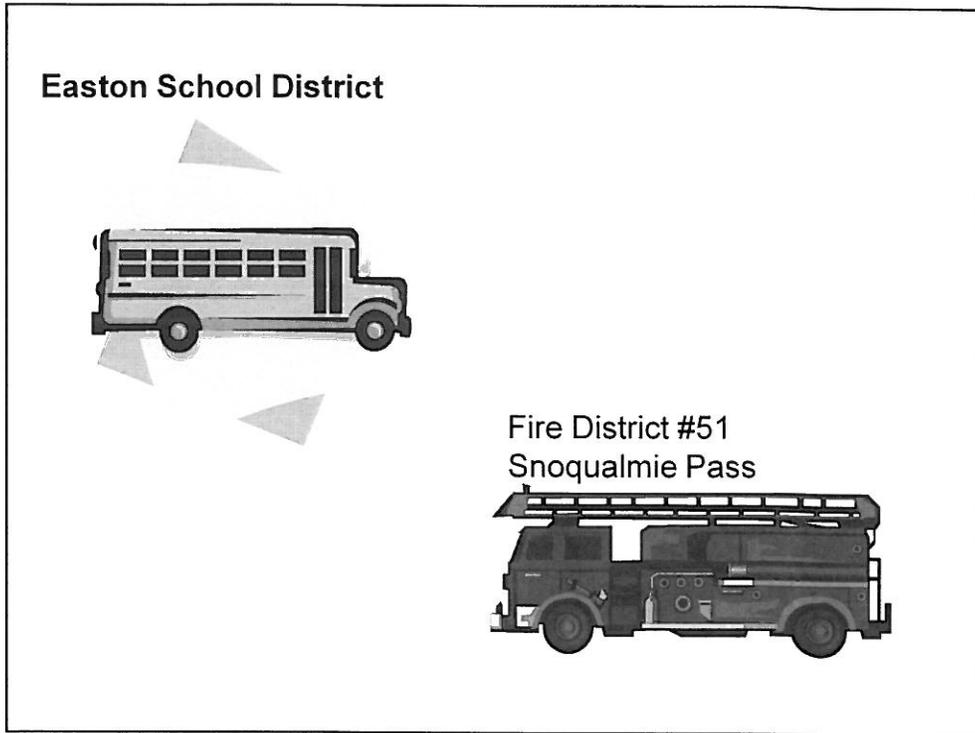
Encompass Engineering & Surveying, agent for property owner Gary Maughan, have applied for a 27-lot long plat on approximately 18.09 acres of land that is zoned Forest & Range. The project is proposed to be served the Snoqualmie Pass Utility District.



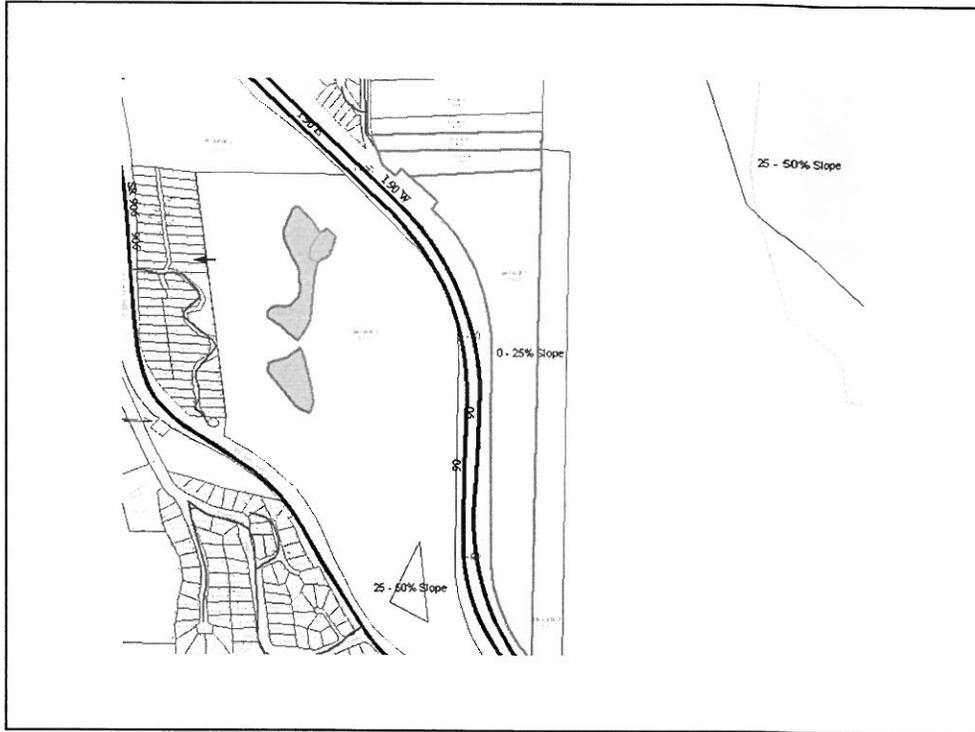
The subject property is located at the end of Yellowstone Road just east of Interstate 90 near the summit of Snoqualmie Pass.



The subject property is Zoned Forest & Range.



The property is located within the Easton School District. It is located in Fire District # 51.



An administrative critical areas review was done in compliance with KCC 17A. No critical areas were identified on the project site.



Air photo of the area.

Notices

- Application received June 18, 2009
- Notice of Application was issued and published on July 29, 2009.
- Comments were received from Washington State Department of Ecology, Kittitas County Department of Public Works, Kittitas County Public Health Department and Kittitas County Fire Marshal.
- Environmental Review: MDNS issued May 6, 2010.

In review: A complete long plat application was submitted to Community Development Services on June 18, 2009. The application was deemed complete on July 9, 2009. The Notice of Application for the preliminary plat application was issued on July 29, 2009. The last day to submit written comments was on August 13, 2009.. Comments were received from Department of Ecology, Washington Department of Transportation, Washington Fish & Wildlife, Washington Department of Health, Kittitas County Department of Public Works, and Environmental Health. SEPA MDNS issued May 27, 2010, no appeals were filed.



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STAFF REPORT YELLOWSTONE TRAIL ESTATES PRELIMINARY PLAT

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Yellowstone Trail Estates Preliminary Plat (LP-09-06)
DATE: June 24, 2010

I. GENERAL INFORMATION

Requested Action: Encompass Engineering & Surveying, agent for property owner Gary Maughan, have applied for a 27-lot long plat on approximately 18.09 acres of land that is zoned Forest & Range. The project is proposed to be served the Snoqualmie Pass Utility District.

Location: The subject property is 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, WM. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-09014-0015, & 22-11-09041-0001.

II. SITE INFORMATION

Total Project Size: 18.09 acres
Number of Lots: 27
Zoning District: Forest & Range
Domestic Water: Snoqualmie Pass Utility District
Sewage Disposal: Snoqualmie Pass Utility District
Power/Electricity: Puget Sound Energy
Fire Protection: Fire District #51 (Snoqualmie Pass)
Irrigation District: None

Site Characteristics:

North: Vacant

South: I-90

East: Vacant

West: I-90

Access: The proposed project will have access off of Yellowstone Road. The access road will be constructed to meet Kittitas County Road Standards. All required roadway improvements will be the responsibility of the developer. A second access route is required.

Zoning and Development Standards: The purpose and intent of the Forest & Range zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, "Subdivision" means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete long plat application was submitted to Community Development Services on June 18, 2009. The application was deemed complete on July 9, 2009. The Notice of Application for the preliminary plat application was issued on July 29, 2009. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 13, 2009.

Posting of Site: In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural. Kittitas County has established the following goals and policies to guide future housing developments. These goals and policies were developed in response to existing housing conditions and identified needs within the county, and support the County Wide Planning Policies:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.46 Residential development in rural lands must be in areas that can support adequate private water and sewer systems.

V. ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on May 27, 2010. The appeal period ended on June 11, 2010 at 5:00 p.m. No appeals were filed.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Exhibits in the Hearing Examiner packet.

No public comments were submitted on this proposal at the time of staff review.

VII. PROJECT ANALYSIS

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

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served Snoqualmie Pass Utility District. Staff has conducted an administrative critical area review in accordance with KCC 17A and found several wetlands on site.

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

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

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

All roads are required to meet all Kittitas County Road Standards as outlined in the May 18, 2010 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Agency Comments:

The following agencies provided comments during the comment period: Department of Ecology, Washington Department of Transportation, Washington Fish & Wildlife, Washington Department of Health, Kittitas County Department of Public Works, and Environmental Health. These comments have been included as conditions of approval to address these agency concerns.

Public Comments:

No letters from the public were submitted on this proposal at the time of writing of the staff report.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12 and Title 16.12 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Yellowstone Trail Estates Preliminary Plat; file number (LP-09-06), subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Encompass Engineering & Surveying, agent for property owner Gary Maughan, have applied for a 27-lot long plat on approximately 18.09 acres of land that is zoned Forest & Range. The project is proposed to be served the Snoqualmie Pass Utility District.
2. The subject property is 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, WM. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-09014-0015, & 22-11-09041-0001.
3. The proposed lots range in size from 6,008 to 9,941 square feet in size. The project is proposed to be served the Snoqualmie Pass Utility District.

4. Site Information:

Total Project Size:	18.09 acres
Number of Lots:	27
Zoning district	Forest & Range
Domestic Water:	Snoqualmie Pass Utility District
Sewage Disposal:	Snoqualmie Pass Utility District
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District #51 (Snoqualmie Pass)
Irrigation District:	None

5. Site Characteristics: The area is characterized as mountain terrain.

6. Surrounding Property:

North: Vacant

South: I-90

East: Vacant

West: I-90

7. The Comprehensive Plan designation is Rural.

8. The subject property is zoned Forest & Range, which allows for 6,000 square foot lots when connected to municipal water and sewer systems (KCC 17.56.040).

9. A complete long plat application was submitted to Community Development Services on June 18, 2009. The application was deemed complete on July 9, 2009. The Notice of Application for the preliminary plat application was issued on July 29, 2009. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 13, 2009.

10. In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

11. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on May 27, 2010. The appeal period ended on June 11, 2010 at 5:00 p.m. No appeals were filed.

12. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by urban levels of service. The lots will be served by Snoqualmie Pass Utility District. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found several wetlands on site.

13. This proposal is consistent with the Kittitas County Subdivision Code Chapter 16.12 for Preliminary Plats.

14. All roads are required to meet all Kittitas County Road Standards as outlined in the May 18, 2010 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

15. The following agencies provided comments during the comment period: Department of Ecology, Washington Department of Transportation, Washington Fish & Wildlife, Washington Department of Health, Kittitas County Department of Public Works, and Environmental Health. These comments have been included as conditions of approval to address these agency concerns

Suggested Conclusions:

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

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated June 18, 2009 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All current and future landowners must comply with the International Fire Code.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.

Platting Standards and Zoning Code:

5. Certificate of Title: A certificate of title of the property proposed to be platted shall be submitted with the final plat.
6. Lot Closures: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Conditions, Covenants, and Restrictions: Prior to final plat approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval in consultation with Washington Departments of Ecology and Fish and Wildlife.
8. Open Space Tracts: Prior to final plat approval, all areas not included in development lots shall be labeled as individual tracts. Tracts shall not be further subdivided or altered. All tracts, except the tract(s) containing the private road area, shall be labeled "Open Space." Open space tracts shall be reserved for: habitat protection; non-motorized, passive recreation; and snow storage, subject to the approved snow storage and removal plan. All open space tracts shall be identified on the face of the final plat.
9. Open Space Tract Ownership and Maintenance: Open space tracts shall be jointly owned and maintained by the developer or legally responsible owner or homeowner's association or other legal entity made up of all benefited property owners.

Transportation and Infrastructure:

10. 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.
11. 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.
12. 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.
13. 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.
14. 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 allowed by the wetlands.
15. 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.

16. 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.
17. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
18. 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.
19. 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.
20. Advisory Note—Snow Removal on I-90: WSDOT advises that travel plans to and from the proposed homes may be interrupted during periods of Snoqualmie Pass closure.
21. No Direct Access to I-90: The proposed plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access highway with a posted speed limit of 65 miles per hour. No direct access to I-90 is allowed.

Water and Sewer

22. The proposed plat will be served by municipal water and sewer provided by the Snoqualmie Pass Utility District. Prior to final plat approval the applicant shall submit to the Kittitas County Public Health Department proof that water and sewer service extension has been approved for all new lots.

Plants and Animals

23. The proponent shall obtain a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife for the two road crossings of streams and any other in-channel work. A copy of the JARPA and HPA shall be provided to Community Development Services.

Stormwater:

24. 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.
25. This NPDES Construction Stormwater General Permit requires that a 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.

Air Quality and Noise

26. A burn permit must be obtained from Ecology if the proponent plans to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire.
27. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, according to Department of Ecology standards, and then follow the plan for the construction of the project and the duration of activity on property.
28. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.
29. Advisory Note—Noise (from WSDOT): The proponent is advised that new residential development in this area could be impacted by existing road noise from Interstate 90. Traffic noise will continue to increase into the future, as I-90 expands to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise from I-90. Any future improvements to this section of I-90 will not provide mitigation for noise.

Fire Safety

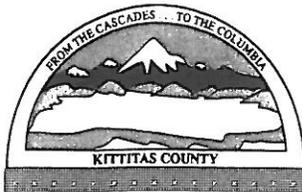
30. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
31. Design and construction must comply with Kittitas County Code, Kittitas County Zoning, the 2006 International Fire and Building Codes, and any recommendations by Fire District 7, and all other development agreements.
32. Residences will require fire flow of 1000 gpm (gallons/minute) for a duration of no less than 30 hours. A reduction in required fire flow of 50 percent, as approved, is allowed when the buildings are provided with an approved automatic sprinkler system.
33. 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 cluster plat. Hydrant spacing shall comply with International Fire Code and its appendices' requirements.
34. A separate permit and deposit shall be required for installation of the hydrant/standpipe system.
35. The Kittitas County Fire Marshall's Office will require a minimum of (3) three complete sets of plans for full review; (1) Office Copy, (1) Permit Copy, and (1) Fire Department Copy.
36. No slope or grade greater than 12% shall be allowed.

Forest Practices

37. The Washington State Department of Natural Resources advises that the Washington State Forest Practice Rules may apply to this proposal if timber is harvested or roads are built across forest land. A Forest Practice Application may be obtained at the Southeast Regional Office in Ellensburg or at www.dnr.wa.gov.

SEPA Mitigation

38. The following mitigation conditions from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final plat and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final plat:
 - a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
 - b. To allow sufficient on-site snow storage, side yard setbacks shall be 15 feet for all lots. All setbacks shall be shown on the face of the final plat.
 - c. All wetlands, streams, and wetland buffers shall be shown on the face of the final plat.
 - d. For lots adjacent to wetland buffers, required side and rear yards shall be planted only with native vegetation. Exotic plants and weeds shall be controlled primarily by hand-pulling. If chemical use is required for noxious weed control, only those chemicals approved by the Washington State Department of Ecology for use near water shall be used within wetlands or their buffers.
39. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
40. Both sheets shall reflect the Plat number: LP-09-00006.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 4, 2010

Gary Maughan
Land Owner
22591 Road M
Mattawa, Washington 99344

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

Subject: Interpretation of MDNS Condition 8, Yellowstone Trail Estates Preliminary Plat (LP-09-00006)

Dear Mr. Maughan and Mr. Nelsen:

On May 27, 2010 the County issued a Mitigated Determination of Nonsignificance for the Yellowstone Trail Estates Preliminary Plat. Washington State Department of Fish and Wildlife has requested the language in Condition 8 of the MDNS be clarified regarding the application of specific design requirements for wetland and stream crossings. The condition reads as follows:

8. Wetland and Stream Crossings: Road crossing designs shall be submitted to Public Works for review and approval in consultation with WDFW. The crossing shall be a box culvert or pipe-arch, with not less than 42-inch span by 29-inch rise, sized to convey snowmelt runoff and stormwater and accommodate passage of small mammals and amphibians.

Brent Renfrow, of WDFW, requested an interpretation of Condition 8 to make clear that "the crossing" referred to in the second sentence of Condition 8 refers only to the crossing of Wetland C, and not to all crossings. As stated in the first sentence of the condition, all other road crossing designs are subject to review and approval by Public Works, in consultation with WDFW.

The County discussed this requested interpretation with the applicant's authorized agent, Wayne Nelsen, in a telephone call on June 3, 2010. During this conversation, Mr. Nelsen agreed that Mr. Renfrow's suggested interpretation is consistent with his understanding of the original intent of Condition 8.

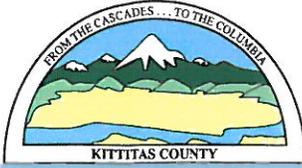
Therefore, the County shall interpret Condition 8 of the Yellowstone Trail Estates MDNS to apply the specific design requirements listed in the second sentence of that condition only to the crossing of Wetland C. Design specifications of all other stream and wetland crossings will be determined through further review by the Department of Public Works in consultation with WDFW.

Sincerely,

Dan Valoff
Staff Planner

cc: Brent Renfrow, Washington State Department of Fish and Wildlife
Cathy Reed, Washington State Department of Ecology
Katie Cote, GordonDerr

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"Building Partnerships – Building Communities"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner

Date: May 27, 2010

Subject: Yellowstone Trail Estates (File No.: LP-09-00006)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on July 29, 2009.

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on May 27, 2010 issued a Mitigated Determination of Non-Significance (MDNS) for Gary Maughan for a preliminary plat application to subdivide 18.09 acres into 27 single family lots to be served by water and sewer service provided by the Snoqualmie Pass Utility District. The lots would be a minimum of 6,000 square feet. The project area includes wetland areas and wetland disturbance and mitigation is proposed. The subject property is zoned Forest and Range and is 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 22-11-09014-014, 22-11-09014-0015, and 22-11-09041-001. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Dan Valoff.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 11, 2010 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter 43.21C RCW and Chapter 15.04 KCC (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **June 24, 2010 6:00 p.m.** in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

**Notice of SEPA Action and Public Hearing
Yellowstone Trail Estates Plat
(LP-09-00006)**

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on May 27, 2010 issued a Mitigated Determination of Non-Significance (MDNS) for Gary Maughan for a preliminary plat application to subdivide 18.09 acres into 27 single family lots to be served by water and sewer service provided by the Snoqualmie Pass Utility District. The lots would be a minimum of 6,000 square feet. The project area includes wetland areas, and wetland disturbance and mitigation is proposed. The subject property is zoned Forest and Range and is 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 11-0914-014, 22-11-0914-0015, and 22-11-0941-001. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Dan Valoff.

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Date: May 25, 2010

Publish: May 27 and June 3, 2010

DAILY RECORD
AD AUTHORIZATION
(CONTINUED)

Salesperson: KATHY ADAMS

Printed at 05/25/10 14:58 by \$LOGIN

Acct#: 84329

Ad#: 219263 Status: N

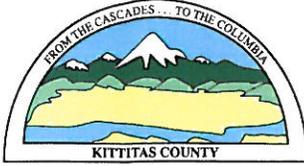
**Notice of SEPA Action
and Public Hearing
Yellowstone Trail
Estates Plat
(LP-09-00006)**

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Date: May 25, 2010
Publish: May 27 and June 3
2010



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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGFICANCE

- Description** Preliminary plat application to subdivide 18.09 acres into 27 single family lots zoned Forest and Range to be served by water and sewer service provided by the Snoqualmie Pass Utility District. The lots would be a minimum of 6,000 square feet in area. The project area includes wetland areas and wetland disturbance and mitigation is proposed.
- Proponent** Gary Maughan
22591 Road M SW
Mattawa, WA 99344
- Location:** The subject property is 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 2211-0914-014, 22-11-0914-0015, and 22-11-0941-001
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

Snow and Stormwater Management

1. **Side Yard Setbacks:** The proposed subdivision will create small lots in an area with high levels of snowfall. To allow sufficient on-site snow storage, side yard setbacks shall be increased from 10 feet to a minimum of 15 feet for all lots.
2. **Building Envelopes:** Approved building envelopes, including required 15-foot side yard setback shall be shown on the face of the final plat.
3. **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.
4. **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 identified for snow storage assuming an average of 35' of snow during the winter season. This may require the adjustment of lot lines.
5. **Snow Storage Runoff:** Runoff from snow storage areas shall be captured within the project site and shall not flow into WSDOT rights of way.
6. **Off-Site Stormwater:** Off-site stormwater impacting the development shall not be captured, stored, or transported within the county or state rights of way.
7. **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.

Plants and Animals

8. **Wetland and Stream Crossings:** Road crossing designs shall be submitted to Public Works for review and approval in consultation with WDFW. The crossing shall be a box culvert or pipe-arch, with not less than 42-inch span by 29-inch rise, sized to convey snowmelt runoff and stormwater and accommodate passage of small mammals and amphibians.
9. **Wetland Areas and Buffers:** All wetland areas and buffers shall be shown on the face of the final plat.
10. **Wetland Mitigation Plan:** Prior to ground disturbance, a Final Wetland Mitigation Plan, based on the conceptual mitigation plan and addendum submitted at preliminary plat approval, and shall be submitted to Community Development Services for review and approval in consultation with Washington State Departments of Ecology and Fish and Wildlife.

11. Wetland Disturbance and Mitigation: Prior to final plat approval, all wetland replacement and mitigation features shall be constructed according to the Final Wetland Mitigation Plan.
12. Wetland Mitigation Monitoring: A "Year 0" wetland mitigation report describing the baseline conditions of the wetland creation areas shall be prepared by a qualified wetland biologist and submitted to the County for review and approval. Each year thereafter, for a period of five years, an annual monitoring report shall be prepared by a qualified wetland biologist and submitted to the County for review and approval. The "Year 1" report shall be submitted one year from the date of final plat approval; the "Year 2" report shall be submitted two years from the date of final plat approval, and so on. Annual monitoring reports shall describe the status of wetland vegetation establishment in wetland and wetland buffer creation areas, and recommend any further actions necessary to ensure success. The County may require additional wetland mitigation actions, if deemed necessary.
13. Use of Native Plants and Pesticides: For lots adjacent to wetland buffers, required side and rear yards shall be planted only with native vegetation. Exotic plants and weeds shall be controlled primarily by hand-pulling. If chemical use is required for noxious weed control, only those chemicals approved by the Washington State Department of Ecology for use near water shall be used within wetlands or their buffers.

Light and Noise Impacts

14. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and shall be directed away from Interstate 90.
15. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.

**Responsible
Official:**


Dan Valoff

Title:

Staff Planner

Address:

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

Date:

May 27, 2010

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, June 11, 2010

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, June 11, 2010 Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



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"

May 27, 2010

Gary Maughan
22591 Road M SW
Mattawa, WA 99344

RE: Yellowstone Trail Estates Plat

Dear Mr. Maughan,

The County has reviewed your preliminary plat proposal for the Yellowstone Trail Estates Plat, which proposes to create 27 lots on 18.09 acres of land zoned Forest and Range. This proposal would be served by public water and sewer provided by the Snoqualmie Pass Utility District. Enclosed with this letter is the County's SEPA Mitigated Determination of Nonsignificance (MDNS).

Please note that the environmental threshold determination does not constitute final approval. In addition to any SEPA-specific mitigation measures, preliminary approval of the Yellowstone Trail Estates plat will have a number of plat conditions. These conditions assure that the proposed preliminary plat is consistent with adopted codes and standards.

The following are possible conditions of preliminary approval for the Yellowstone Trail Estates plat. Conditions may be added or modified prior to preliminary plat approval.

Platting Standards and Zoning Code:

1. **Certificate of Title:** A certificate of title of the property proposed to be platted shall be submitted with the final plat.
2. **Lot Closures:** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
3. **Conditions, Covenants, and Restrictions:** Prior to final plat approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval in consultation with Washington Departments of Ecology and Fish and Wildlife.
4. **Open Space Tracts:** Prior to final plat approval, all areas not included in development lots shall be labeled as individual tracts. Tracts shall not be further subdivided or altered. All tracts, except the tract(s) containing the private road area, shall be labeled "Open Space." Open space tracts shall be reserved for: habitat protection; non-motorized, passive recreation; and snow storage, subject to the approved snow storage and removal plan. All open space tracts shall be identified on the face of the final plat.
5. **Open Space Tract Ownership and Maintenance:** Open space tracts shall be jointly owned and maintained by the developer or legally responsible owner or homeowner's association or other legal entity made up of all benefited property owners.

Transportation and Infrastructure:

6. 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.
7. 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.
8. 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.
9. 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.
10. 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 allowed by the wetlands.
11. 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.
12. 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.

13. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
14. 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.
15. 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.
16. Advisory Note—Snow Removal on I-90: WSDOT advises that travel plans to and from the proposed homes may be interrupted during periods of Snoqualmie Pass closure.
17. No Direct Access to I-90: The proposed plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access highway with a posted speed limit of 65 miles per hour. No direct access to I-90 is allowed.

Water and Sewer

18. The proposed plat will be served by municipal water and sewer provided by the Snoqualmie Pass Utility District. Prior to final plat approval the applicant shall submit to the Kittitas County Public Health Department proof that water and sewer service extension has been approved for all new lots.

Plants and Animals

19. The proponent shall obtain a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife for the two road crossings of streams and any other in-channel work. A copy of the JARPA and HPA shall be provided to Community Development Services.

Stormwater:

20. 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.
21. This NPDES Construction Stormwater General Permit requires that a 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.

Air Quality and Noise

22. A burn permit must be obtained from Ecology if the proponent plans to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire.
23. The proponent should create a site-specific Fugitive Dust Control Plan (FDCCP) before starting this

project, according to Department of Ecology standards, and then follow the plan for the construction of the project and the duration of activity on property.

24. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.
25. Advisory Note—Noise (from WSDOT): The proponent is advised that new residential development in this area could be impacted by existing road noise from Interstate 90. Traffic noise will continue to increase into the future, as I-90 expands to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise from I-90. Any future improvements to this section of I-90 will not provide mitigation for noise.

Fire Safety

26. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
27. Design and construction must comply with Kittitas County Code, Kittitas County Zoning, the 2006 International Fire and Building Codes, and any recommendations by Fire District 7, and all other development agreements.
28. Residences will require fire flow of 1000 gpm (gallons/minute) for a duration of no less than 30 hours. A reduction in required fire flow of 50 percent, as approved, is allowed when the buildings are provided with an approved automatic sprinkler system.
29. 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 cluster plat. Hydrant spacing shall comply with International Fire Code and its appendices' requirements.
30. A separate permit and deposit shall be required for installation of the hydrant/standpipe system.
31. The Kittitas County Fire Marshall's Office will require a minimum of (3) three complete sets of plans for full review; (1) Office Copy, (1) Permit Copy, and (1) Fire Department Copy.
32. No slope or grade greater than 12% shall be allowed.

Forest Practices

33. The Washington State Department of Natural Resources advises that the Washington State Forest Practice Rules may apply to this proposal if timber is harvested or roads are built across forest land. A Forest Practice Application may be obtained at the Southeast Regional Office in Ellensburg or at www.dnr.wa.gov.

SEPA Mitigation

34. The following mitigation conditions from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final plat and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final plat:
 - a. All outdoor lighting shall be shielded and directed downward to minimize the effect to

nearby residential properties.

- b. To allow sufficient on-site snow storage, side yard setbacks shall be 15 feet for all lots. All setbacks shall be shown on the face of the final plat.
- c. All wetlands, streams, and wetland buffers shall be shown on the face of the final plat.
- d. For lots adjacent to wetland buffers, required side and rear yards shall be planted only with native vegetation. Exotic plants and weeds shall be controlled primarily by hand-pulling. If chemical use is required for noxious weed control, only those chemicals approved by the Washington State Department of Ecology for use near water shall be used within wetlands or their buffers.

If you have any questions regarding this matter, please feel free to contact me at (509) 962-7506 or by email at dan.valoff@co.kittitas.wa.us.

Sincerely,

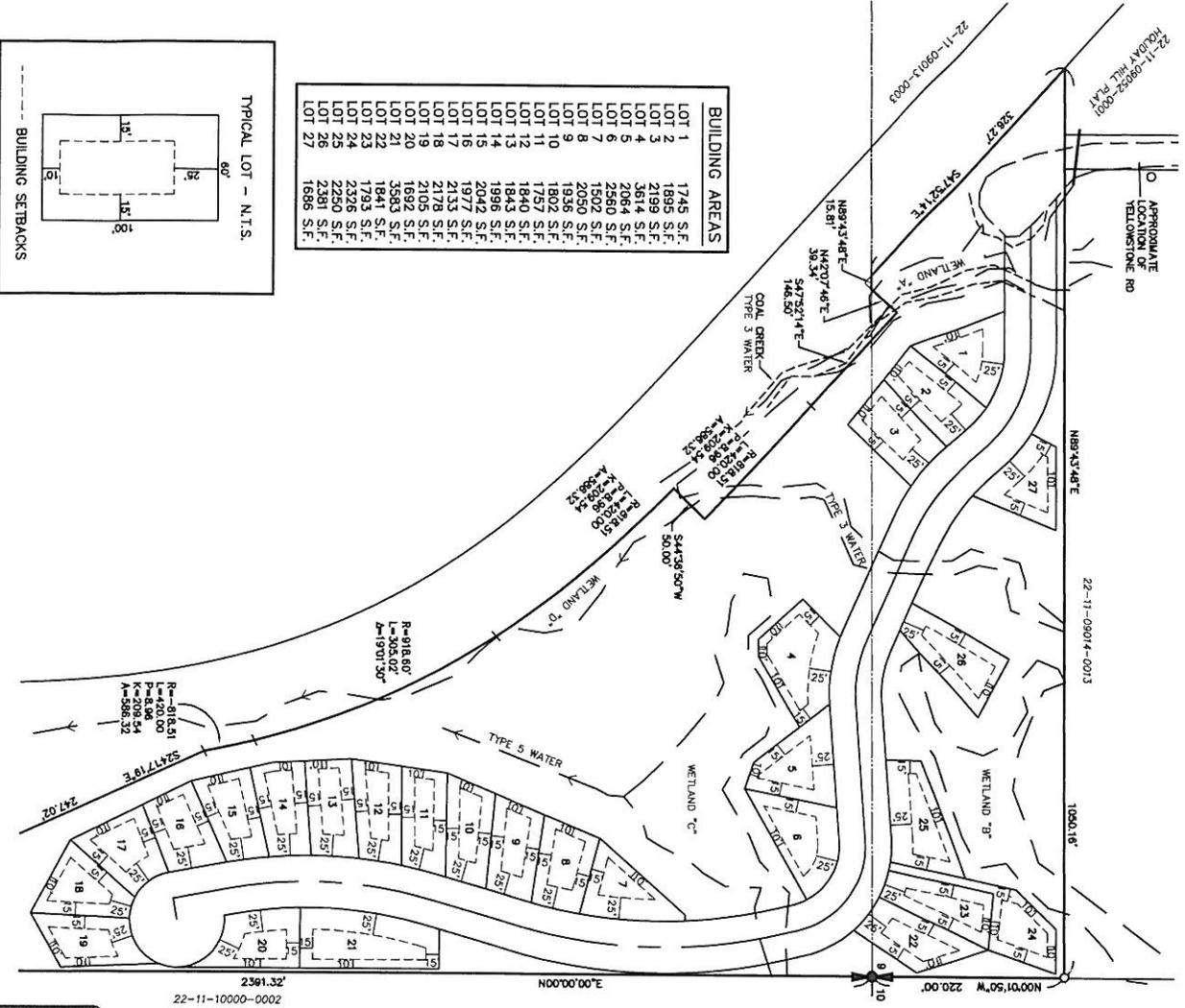
A handwritten signature in blue ink that reads "Dan Valoff". The signature is cursive and stylized, with the first name "Dan" and last name "Valoff" clearly legible.

Dan Valoff
Staff Planner

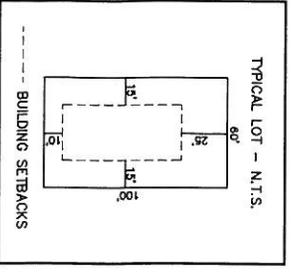
Cc: Wayne Nelsen, Encompass Engineering and Surveying

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

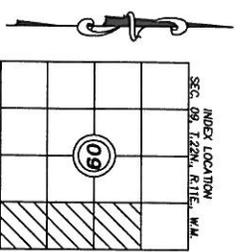
LP-09-00006



LOT	S.F.
LOT 1	1745
LOT 2	1695
LOT 3	2199
LOT 4	3614
LOT 5	2064
LOT 6	2560
LOT 7	1502
LOT 8	2050
LOT 9	1938
LOT 10	1802
LOT 11	1877
LOT 12	1840
LOT 13	1840
LOT 14	1898
LOT 15	2042
LOT 16	1977
LOT 17	2133
LOT 18	2178
LOT 19	2105
LOT 20	1692
LOT 21	3583
LOT 22	1841
LOT 23	1793
LOT 24	2326
LOT 25	2250
LOT 26	2381
LOT 27	1688



- LEGEND
- A QUARTER CORNER, AS NOTED
 - PND REBAR & CAP
 - SET REBAR & CAP L´92



22-11-0901-0002
100-0000-0001

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

RECORDER'S CERTIFICATE NO.

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... PART... MALISSAH... IN... NOV... 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.1E, W.M.
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T.R./G.W.	05/2010	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 1

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 N. Hunter Street, Suite 201 • Bellingham, WA 98202 • Phone: (360) 732-0230 • Fax: (360) 731-1075
Eastern Washington Division
108 First and Street • Cle Elum, WA 98922 • Phone: (509) 674-4313 • Fax: (509) 674-2119



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

April 20, 2010

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) Plat revision and amended Critical Areas Report – Comments related to revisions.

Dear Ms. Cote:

I have reviewed the revised site plan, revised conceptual mitigation plan and the addendum to the Critical Areas Report you provided for the Yellowstone Trail Estates plat. These revisions address the recommendations and concerns we provided and are consistent with the discussions at our February 5th conference call with the proponent. The revised site plan has eliminated some lots and reconfigured others to improve wetland buffers and the Coal Creek stream buffer. The mitigation plan reflects the revised site plan and includes additional notes and more details on the wetland creation prescription. We are pleased to note that the creeks, wetlands and buffer areas are interconnected in a functional fashion.

I have a few comments and suggestions regarding the Critical Areas Report Addendum and the preparation of the Final Mitigation Plan as follows:

1. Critical Areas Report

- a. **Ten-foot building setback from lot line does not function as a wetland buffer.** In the discussion of proposed buffer widths and buffer averaging, the report addendum notes on page three that “*a 10-ft building setback in the rear of the lots..... left in native vegetation as additional protection to the wetlands.*” In practice, the 10-ft area around a building is substantially disturbed and re-graded during construction by the maneuvering of equipment around the building, excavating and backfilling foundations, and accessing the exterior of the building to install siding, position ladders and scaffolding, etc.. If, as suggested in the report, this area is to counted as native vegetation that provides additional protection to the wetlands, the CCRs should

include a specific restoration prescription and/or landscaping standards for this setback area.

- b. **Recommend designation of buildable area on select lots.** In the discussion of the rationale for buffer averaging on page four, the report suggests that for a number of lots, the houses will be constructed further away from the wetland than the minimum setback because of topography and lot orientation. (The implication is that the location and orientation of the house on the lot will further distance construction from wetlands or the creek.) This is not at all certain. Kittitas County does not have a clearing/grading/fill ordinance and each lot could be substantially altered, filled and re-graded with the house placed anywhere, subject only to the minimum lot line setback. Defining the desired buildable area on these select lots would eliminate this uncertainty.

2. Final Mitigation Plan.

- a. **Use of salvage material.** Clearing for road construction will likely yield some coarse woody material (logs, trees with rootwads, stumps) that would be useful as habitat features in the created wetland and stream crossings. We recommend that following staking of the road but prior to clearing and grading, a few large trees and logs be marked for salvage and use in stream and wetland work. Also, as noted in the wetland plan, areas of wetland soil within the road alignment should be flagged and these topsoils (with their seed banks of native wetland plant seeds) be stockpiled separately for use in the wetland creation work.
- b. **Plant list for the created wetland.** The plant list on plan sheet W-1 of the Conceptual Mitigation Plan does not include any herbaceous plants for the created wetland. Presumably this is because salvaged wetland soils will be placed on the new constructed wetland site and this salvaged soil should have a seed bank that includes herbaceous native wetland plants. However, some temporary cover of the site will be needed for short term soil protection and erosion control. The excavation to create the wetland will likely be done during the late summer dry season, so there will be little time between the wetland construction and the onset of fall rains. A seed mix of suitable temporary erosion control grasses and/or sedges should be considered to help stabilize the site for the first couple years. (Additional erosion control BMPs may be needed prior to fall rains.)
- c. **Use of local transplants.** The Conceptual Mitigation Plan suggests that local transplants of native sedges could be used to maintain species composition. We concur. This is a prudent measure and should be part of the final plan. This work should be directed by someone with expertise in wetland plant identification and wetland restoration.
- d. **Crossing structure for Wetland C.** As noted in the Critical Areas Report Addendum, the road crossing of Wetland C should be designed to provide passage for

amphibians and small mammals as well as water. I have enclosed some conceptual design information for discussion. The crossing will need to have sufficient hydraulic capacity to pass expected snowmelt runoff and stormwater, a natural substrate, and some additional width to allow for some “shoreline edge” along the margins of the crossing. The crossing structure should be a box culvert or pipe-arch, with a span of not less than 42-inches and a rise of not less than 29-inches (this is hydraulically equivalent to a 36-inch round pipe). WDFW can provide more specific guidance once the site is staked and accessible for field inspection.

In summary, the proponent has been responsive to our concerns and has incorporated our requests in the submitted documents. Please consider my comments above regarding preparation of submittals for final plat approval.

We recommend the conditions for Final Plat approval include the following:

1. The Final Mitigation Plan shall be prepared from the conceptual mitigation plan, and shall be submitted for review and approval by Kittitas County Community Development Service (KCCDS) in consultation with WDOE and WDFW.
2. The road crossing design for Wetland C shall be submitted for review and approval by KCCDS in consultation with WDFW. The crossing shall be a box culvert or pipe-arch, with not less than 42-inch span by 29-inch rise, sized to convey snowmelt runoff and stormwater and accommodate passage of small mammals and amphibians.
3. The proponent shall obtain a Hydraulic Project Approval (HPA) from WDFW for the two road crossings of streams and any other in-channel work. A copy of the JARPA and HPA shall be provided to KCCDS.
4. A Stormwater management plan shall be prepared and submitted to KCCDS for review and approval in consultation with WDOE.
5. A snow removal and storage plan shall be submitted to KCCDS for review and approval in consultation with WDOE and WDFW.
6. Proposed Conditions, Covenants and Restrictions shall be submitted to KCCDS for review and approval in consultation with WDOE and WDFW.

Katie Cote
April 20, 2010
Page 4 of 5

Thank you for the opportunity to review the revised proposal. Please call me at (509 925-1013 if you have questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent D. Renfrow", with a long horizontal flourish extending to the right.

Brent D. Renfrow
District Habitat Biologist

Cc: Perry Harvester, WDFW
Wayne Nelsen, Encompass Engineering & Surveying
Dan Valoff, KCCDS
Cathy Reed, WDOE

Enclosure: Conceptual drawing of wetland crossing structure for Wetland C.

Conceptual Crossing Structure for Wetland C – hydrological connectivity and wildlife passage for low gradient wetland

I-90 Snoqualmie Pass East Project 3-39

Exhibit 3-6
Hydrologic Connectivity Structures Linking Low Gradient Wetlands

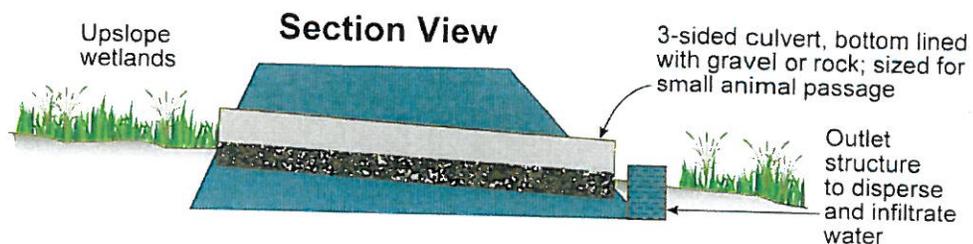
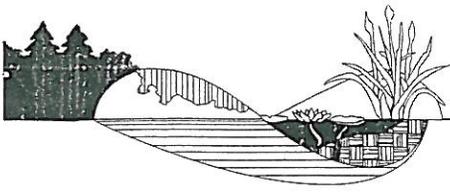


Figure 1. Conceptual wetland crossing structure taken from I-90 Snoqualmie Pass East Project. The depicted outlet structure would not likely be needed at Wetland C because of the low gradient. Substrate in the culvert would include some large cobbles and small boulders to provide channel roughness and protective cover for amphibians and small mammals. If predicted water volumes and velocities allow, some woody debris could be included along one of the culvert walls.

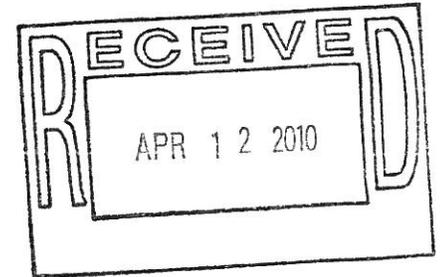
The crossing structure should be a box culvert or pipe-arch, with a span of not less than 42-inches and a rise of not less than 29-inches (this is hydraulically equivalent to a 36-inch round pipe). The structure should be designed to have sufficient hydraulic capacity to pass expected snowmelt and stormwater runoff, with enough additional capacity/width to allow for some "shoreline edge" to be created along the margins of the culvert walls.



Sewall Wetland Consulting, Inc.

27641 Covington Way SE #2
Covington, WA 98042

Phone: 253-859-0515
Fax: 253-852-4732



April 7, 2010

Katie F. Cote
Land Use Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, Washington 98926

RE: Yellowstone Trail Estates Plat (LP-09-00006) – Critical Areas Report Addendum
SWC Job#A9-155

Dear Katie,

This letter and attached revised Conceptual Mitigation Plan are in response to your February 19, 2010 letter to Gary Maughan regarding the Yellowstone Trail Estates plat.

Specifically, this addendum is in response to these two points from this letter;

- In response to Washington State Department of Ecology comments (see Cathy Reed 2/2/2010 letter), please submit a revised wetland mitigation plan map to reflect the new lot configuration and the reduced buffer impacts. Please also work with Ms. Reed to add more descriptive text to the wetland mitigation plan and submit a revised version; and

Attached is a new site plan and conceptual mitigation plan. The wetland impact has been reduced to 848sf due to the actual reduced road width through the right-of-way. This crossing will include appropriately sized culverts which will allow passage of water as well as small wildlife species such as rodents and amphibians through the road crossing. The proposed mitigation is at a 2:1 ratio and consists of wetland creation along the edge of the existing wetland. The area for the proposed creation is a gently rising upland lobe which will be excavated out to a similar elevation to the abutting wetland. Due to the small size of this area, the excavation elevations will be field determined and confirmed during construction by the biologist prior to any planting.

Access to the mitigation area will be from Lot #4. Prior to any clearing silt fences will be placed along the access route as well as at the edge of the existing wetland next to the

creation area. After silt fence placement, woody vegetation can be removed and disposed of outside the wetland and buffer. This area is primarily shrubs (willows) in the buffer and is sedges in the wetland. A protective mat, steel plates or similar materials will be used to minimize disturbance to the wetland during the temporary access needed for mitigation construction. This material will be temporarily placed on the surface of the wetland in order to support and to drive a small excavator such as a bobcat sized machine across to the creation area. The creation area will be excavated down to the required depth and backfilled to grade with topsoil stockpiled off the site including from the wetland fill area. The area will then be planted with a mix of native emergent and woody shrub species which could include species such as willow, red osier dogwood, California hellbore, as well as transplanted sedges from the existing wetland to maintain the same species composition as exist within the wetland today. Many of the native species within this wetland are not available from nurseries so transplanting select individuals may be the best method of establishing natives in this area. If transplanting is utilized, it will be under the supervision of the biologist.

The proposed mitigation would be monitored once a year with a report produced once a year for three years to determine success of the mitigation project. Following approval of this conceptual plan, a Final Mitigation Plan will be prepared for review and approval by the agencies.

- Per KCC 17A.04.030, please submit a narrative prepared by a wetland biologist describing why the particular site conditions warrant the application of wetland buffer averaging, as well as a description and justification for proposed wetland buffer widths;

KCC 17A.040.020 provides a range of buffer widths for wetlands. For Category 3 wetlands >10,000sf, the range given is 20'-80'.

KCC 17A.040.025 describes the wetland buffer ranges with the following;

The wetland buffer ranges have been established to reflect the impact of certain intense land uses on wetland function and values. The director shall base the buffer size on the following criteria and shall establish the least restrictive width of buffer necessary to account for all of the following considerations:

1. *The overall intensity of the proposed use;*
2. *The presence of threatened, endangered, or sensitive species;*
3. *The site's susceptibility to severe erosion;*
4. *The use of a buffer enhancement plan by the applicant which uses native vegetation or other measures which will enhance the functions and values of the wetland or buffer. (Ord. 94-22 (part), 1994).*

As a general rule in the past, Kittitas County has almost always applied the minimum buffer width to all residential projects. The Yellowstone Trail project given the size of the property, the general seasonal use of the lots, and the relatively low density would indicate the smaller buffer widths at the low end of the range can adequately protect the wetlands functions.

There is no observed or known threatened or endangered species on or near the site. Its close proximity to Interstate 90 reduces the chances of any sensitive species using the site. Again, this would indicate the lower end of the buffer range would be adequate.

The site is not known to be susceptible to severe erosion, again indicating the lower width of the buffer range would be adequate.

Although a buffer enhancement plan is not proposed, a 10' building setback in the rear of the lots as required in the Forest and Range Zone will be identified in the CC&R's as being left in native vegetation as an additional protection to the wetlands.

KCC 17A.04.030 states;

Wetland buffers may be modified by averaging buffer widths. Wetland buffer width averaging shall be allowed only where the applicant demonstrates that the following exists:

- 1. That averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property;*
- 2. That the wetland contains variations in sensitivity due to existing physical characteristics;*
- 3. That the proposed use would be located adjacent to areas where buffer width is reduced, and that such land uses are low in impact;*
- 4. That width averaging will not adversely impact wetland function and values. (Ord. 9422 (part), 1994).*

As can be seen from site map, the site contains numerous critical areas that not only block access, but also encompass the majority of the sites area. In order to access the site, and create a financially reasonable amount of lots on the site some buffer averaging needs to be employed. The current number of lots proposed is the minimum to make the project work given the infrastructure and overall costs of development of a difficult site such as this. The road location is the only one feasible to access the property and avoids the wetlands, steep slopes and streams as best possible. This access requires some averaging of buffers to compensate for the impacts.

These wetlands in the areas of reduced buffers will generally be protected even with the smaller buffer widths, as homes built in this area of Snoqualmie Pass generally have little yard area, and it is not usable or accessible most of the year. Most lots in this area of

Snoqualmie Pass are covered with snow from November-June of each year, and particularly in shaded areas where the snowpack remains longer, sometimes into July. Actual developed yard areas are generally kept at minimal sizes as traditional lawns and landscaping are not really feasible in this type of climate. It is also not generally feasible to store items in this area as the weight of snow destroys anything left out in the open.

It is not anticipated that typical impacts from fertilizers herbicides and substances such as these would be employed in this area. The landscaping that typically utilizes these products just is not feasible in this environment. Home owners association language can be prepared that would require only native plantings within the areas abutting the critical areas, as well as prohibiting use of fertilizers, weed killers and herbicides.

Disturbance of critical areas such as wetlands and streams in close proximity to homes in this area is typically minimal, due to use primarily in the snow season when these features are buried under snow. The close proximity of the lots in the reduced wetland and stream buffer areas does not have the same impact it would in a non-snow covered environment. Much less intrusion and impact typically occurs to these areas after construction than others outside of this unique residential environment.

Averaging along Lots 1-3 is in the rear of the lots and will most likely be left undisturbed as the homes will undoubtedly be based upon topography and lot orientation, be placed north of these areas.

The averaging proposed on lots 4-7 is in an area where the buffer is a dense willow thicket which would generally not be easily accessible to enter or disturb the wetland.

The averaging on Lots 24 & 25 is in an area that slopes down to the wetland and will undoubtedly be left in a relatively undisturbed condition regardless of its placement within the Lot boundaries.

The large area of added buffer provides a large protected area that connects Coal Creek to these wetlands in a large continuous area.

The proposed buffer averaging should protect the existing functions and characteristics of these wetlands due to the realistically low impact use of these proposed lots, the unique character of the land and its long portion of the year under snow providing extra protection, and the dense, shrub dominated vegetation in this area creating a relatively impenetrable barrier to human intrusion.

Following approval of the Conceptual buffer averaging as well as wetland mitigation plan, a Final Detailed plan will be prepared for review and approval by the County. This Final Mitigation Plan will detail the plant species and locations, grading of the wetland creation area, as well as details of the monitoring and maintenance of the area.

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

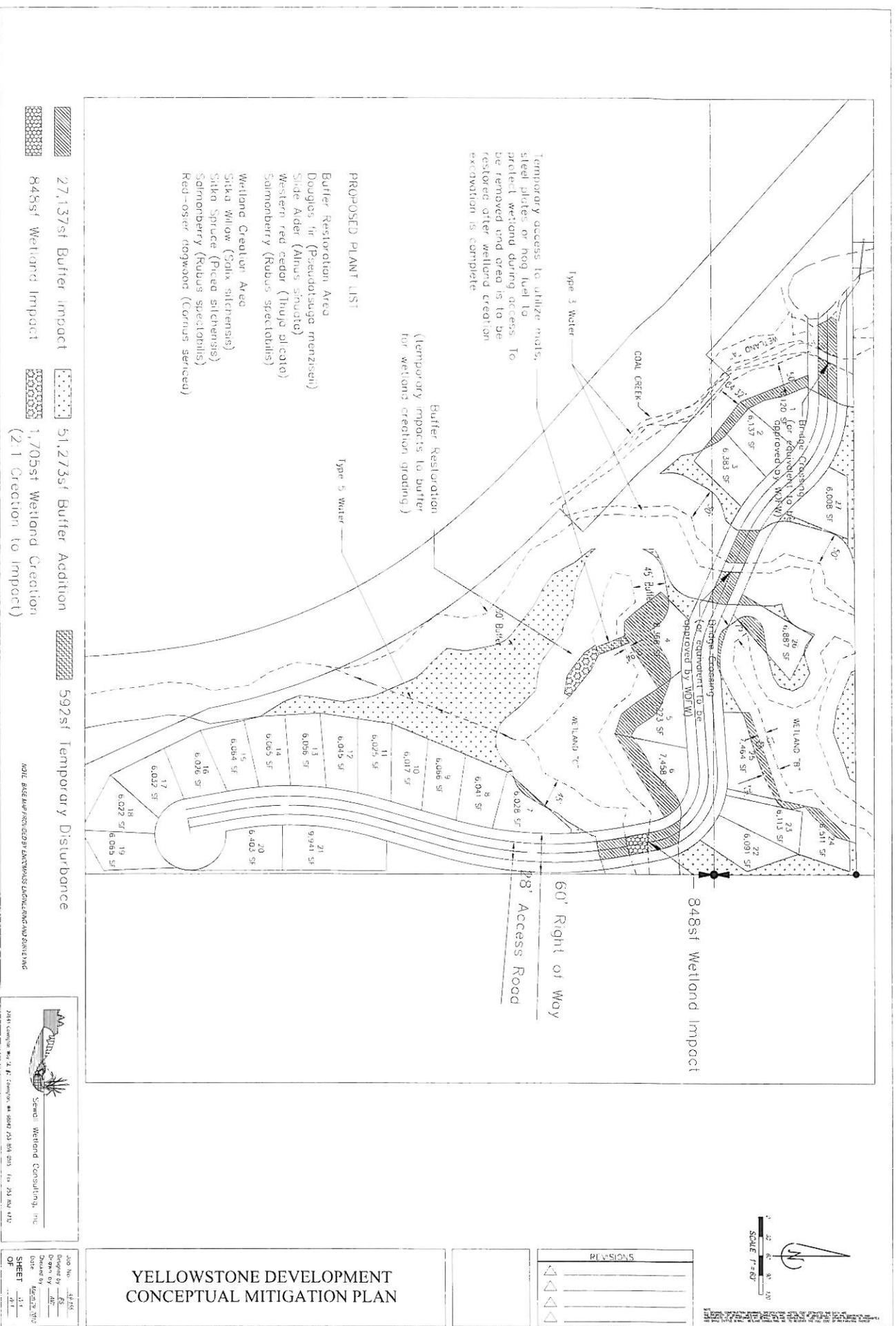
Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Biologist PWS #212

Attached: Conceptual Mitigation Plan dated 3-16-22

CC: Wayne Nelson – Encompass Engineering



Temporary access to utilize mats, steel plates or log trestle to protect wetland during access. To be removed and area is to be restored after wetland creation excavation is complete.

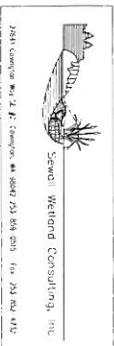
Buffer Restoration (temporary impacts to buffer for wetland creation grading)

PROPOSED PLANT LIST

- Buffer Restoration Area
 - Douglas fir (*Pseudotsuga menziesii*)
 - Slack Alder (*Alnus sinuata*)
 - Western red cedar (*Thuja plicata*)
 - Samberry (*Rubus spectabilis*)
- Wetland Creation Area
 - Sitka Willow (*Salix sitchensis*)
 - Sitka Spruce (*Picea sitchensis*)
 - Samberry (*Rubus spectabilis*)
 - Red-osier dogwood (*Cornus sericea*)

- 27,137sf Buffer Impact
- 848st Wetland Impact
- 51,273sf Buffer Addition
- 1,705sf Wetland Creation (2:1 Creation to Impact)
- 592sf Temporary Disturbance

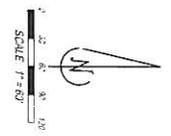
NOTE: BASE MAP PROVIDED BY BAKTAYASSI DEVELOPMENT AND SURVEYING



Job No. 14345
 Drawn by: [Signature]
 Checked by: [Signature]
 Date: 04/22/2014
 SHEET 11 OF 11

**YELLOWSTONE DEVELOPMENT
 CONCEPTUAL MITIGATION PLAN**

REVISIONS	
△	
△	
△	



DATE PLOTTED: 04/22/2014 10:58 AM
 PLOTTER: HP DesignJet 2500C
 PLOT SCALE: 1" = 50'

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

LP-09-00006



APPROVALS

KITITIAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.O., 20__

KITITIAS COUNTY ENGINEER
KITITIAS 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.O., 20__

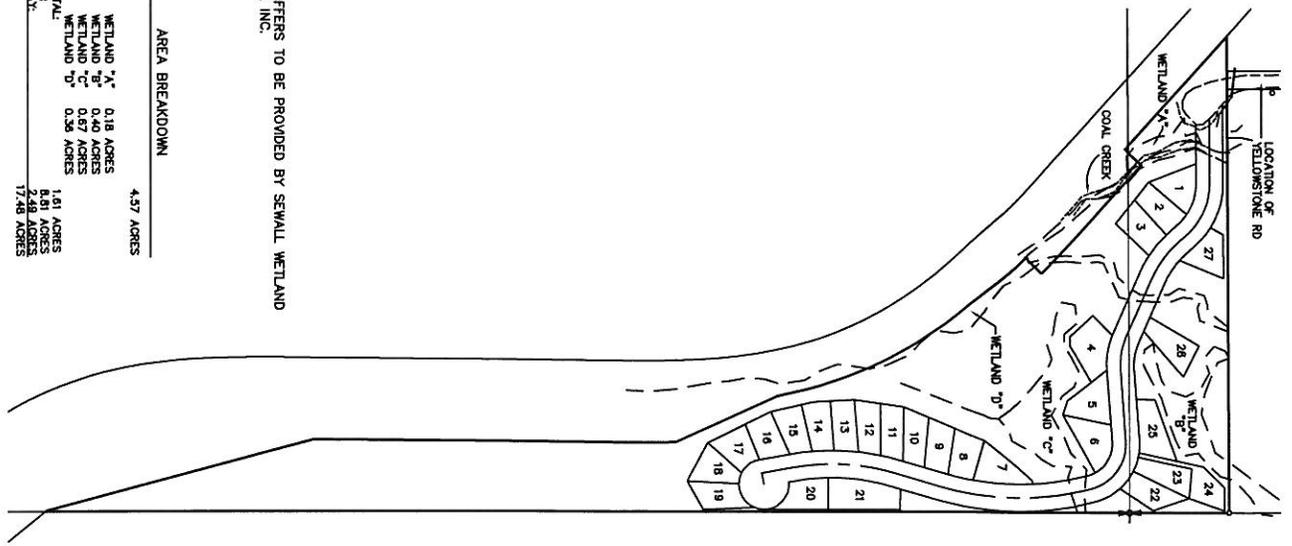
KITITIAS COUNTY PLANNING DIRECTOR
KITITIAS COUNTY HEALTH OFFICER
I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITIAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.O., 20__

KITITIAS COUNTY PLANNING DIRECTOR
KITITIAS 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 (147835), 22-11-09014-0015 (377835) & 22-11-09014-0001 (357935)
DATED THIS _____ DAY OF _____ A.O., 20__

KITITIAS COUNTY ASSESSOR
KITITIAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.O., 20__

BOARD OF COUNTY COMMISSIONERS
KITITIAS COUNTY, WASHINGTON
BY: _____
CHAIRMAN
ATTY: _____ CLERK OF THE BOARD

NOTE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE RESIDENTS WILL BE GRANTED



*WETLAND BUFFERS TO BE PROVIDED BY SEWALL WETLAND CONSULTING, INC.

AREA BREAKDOWN

LOTS:	4.57 ACRES
WETLANDS:	
WETLAND "C"	0.18 ACRES
WETLAND "D"	0.40 ACRES
WETLAND "D'"	0.87 ACRES
WETLAND "D'"	0.56 ACRES
WETLAND TOTAL:	1.91 ACRES
OPEN SPACE:	0.58 ACRES
BRN. SPACES:	0.48 ACRES
TOTAL:	17.48 ACRES

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

SURVEY NOTES:

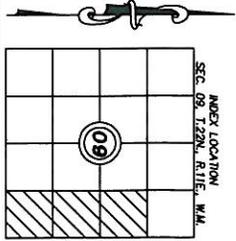
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY AS FILED IN BOOK _____ OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NUMBER _____ RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-09014-0014 (147835), 22-11-09014-0015 (377835) & 22-11-09014-0001 (357935) INTO THE CONFIGURATION SHOWN HEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW OR QUANTIFY 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.

LEGEND

- A QUARTER CORNER, AS NOTED
- FWD REBAR & CAP
- SET REBAR & CAP L&J 18092

RECORDER'S CERTIFICATE

DAVID B. NELSON
COUNTY AUDITOR



FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M
IN BOOK _____ AT PAGE _____ AT THE REQUEST OF
DAVID B. NELSON
SURVEYOR'S NAME

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
N. MAY, 20.08

DAVID B. NELSON DATE
CERTIFICATE NO. 18092

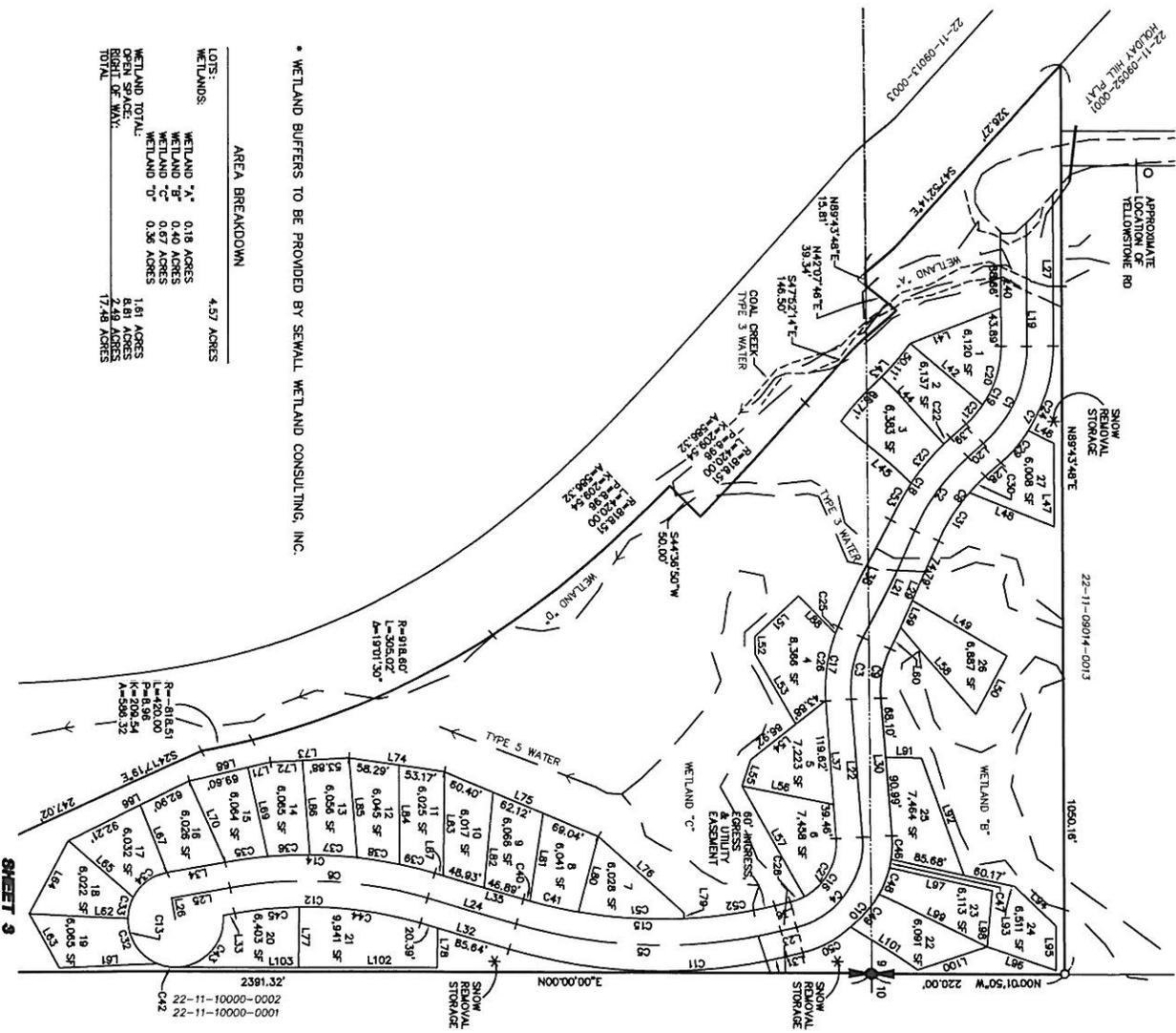
DWN BY	DATE	JOB NO.
T.R./G.W.	04/2010	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 902-0250 • Fax: (425) 991-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 671-7433 • Fax: (509) 671-7419

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

LP-09-00006



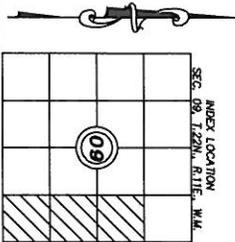
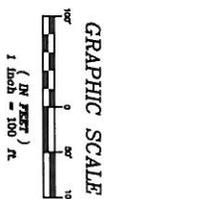
AREA BREAKDOWN

LOTS:	457 ACRES
WETLANDS:	
WETLAND "A"	0.18 ACRES
WETLAND "B"	0.49 ACRES
WETLAND "C"	0.36 ACRES
WETLAND TOTAL:	1.03 ACRES
OPEN SPACE:	1.81 ACRES
WETLAND TOTAL:	2.84 ACRES
RIGHT OF WAY:	7.28 ACRES

WETLAND BUFFERS TO BE PROVIDED BY SEWALL WETLAND CONSULTING, INC.

SHEET 3

- LEGEND**
- A QUARTER CORNER, AS NOTED
 - PVD REBAR & CAP
 - SET REBAR & CAP IS# 18092



RECORDER'S CERTIFICATE:
 FILED FOR RECORD THIS.....DAY OF.....20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S WAIVE.....
 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.....
 IN.....
 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.
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T.R./G.W.	04/2010	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 4



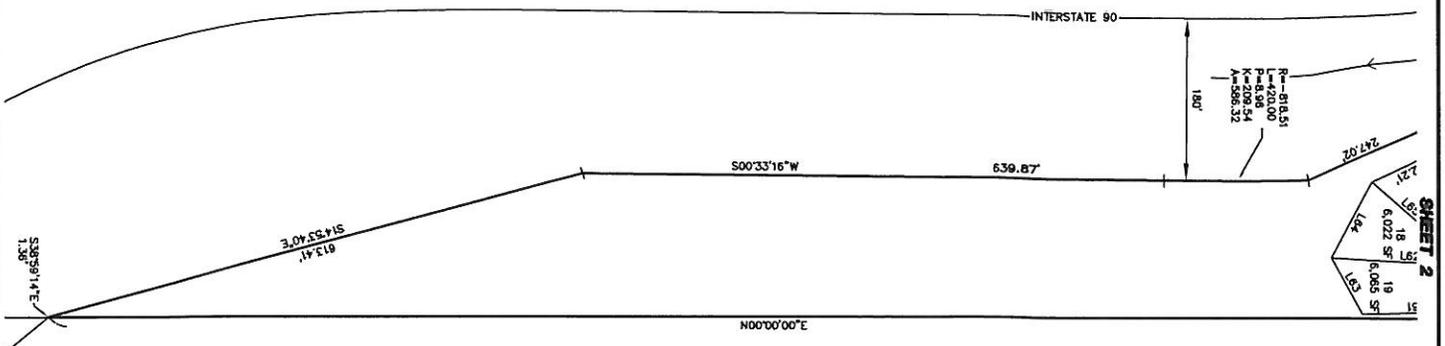
Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Pompey Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
 Eastern Washington Division
 1081 1st Ave. SW • Everett, WA 98201 • Phone: (425) 392-0350 • Fax: (425) 391-3055

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

LP-09-00006

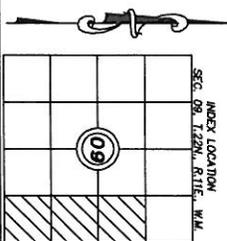
22-11-09041-0002



LINE	BEARING	DISTANCE
L10	N89°43'48"E	142.90
L10	S41°50'10"E	23.87
L21	S86°09'18"E	136.17
L22	N85°52'03"E	199.09
L23	S12°26'47"E	18.77
L24	S10°29'02"W	18.77
L25	S19°09'02"W	68.28
L26	S72°43'52"E	25.00
L27	N88°43'48"E	174.88
L28	S41°50'10"E	23.87
L29	S66°09'18"E	136.17
L30	N85°52'03"E	199.09
L31	S12°26'47"E	18.77
L32	S10°29'02"W	18.77
L33	S19°09'02"W	68.28
L34	S10°16'08"E	13.80
L35	S18°09'05"W	106.03
L36	S12°26'47"E	18.77
L37	N89°43'48"E	142.90
L38	S86°09'18"E	136.17
L39	S41°50'10"E	23.87
L40	N89°43'48"E	132.55
L41	N21°14'57"W	112.15
L42	N40°02'13"E	109.90
L43	N81°44'17"W	116.81
L44	N47°25'56"E	104.08
L45	N43°55'01"E	101.55
L46	S87°35'14"W	32.29
L47	S89°43'48"W	82.94
L48	N22°03'13"E	136.17
L49	S87°34'10"E	126.55
L50	S82°24'10"E	78.50
L51	S42°24'10"E	68.82
L52	N89°21'03"E	19.48
L53	N59°41'37"E	94.07
L54	S37°49'38"E	110.80
L55	N71°00'45"W	31.76
L56	N111°9'32"E	108.99
L57	S80°55'20"W	148.92
L58	S48°50'43"W	34.72
L59	S89°09'18"E	27.19
L60	S02°08'06"E	113.91
L62	S02°27'54"W	114.22
L63	N60°01'00"E	71.38
L64	N81°53'17"W	95.88
L65	N41°52'41"E	99.84
L66	S28°11'55"E	155.11
L67	S69°25'10"W	83.87
L68	S13°00'02"E	66.90
L69	N17°53'58"E	105.18
L71	S33°06'52"W	26.60
L72	N03°14'27"W	37.01
L73	S03°14'27"E	96.89
L74	S08°12'59"W	111.46
L75	S22°35'56"W	191.57
L76	S41°31'31"W	132.13
L77	N89°26'31"W	69.69
L78	N89°26'31"W	45.96
L79	S89°31'38"E	47.01
L80	S79°53'38"E	52.74
L82	S81°24'23"W	110.60
L83	S89°09'18"E	119.21
L84	N89°26'31"E	114.39
L85	N85°22'18"E	115.43
L86	S85°39'43"W	109.19
L87	S16°09'05"W	10.21
L89	S44°50'18"W	60.65
L91	N00°49'18"E	40.94
L92	N10°07'47"E	143.77
L94	S12°12'02"W	14.81
L94	N43°55'01"E	65.05
L95	S08°43'48"W	51.20
L96	S18°21'17"W	83.13
L97	S12°12'57"W	121.15
L98	N84°56'50"W	63.13
L99	S83°49'42"W	137.16
L100	N18°37'12"W	84.47
L101	N33°52'00"E	87.28
L102	S80°00'00"E	160.90
L103	S80°00'00"W	141.75

CURVE	LENGTH	RADIUS	DELTA
C1	128.58	150.00	49°21'02"
C2	105.75	250.00	24°14'09"
C3	73.24	150.00	27°36'38"
C4	140.85	100.00	80°42'11"
C5	308.77	800.00	29°34'52"
C6	230.98	500.00	28°28'13"
C7	191.00	250.00	32°41'02"
C8	58.88	120.00	27°28'38"
C9	183.11	130.00	80°42'11"
C10	328.26	630.00	29°34'52"
C11	218.73	470.00	28°28'13"
C12	254.17	55.00	264°47'03"
C13	244.38	530.00	28°28'13"
C14	294.28	570.00	29°34'52"
C15	98.60	70.00	80°42'11"
C16	87.89	180.00	27°28'38"
C17	118.44	280.00	24°14'09"
C18	101.27	160.00	49°21'02"
C19	71.52	110.00	54°50'00"
C20	10.46	280.00	70°7'42"
C21	59.70	280.00	127°2'56"
C22	104.77	180.00	37°42'41"
C23	8.20	180.00	7°46'38"
C24	8.20	180.00	7°46'38"
C25	79.88	180.00	25°22'01"
C26	81.20	70.00	69°27'58"
C27	17.38	70.00	141°14'13"
C28	49.13	160.00	15°38'22"
C29	23.90	220.00	1°36'39"
C30	82.00	48.00	69°10'52"
C31	25.11	55.00	82°18'46"
C32	50.21	55.00	82°18'46"
C33	48.82	530.00	51°9'45"
C34	48.82	530.00	51°9'45"
C35	48.82	530.00	51°9'45"
C36	48.82	530.00	51°9'45"
C37	48.82	530.00	51°9'45"
C38	48.82	530.00	51°9'45"
C39	41.97	520.00	43°17'14"
C40	71.63	520.00	43°17'14"
C41	51.22	520.00	43°17'14"
C42	51.22	520.00	43°17'14"
C43	81.24	55.00	85°03'11"
C44	141.83	470.00	17°18'06"
C45	74.80	470.00	107°8'06"
C46	28.97	130.00	11°53'10"
C47	10.01	130.00	4°44'33"
C48	32.68	130.00	14°24'07"
C49	48.70	130.00	21°27'45"
C50	64.78	130.00	28°32'28"
C51	124.54	170.00	12°19'55"
C52	108.99	370.00	9°33'28"
C53	58.54	180.00	9°33'28"

LEGEND
 A QUARTER CORNER AS NOTED
 PND RBBAR & CAP
 SPT RBBAR & CAP LSY 18092



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 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 RECONSTRUCTING ACT AT THE
 REQUEST OF.....GARY MALSHAW.....
 IN.....NOV.....20,08
 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, WM.
KITITAS COUNTY, WASHINGTON**

OWN BY	DATE	JOB NO.
T.R./G.W.	04/2010	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	3 OF 4

Western Washington Division
Compass
 ENGINEERING & SURVEYING
 145 N. Lampson Street, Suite 201 • Bellingham, WA 98201 • Phone: (360) 739-1105
 1081 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.11E., W.M.
KITITAS COUNTY, WASHINGTON**

LP-09-00006

OWNERS
GARY MAUGHAN & CAROL MAUGHAN &
MICHAEL ALBERG
2200 ROAD N SW
MARTIN, WA 98044
PARCELS #22-11-09014-0014 (147936)
22-11-09014-0015 (317553) &
22-11-09014-0011 (397959)
ACREAGE 18.09 (ASSASSIN) 17.48 (SUNNY)

LOTS #7
WESTERN SOURCE SNOOQUAMIE PASS UTILITY DISTRICT
WESTERN SOURCE SNOOQUAMIE PASS UTILITY DISTRICT
ZONE FOREST & RAINIER

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 HEREBY DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

GARY MAUGHAN

CAROL MAUGHAN

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF _____ } S.S.

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 SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

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 SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

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 NORTHEAST QUARTER LING EASTERY OF THE EASTERN RIGHT-OF-WAY OF YELLOWSTONE ROAD (SUNSET HIGHWAY) AS BODDED BY VARIOUS SURVEILOR DEEDS RECORDED MARCH 12, 1985.

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 SAID WAS LOCATED IN 1946, AND LYING EAST OF THE EASTERN RIGHT-OF-WAY BOUNDARY OF 1-90.

EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITITAS FOR ROAD RIGHT OF WAY BY DEED RECORDED MARCH 12, 1985, IN BOOK 118 OF DEEDS, PAGE 127, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 319440.
PARCEL 3
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 EASTERN RIGHT-OF-WAY LINE OF SR-90 (I90).

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREBY WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL EXTEND FROM THE EXTERIOR RIGHT-OF-WAY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF ROADWEEDS. ACCORDINGLY, THE KITITO PRECLUDE THE PROCESSION OF NONDUS WEEDS, OR WEEDS DISTRIBUTED BY DEPARTMENT OF TRANSPORTATION.
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 65% COMPACTION, AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED SURVEYOR AND ENGINEER AS REQUIRED BY RCW 18.03.020 AND WAC 163-03-020. KITITAS COUNTY ROAD STANDARDS 9/9/05 EDITION, 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 UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS STATEMENT WILL INCLUDE THE HAND SURFACE FINISH OF ANY SHELTER OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. WETTINGING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND WETTING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOSYSTEM 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 USER TO VERIFY THE SIZE, THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-553-4344

ADJACENT PROPERTY OWNERS.

- 22-11-09052-0001 SCOTT D MCLAUGHAN ETUX
- 22-11-09052-0002 WASHINGTON MUTUAL BANK
- 22-11-09052-0003 BELLEVUE WA 98005
- 22-11-09014-0013 DOUGLAS TANNER ETUX TRST
- 22-11-09014-0014 USA (NAP) PANNER
- 22-11-09014-0015 WENATCHEE NATIONAL FOREST
- 22-11-09014-0016 215 WELDON LANE
- 22-11-09014-0017 WENATCHEE VA 98801
- 22-11-09013-0003 CHL INCOME SNOOQUAMIE LDC
- 22-11-09014-0002 450 S ORANGE AVE 12TH FL
- 22-11-09014-0001 ORLANDO FL 32801

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

SURVEYOR'S CERTIFICATE

COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____
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 _____ (NAME), MAINTENANCE
IN _____, 20____
DAVID P. NELSON
CERTIFICATE NO. 18092

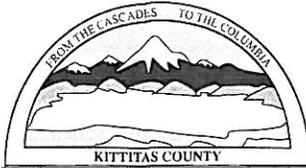
**PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.11E., W.M.
KITITAS COUNTY, WASHINGTON**

DRAWN BY T.R./G.W.	DATE 04/2010	JOB NO. 08177
CHECKED BY D. NELSON	SCALE N/A	SHEET 4 OF 4



Western Washington Division
163 N. Leiper Street, Suite 201 • Pasqually, WA 98077 • Phone: (360) 392-0250 • Fax: (360) 397-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 971-7133 • Fax: (509) 971-7419





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"

February 19, 2010

Gary Maughan
Land Owner
22591 Road M
Mattawa, Washington 99344

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

Subject: Yellowstone Trail Estates Preliminary Plat (LP-09-00006)

Dear Mr. Maughan and Mr. Nelsen:

On Friday February 5, 2010 Mr. Nelsen and Ed Sewell, joined County planners and agency staff in a telephone conference to discuss the Yellowstone Trail Estate plat (see attached minutes). Specifically, the purpose of the call was to address agency concerns over wetland and habitat impacts. Prior to and during the conference, Mr. Nelsen proposed possible revisions to the proposed lot layout to address impacts to wetland buffers, riparian areas, and sensitive old growth habitat. As we discussed in the call, Mr. Nelsen's proposed revisions positively address agency and County concerns over wildlife impacts. In line with these revisions, the County requests the following actions:

- In response to Washington State Department of Fish and Wildlife comments (see Brent Renfrow 1/29/210 letter), please submit a revised plat map reducing the total number of lots from 29 to 27 by eliminating lots 4 and 5, combining lots 27 and 28, and adjusting lots 9 and 29 to reduce buffer impacts, and resizing lots 10-20 to add one more lot;
- In response to Washington State Department of Ecology comments (see Cathy Reed 2/2/2010 letter), please submit a revised wetland mitigation plan map to reflect the new lot configuration and the reduced buffer impacts. Please also work with Ms. Reed to add more descriptive text to the wetland mitigation plan and submit a revised version; and
- Per KCC 17A.04.030, please submit a narrative prepared by a wetland biologist describing why the particular site conditions warrant the application of wetland buffer averaging, as well as a description and justification for proposed wetland buffer widths;

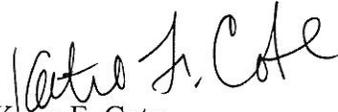
The above requested materials must be submitted within 60 days, or by **April 20, 2010**. The County will not make a SEPA Threshold Determination or schedule this application for a hearing before the Hearing Examiner until the requested information is received and deemed complete.

Gary Maughan
Wayne Nelsen

February 19, 2010

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

Enclosures

cc: Dan Valoff, Kittitas County Community Development Services
Christina Wolman, Kittitas County Department of Public Works
Brent Renfrow, Washington State Department of Fish and Wildlife
Cathy Reed, Washington State Department of Ecology

Minutes

Telephone Conference regarding Yellowstone Trail Estates

Friday, February 05, 2010

9:00-10:00 AM

Call Participants

Wayne Nelsen, applicant agent, Encompass Engineering & Surveying

Ed Sewall, applicant wetland biologist, Sewall Wetland Consulting, Inc.

Cathy Reed, Dept. Ecology

Brent Renfrow, Dept. Fish and Wildlife

Dan Valoff, planner, Kittitas County

Katie Cote, contract planner, Kittitas County

Wayne said he'd start with a discussion of site history

No way to access site without crossing the creek, and difficult site conditions with wetlands in north and northeast of site. Need to cross these areas to get to the developable portions of the property.

The current design minimizes the impacts to the best extent practicable.

In light of Brent's comments they went back and deleted lots 4 and 5; and adjusted lots 9 and 29, and combined lots 27 and 28.

The project will become unfeasible if more lots are lost or if a third bridge is required.

To the question of zoning and different development opportunity with less of an impact: there really is no better alternative. The road location will be the same.

18 acre site, 1.6 acres approx of wetland area, also set-aside 8.1 acres as open space.

Snow plows from I-90 throw snow and debris into Coal Creek. The property is not in untouched wilderness. The existing development to the north is characteristic of the proposed development.

Wayne feels additional mitigation wouldn't be proportionate to the potential impacts. This project is having an exceptionally critical eye by the state agencies and he's not sure why.

Cathy: she is at a disadvantage because she wasn't at the site visit. She is very concerned about the topography and would like to see more pictures. One reason it may seem that agencies are being so critical is because of cumulative impacts of development in the area.

She would like to better understand site conditions. Why can't some of the lots be transferred to the south away from the wetlands?

Wayne: the site falls off dramatically to the west near I-90. Also just beyond the cul-de-sac, there is a significant drop-off.

In the interest of not disturbing the steep slopes, they decided to end the development on the high area. The reason they are keeping the lots in and around the wetland areas is because that is the only area that can be somewhat easily accessed.

The area is in SPUD. The sites will be served by public water and sewer, so there will be no septic impacts to wetlands. Other than impervious surfaces, the immediate impacts to wetlands have been minimized. Stormwater will be treated according to County standards.

Ed: these wetlands are slope wetlands. The whole site has a general slope. Wetland B is sloped; Wetland C is a little sloped.

Cathy: what about stormwater? Has the applicant addressed this question?

Wayne: yes, and additional information is needed. The County has asked for a conceptual drainage plan based on certain assumptions. Based upon the soil survey, it appears that infiltration will work. They will be required to do onsite soil analysis before final plat.

They will need to do additional site analysis and engineering. Without preliminary approval, investment in a full drainage plan is not practical. Preliminary approval will be conditioned on approval of a final stormwater plan.

Cathy: Dan, is that how these things are usually handled?

Dan: yes, that is typically how things go.

Cathy: did Jim Thompson to the north ever develop? We know he was having a hard time with stormwater.

Brent: Jim Thompson's area has some different type of wetlands, but similar snow and stormwater struggles.

Cathy: because the wetlands weren't rated with the current rating system, it is hard to understand what they are like now. How is the vegetation character?

Ed: wetland B is like a sloping wet meadow; well defined topographically; wetland C is the same; they are very clear to see, even with snow cover.

Cathy: indirect impacts: it wasn't clear where the buffers were and how wide they were. In the current configuration, what are the buffers shown?

Ed: They're shown at 25'.

Cathy: it might be helpful to see the building footprints on the plat. Maybe put in buildable area?

Wayne: the minimum lot size is 6,000 sf. The dimensions are typically 60 x 100. Because of the snowfall, there are additional 15-foot side yard setbacks for snow storage. Building envelope is whatever is not taken up by setbacks.

Cathy: based on that, can you factor those areas impervious surface in stormwater analysis?

Wayne: yes

Cathy: it looks like there was a compromise with the lots. Brent, do you think the lots as they are configured will be ok with the streams?

Brent: this is a difficult site to develop. If the world were flat, this would arguably fit in with the County's expectations, but the site is steep and has wetlands, etc. They've actually done a really good job trying to accommodate development on this site.

They get a lot of credit for the basic layout. The question is how many lots do you need to have to make this viable?

It's a pretty good effort to try and work in an almost impossible situation. The buffers are variable and they've been laid out so they do concentrate the open space. There is connectivity for both channels of Coal Creek and provides a link to National Forest land. It's pretty good.

If you need more lots, can you reconfigure the larger lots?

Wayne: they did reconfigure the lots and were able to come up with the revised proposal. But at this point, there's no reasonable way to increase the lot yield.

Brent: if you want to do a development on this site, this is the way that it would have to be done?

Wayne: right, the original submittal had 56 lots, then it was revised to 29 lots, and now it is 27 lots.

Hopefully from this conversation the County will have enough information from Cathy and Brent to process the preliminary plat.

Brent: most comments and concerns have been addressed from my letter. It looks like they've done a good job of dealing with that.

Road crossing of wetland C is right on forest service boundary. The County may want to address this in their response. The crossing should be oversized to allow water and small animals to move through. It should be large enough to have a natural bottom.

Have something that would take water through it and also allow animals to pass through.

Katie: would the applicant be amenable to a final plat condition saying they need to work with WDFW to design culvert for animal crossing?

Wayne: that might be ok, we would need to have some kinds of limits, especially if we're talking about large animals. We are also just talking about a road with 24' width. Not heavy traffic that would threaten animal crossing.

There is also a corridor to cross 300' south of the culvert.

Brent: the animals of concern are smaller animals, martens, salamanders, etc. We're not talking big animals. The culvert would have to be sized to also meet hydraulic needs.

Wayne: We could live with a 36" culvert.

Brent: the area gets a lot of rain. This might be a hydraulic discussion. A lot of this is premature without further study. Cross drains in I-90 are upsized to 49".

Ed: there's no defined channel in that area, it's more of a seep-type area.

Brent: it looks like there are wetlands upstream. The winter has a lot of snow and in the spring it stays pretty wet. My expectation is that this area will stay wet.

Wayne: what about a condition that says:
"Culvert sizing to be determined by hydraulic analysis and designed in compliance with DNR sizing requirements, not to be less than 36" in diameter."

What level should we design it to?

Brent: I will think about this and get back to you.

The other concern was the large trees. To get the lots you've done buffer averaging. It looks like the lots have been designed to not orphan the big trees. This is good.

Anything beyond that will be done at later phases during site development.

Wayne: the larger older trees are to the south and east of Lot 22, shown as an open space buffer area.

Cathy: is there any kind of covenant or HOA rule regarding vegetation? Will there be lawns? There might be chemicals and such that could impact water quality. Is there a HOA envisioned for this development?

Wayne: yes, there will be an HOA. The road is proposed as private. There will be a HOA maintenance association. There is a snow removal policy. There are additional side yard setbacks, etc to accommodate snow storage. There could also be some provision requiring natural vegetation, and there could be conditions regarding lawn treatment, etc.

Ed: as a resident of the area he knows there is not a lot of maintained vegetation.

Cathy: she will talk to water quality people in her office to find some generic language about yards, etc.

What kind of wetland mitigation will be necessary and what are the impacts of that mitigation?

Ed: The mitigation will actually be closer to 2:1. There would be conditions that they'd need to use mats, etc. so there would be minimal impact to existing wetlands. It's an emergent meadow, and driving over it would damage it.

With mats there would be minimal impact.

North of wetland C is pretty thickly vegetated. There is a border of shrubs. A lot of the area down the slope to the west has been disturbed. Where the buffer is shown reduced near wetland C is pretty thickly vegetated. Pretty hard to even walk through.

Brent: regarding open space: will this be owned by HOA?

Wayne: no, it would be a private lot to be owned and maintained by a single party. They'll call it Tract A.

Dan: some of the lots look to be challenging considering the setbacks. For future property owners, it might be good to dash-in the building setback. The Hearing Examiner will want to know if any of the lots require a variance. Showing buildable areas will help answer this question.

Katie: Any other comments or questions?

Cathy: she'd like to see a conceptual mitigation plan describing in text plants, access, etc. She and Ed will discuss this off-line.

Wayne: they will follow-up with the County regarding roads and drainage. They're OK with all of WDOT's comments and Ed will be working on the buffer averaging explanation once he gets revised plans from Wayne.

Katie: here is a summary of the call and follow-up tasks:

Brent (WDFW) will identify standards to which the culvert northeast of Wetland C should be designed to allow adequate wildlife passage from offsite wetlands and send this language to Wayne (applicant) and Katie (County) to add as a plat condition.

Cathy (Ecology) will identify language for a condition addressing landscaping and use of chemicals for members of the HOA.

Cathy (Ecology) and Ed (applicant) will discuss creating additional text describing planned wetland mitigation and adding descriptions of buffer and upland vegetation.

Ed (applicant) will prepare an analysis of the use of wetland buffer averaging and why it is appropriate for this site.

Katie (County) will discuss with Public Works additional comments regarding the design of roads and drainage early next week, and prepare a letter to the applicant summarizing Public Works comments, in addition to tasks agreed to during the 2/5/2010 phone conference.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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



February 2, 2010

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

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

Dear Ms. Cote:

Thank you for the opportunity to provide comments regarding the above-referenced project. I was just made aware of the project last Friday, January 29, 2010. I have reviewed preliminary documents received via e-mail, including the following documents: the Preliminary Drainage Report (Dec 30, 2009), which includes the wetland report; the conceptual road drainage report; the A-9-155 Base 12-4-09 conceptual plan; and the SEPA checklist. It is apparent that the applicant has tried to avoid direct (fill) wetland impacts, however the likelihood of water quality impacts and other functional losses within site wetlands due to the proposed buffer sizes is of great concern. I have the following preliminary comments and questions regarding water quality and wetland issues:

General Comments: It will be very difficult to develop this site without having a significant impact on site wetland and stream resources. The physical location of the site and the presence of multiple wetlands and streams in the heart of the property appears to make residential housing a poor choice for development. How is the site zoned? Are there other options for type of development that would have less of an impact? Also, how much ground disturbance (cut and fill) will occur on site? Unless site plans can be significantly altered to mitigate for impacts, then a Determination of Significance is recommended.

Wetlands

Additional avoidance: Ecology recommends that lots 4, 5, 27, 28 and 29 be eliminated. Could a bridge over the wetlands be constructed instead of using fill for the roadway crossing? In addition, buffers must be increased in order to protect wetland and stream functions. The size range of wetland buffers should be clearly stated in SEPA review documents. Please see comments below for more information on the buffer issue.

Wetland report: The wetland report is very brief – more information is needed. There should be a text description about how the wetland edge was determined - was the topography a deciding factor? Was there an immediate vegetation shift? (The data sheets from the upland observation holes that were

probably paired with the wetland observation holes should be included with the report, and the paired holes for wetland line determination should be shown on a site map.) Data for the report was gathered during October of 2009. What were site conditions when the delineation was done? Was 2009 precipitation high or low compared to a ten year cycle? (The timing of the delineation with respect to precipitation data would be a consideration if the presence of site hydrology was the primary deciding factor in delineation line placement.) This information is needed to increase confidence in the conclusions of the wetland report.

The **wetland rating** system that the County uses is outdated. Ecology has a rating system (2004) which better identifies wetland functions for each wetland than the old rating system. It is likely that the site wetlands contribute important hydrologic and water retention functions in the landscape, but maintaining connections between wetlands and other habitat areas for wildlife would be an important consideration for site design. Ecology recommends that the site wetlands be evaluated using the 2004 rating system so that wetland function in the landscape can be more specifically determined. Appropriate buffer size is related to maintenance of wetland function.

Size of buffers: Impacts associated with adjacent high density (greater than 1 unit per acre) residential development includes but is not limited to human intrusion, predation of wildlife by pets, light and glare, and impacts from herbicide and pesticide application. The wetland buffers as shown on the site map (December 7, 2009, sheet W-1) appear to be too small (30 to 60 feet?) to protect the wetlands from long term water quality degradation. Buffers of at least 150 feet or more between high density residential development and wetlands are recommended by Ecology unless extraordinary measures are taken to mitigate for the indirect impacts. The condition and maintenance of the buffers after build-out is also crucial if the wetlands are to be protected. Open space is not the same as buffer addition, but maintaining corridors to other wetland areas is crucial to maintaining wildlife function. If native open space corridors larger than 100 feet wide with good hiding cover can be maintained between wetlands or between wetlands and upland areas with good hiding cover, then smaller buffers (80 feet) for the wetlands in some areas may be adequate to still ensure wildlife use. (It depends on which wildlife species actually use the wetland and what the buffer condition is). Buffer averaging should only be used if wetland functions won't be degraded or to protect more sensitive wetland areas in wetlands which have degraded portions. Buffers on slopes need to be larger in order to protect wetland and stream water quality.

Wetland mitigation: The wetland report mentions that the wetland impacts will be mitigated at a 1:1 ratio. This ratio is not consistent with Best Available Science in that the temporal losses associated with the impacts will not be accounted for. Ecology recommends that mitigation (creation) for direct impacts to Category III wetlands be at least 2:1.

Stormwater: The stormwater analysis that has been done only considers the roadway footprint. In order to address impacts to the site wetlands, a stormwater analysis should be provided which addresses the question of whether planned stormwater movement (at site build-out) will significantly change current water movement into the wetlands and streams. Will the predicted amount of permeable surface on each lot be large enough to infiltrate and treat the stormwater run-off generated by that lot? An analysis of similarly sized lots in the area that have been developed with residences could be made to estimate the amount of permeable area that will likely be available on each lot.

Katie Cote, Contract Planner
Kittitas County Community Development Services
February 2, 2010
Page 3 of 3

Because the lots are small, more than half of the area on these lots could be expected to be unavailable for infiltration.

Rain on snow conditions were considered in the analysis of the amount of water that would be moving off of the planned roadway, but does the Santa Barbara method take into consideration frozen or low temperature soil conditions? Stormwater facilities should be designed which will still provide appropriate treatment in winter-time. Placement of the facilities should be shown on a site map. If stormwater will be routed into trenches, the trenches should not be placed so that they would dewater or change the water levels in adjacent wetlands.

Snow storage areas should be shown on a site map and placed so that snow pile melt waters will be appropriately treated before the water moves into site wetlands or streams.

It appears from site aerial photos and their proximity to site wetlands that lots 1 through 8 and lots 23 through 29 are within the site's lowest areas. Before site lot configuration is approved, the County should consider how upstream watershed areas could be developed. Will future development upstream likely contribute to higher flows in Cold Creek and potentially larger wetland areas? Would residences on site be in any greater danger of flooding in the future?

Ecology greatly appreciates the ability to weigh in early in the process regarding the development proposal. I look forward to our planned telephone conference with the applicant this coming Friday to discuss the issues.

Sincerely,



Catherine Reed, PWS
Wetland and Shoreland Specialist
Shoreland and Environmental Assistance Program

Ecc: Brent Renfrow, WDFW
Wayne Nelson, Encompasses



**Washington State
Department of Transportation**
Paula J. Hammond, P.E.
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

(509) 577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 29, 2010

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300



Attention: Doug D'Hondt, Public Works

Subject: LP-09-00006; Yellowstone Trail Estates – 29-Lot Long Plat
I-90, MP 53.8 Left

We have reviewed the proposed plat, and have the following comments.

1. The plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access highway with a posted speed limit of 65 miles per hour. No direct access to I-90 will be allowed.

The project site is not adjacent to State Highway 906, but will utilize the county road (Yellowstone) for general access to SR906 and the state highway system. The proponent is proposing residential development on top of a mountain pass where the only regional access is via the interstate system. Although WSDOT is expending over 500 million dollars to improve mobility through the corridor and reduce pass closures, winter weather will continue with significant storm events at Snoqualmie Pass. After the improvements, closures may still occur due to route maintenance and operations to address snow removal, avalanches, or slides. WSDOT will continue to make every effort to avoid pass closures but they are inevitable due to the mountainous terrain and winter conditions in a corridor that stretches from North Bend to Cle Elum.

During periods of a pass closure, the WSDOT's main objective is to re-open the lanes for travel as quickly as possible, when safe. While it is not the WSDOT's responsibility to address local access and the needs of the locals during periods of pass closures, WSDOT makes every effort possible to ensure local access to and from the interstate will be available once the pass is reopened. WSDOT continues to use proactive communication through web-pages, traffic cameras, email updates, Highway Advisory Radio, variable message signs and Twitter. All of these resources are available to the public to make informed travel decisions. We are making these comments so that the future residents of this plat are aware that their travel plans to/from their homes may be interrupted as alternative access is not available.

2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way. Similarly, snow removal and snow storage must be contained within the plat area and not be discharged or directed onto WSDOT right-of-way.

3. I-90 is an existing facility. The proponent should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise will continue to grow into the future, and, as an essential public facility, I-90 will need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise for it. Any future improvements to this section of I-90 will not provide mitigation for noise.
4. If any lighting is proposed, it should be directed down towards the site, and away from I-90.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,



Bill Preston, P.E.
Regional Planning Engineer

BP: rh

cc: File #2 SR 90
Terry Kukes, South Central Area 1 Maintenance Supervisor
Brian White, ARA for Project Development

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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

January 29, 2010

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) – Supplemental comments related to the site plan revisions.

Dear Ms. Cote:

I have reviewed the revised site plan and wetlands information for the Yellowstone Trail Estates plat you and Wayne Nelsen provided. The revised site plan and the associated wetland plan are a vast improvement over the original plan. This includes the level of information provided, the manner in which the information is presented, and how the actual footprint of the development is configured on the parcel. I am pleased to note that the creeks, wetlands and buffer areas are interconnected in a functional fashion.

I have a number of comments and suggestions regarding the revisions, and I also would like to request a few additional map products to clarify the relationship of the developments with the natural features of the site.

Additional Information Requested.

- a. **Composite Graphic of Site and Plan.** The environmental impacts of the project would be more clearly understood if the proponent provided an additional graphic that depicted the project footprint (roads and lots) with the contour lines, wetlands, creeks and buffer boundaries all superimposed on the aerial photograph. This would be helpful even if it were not possible to truly geo-reference the photograph. (Some of the information was provided on separate sheets, but for the purposes of environmental review, the information needs to be considered collectively as each element influences the others.)
- b. **Remnants of Ancient/Mature Forest.** Some remnants of ancient or mature forest (large trees) 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 map. (These may be discernable from the aerial photography. It is possible that the composite graphic requested in (a) will also address this question.)

- c. **Areas designated for snow storage.** The Snoqualmie Pass area can get as much as 50 feet of snow during the course of a winter. Areas intended for snow storage should be shown on the map.

After reviewing the revised plans I have the following comments and recommendations.

1. Although the number of lots have been substantially reduce in this revised plan (a total of 29 lots are now proposed), the site plan still appears to have too many lots for the shape and constraints of the site. In particular I note that lots 4, 5, 27 and 29 reduce the stream buffer at outside bends in the stream where large buffers are needed to accommodate the natural erosion common at such sites. Lot 28 and the adjacent flag lot 29 do not fit well within the shape of the land and require buffer reductions in all four cardinal directions. If it is not practical to further reduce the number of lots, then the size/shape of lots should be reconfigured to resolve these problems. I note that the minimum lot size is approximately 6,000 square feet, but some lots are over 7,000 and 8,000 square feet.
2. Buffer reductions adjacent to Coal Creek are particularly problematic as the stability of the creek is dependent upon trees and shrubs to secure the bank and large woody material to control the stream bed grade. As noted in my August 17th letter, fish are present in Coal Creek and its tributaries. These streams naturally 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 the key component of these stair-steps 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 stair-steps.
3. The road crosses wetland "C" which is a natural connecting corridor for amphibians and small mammals between Coal Creek and the wetlands on the National Forest immediately east of the crossing. The crossing structure (bridge or culvert) should be designed and sized to accommodate the movements and dispersal of wildlife as well as for conveyance of water. (Note that ecological connectivity is an important consideration throughout the Snoqualmie Pass corridor.) WDFW can provide more specific guidance once the site is staked and accessible for field inspection.
4. Stream A should be labeled on the site plan.
5. Flag lots (27 and 25) appear to be problematic for driveway snow removal. It appears that snow will be bladed/blown into wetland buffers and wetlands to avoid discharge on to neighboring properties. The lots need to be reconfigured or/and specific snow

storage easements need to be identified and shown on the plat.

Please consider the following recommendations regarding lot configuration:

1. The proposed buffer reduction adjacent to the meanders of Coal Creek east branch will likely be problematic for the stream, fish and the future lot owners. This is a high energy, erosive creek during spring runoff and floods. It appears that lot 29 could be moved west and reconfigured to avoid the mapped buffer impact, and that lots 27 and 28 could be combined into one lot with a larger buffer on the stream side. There does not appear to be any practical way to modify lots 4 and 8 and therefore these two lots should be eliminated.
2. The size of lot 9 (currently 8,306 square feet) could be reduced and it could be reshaped to minimize its buffer impact in Wetland C. There is no apparent need for lot 9 to be 8,000 square feet. The plat proposal has already reduced the Wetland C buffer along its entire northern boundary in order to enlarge lots 6, 7 and 8. It appears that lot 9 could be reconfigured to avoid most of the buffer reduction on the southeast side of Wetland C.

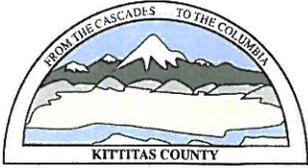
Thank you for the opportunity to review the revised proposal.

Sincerely,



Brent D. Renfrow
District Habitat Biologist

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



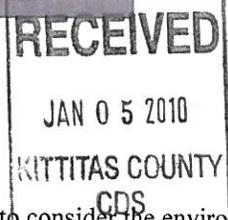
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682



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

4. Date checklist prepared:

December 28, 2009

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Construction is likely to begin upon preliminary approval and 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 and a Critical Areas Report has been provided by Sewall Wetland Consulting, Inc.

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 29 single-family residential lots and completed in one phase. A new private roadway will be constructed from the end of Yellowstone Road and water and sanitary sewer services will be provided from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet.

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 1,200 lineal feet of roadway and underground utilities will be constructed. It is estimated that approximately 3,500 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 is located within and along the western portion of the subject property and three wetlands have been identified and delineated. Please refer to the attached Critical Areas Report for additional detail.

- 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. The proposed road construction includes two creek crossings and approximately 1,818 square feet of impact to the wetlands.

- 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.

Approximately 1,818 square feet of wetlands will be impacted and should be limited to approximately 100 cubic yards of material. The source of fill and/or road materials is unknown at this time, but will meet or exceed WSDOT specifications.

- 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 10 acres of the site will be retained as open space
And a conceptual wetland mitigation plan has been prepared.*

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 10 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 competed 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 67 people would reside in the subdivision at full build-out.

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

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 29 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 the proposed subdivision.

- 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 290 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 private road standards in compliance with applicable Kittitas County Road Standards. A draft snow removal policy has been submitted to Kittitas County.

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.

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.

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.

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

Date: 12/28/09

Print Name: Wayne A. Nelson

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

REC'D
JAN 05 2010
KITITAS COUNTY
CDS

LP-09-00006



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 PLANNING DIRECTOR

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 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 (147835), 22-11-09014-0015 (377835) & 22-11-09014-0001 (357935)
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 PLATING.
PARCEL NOS.: 22-11-09014-0014 (147835), 22-11-09014-0015 (377835) & 22-11-09014-0001 (357935)
DATED THIS _____ DAY OF _____ A.D., 200__

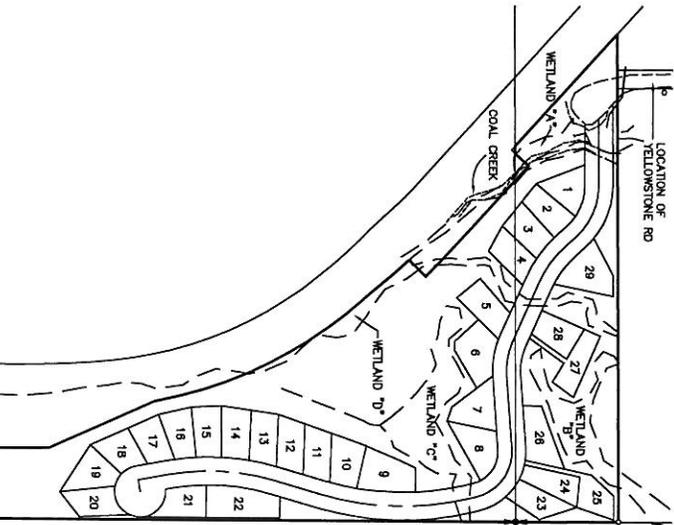
KITITAS COUNTY ASSESSOR

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

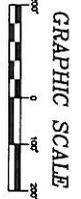
NOTICE THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PRESENTS WILL BE GUARANTEED.



* WETLAND BUFFERS TO BE PROVIDED BY ED SEWALL

AREA BREAKDOWN

LOTS:	4.57 ACRES
WETLANDS:	
WETLAND "A"	0.18 ACRES
WETLAND "B"	0.40 ACRES
WETLAND "C"	0.87 ACRES
WETLAND "D"	0.58 ACRES
WETLAND TOTAL	1.61 ACRES
OPEN SPACE	8.81 ACRES
RIGHT OF WAY	2.48 ACRES
TOTAL	17.48 ACRES



- NOTE:**
OPEN SPACE AREAS ARE NOT TO BE USED FOR SNOW REMOVAL AREAS AND MAY INCLUDE COMMUNITY FACILITIES AND/OR RECREATIONAL USES.
- 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 SURVEY IS REFERENCED THEREON.
 2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-09014-0014 (147835), 22-11-09014-0015 (377835) & 22-11-09014-0001 (357935) INTO THE CONFIGURATION SHOWN HEREON.
 3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE UNPLATED PORTION OF THE SURVEY. THE SURVEYOR DOES NOT GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER REGULATION (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.

LEGEND

- A QUARTER CORNER, AS NOTED
- END REBAR & CAP
- SET REBAR & CAP LSN 18092



RECORDER'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF GARY MARGHAN
IN. NOY. 20.08
DAVID P. NELSON
CERTIFICATE NO. 18092

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

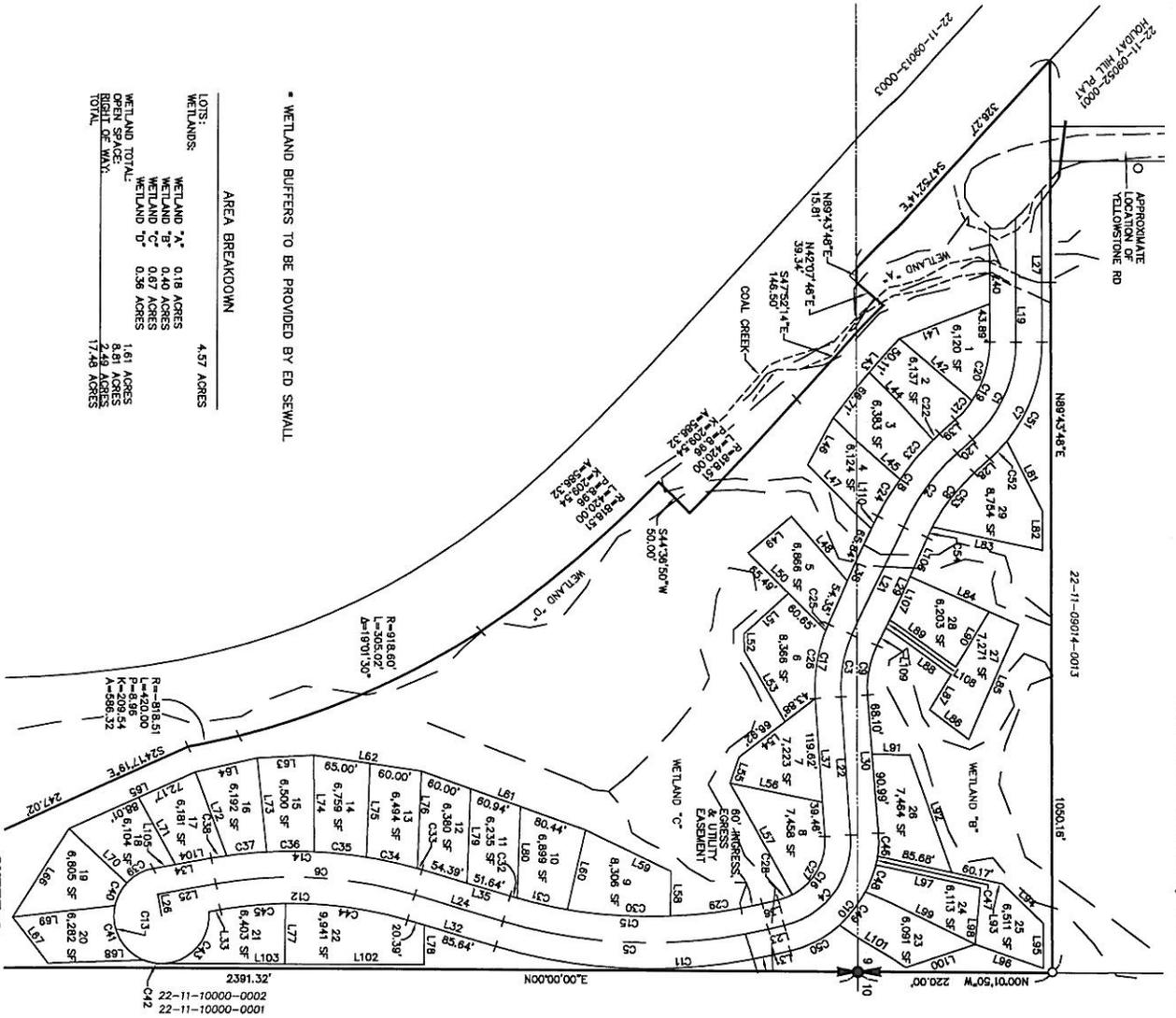
DWN BY	DATE	JOB NO.
T.R./G.W.	01/10	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

Encompass
ENGINEERING & SURVEYING

100 EAST 2ND STREET
DALE ELUM, WA 98822
PHONE: (509) 974-7433
FAX: (509) 974-7419

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

RECEIVING NUMBER
 LP-09-00006



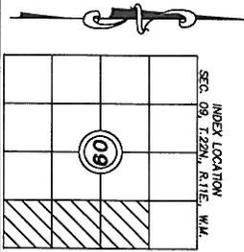
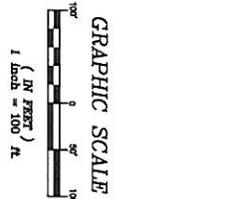
AREA BREAKDOWN

LOTS:	457 ACRES
WETLANDS:	
WETLAND A	0.18 ACRES
WETLAND B	0.40 ACRES
WETLAND C	0.57 ACRES
WETLAND T	0.38 ACRES
WETLAND TOTAL	1.61 ACRES
OPEN SPACE	8.81 ACRES
RIGHT OF WAY	2.48 ACRES
TOTAL	17.46 ACRES

* WETLAND BUFFERS TO BE PROVIDED BY ED SEWALL

SHEET 3

- LEGEND**
- A QUARTER CORNER, AS NOTED
 - PVD REBAR & CAP
 - SET REBAR & CAP L&J 18092



RECORDER'S CERTIFICATE

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

COUNTY AUDITOR... DEPUTY COUNTY AUDITOR...
 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... SURVEYOR'S NAME...
 IN... INDY... 2018

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.
KITITAS COUNTY, WASHINGTON

DNW BY	DATE	JOB NO.
T.R./G.W.	01/10	03177
CHKD BY <th>SCALE</th> <th>SHEET</th>	SCALE	SHEET
D. NELSON	1"=100'	2 OF 4



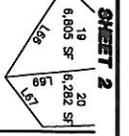
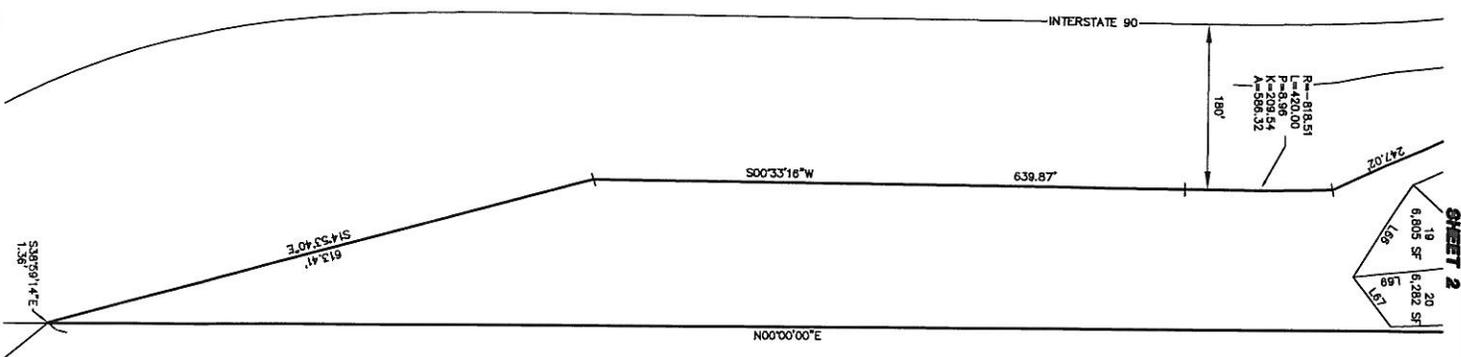
Encompass
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108 EAST 2ND STREET
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 PHONE: (509) 674-7433
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PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.1E., W.M.
 KITTITAS COUNTY, WASHINGTON

LP-09-00006

22-11-09041-0002



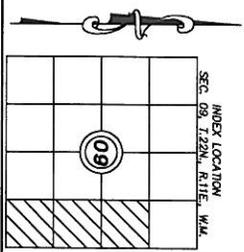
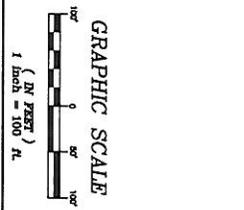
CHIRVE	LENGTH	RADIUS	DELTA
C1	178.58'	150.00'	4821.02'
C2	105.75'	250.00'	2474.09'
C3	73.24'	150.00'	2758.38'
C4	140.85'	100.00'	804.41'
C5	308.77'	500.00'	2834.92'
C6	230.56'	500.00'	2625.13'
C7	151.80'	180.00'	4821.02'
C8	83.06'	220.00'	2474.09'
C9	58.60'	120.00'	2758.38'
C10	183.11'	130.00'	807.41'
C11	325.28'	630.00'	2934.52'
C12	218.72'	470.00'	2625.13'
C13	224.17'	55.00'	2834.92'
C14	244.38'	530.00'	2625.13'
C15	48.82'	570.00'	8324.12'
C16	48.82'	180.00'	2758.38'
C17	87.28'	180.00'	2758.38'
C18	118.44'	280.00'	2474.09'
C19	101.27'	120.00'	4821.02'
C20	71.77'	120.00'	3418.92'
C21	28.56'	120.00'	1405.00'
C22	10.46'	280.00'	2077.42'
C23	59.70'	280.00'	1212.58'
C24	48.34'	280.00'	933.29'
C25	8.20'	180.00'	238.96'
C26	79.89'	180.00'	2522.01'
C27	81.20'	70.00'	8627.85'
C28	72.92'	70.00'	8114.13'
C29	108.21'	200.00'	11348.29'
C30	108.21'	570.00'	8707.02'
C31	60.03'	570.00'	8707.02'
C32	8.35'	570.00'	0350.24'
C33	5.81'	530.00'	0358.21'
C34	80.16'	530.00'	6307.12'
C35	60.26'	530.00'	6307.52'
C36	54.44'	530.00'	5331.06'
C37	48.13'	530.00'	4381.12'
C38	17.86'	550.00'	1352.26'
C39	38.46'	550.00'	3838.07'
C40	28.80'	550.00'	3104.31'
C41	8.46'	550.00'	224.23'
C42	21.24'	550.00'	820.11'
C43	91.24'	550.00'	820.11'
C44	141.93'	470.00'	1718.08'
C45	74.80'	470.00'	937.08'
C46	26.87'	130.00'	1153.10'
C47	10.01'	130.00'	4274.43'
C48	32.65'	130.00'	1424.07'
C49	48.70'	130.00'	2127.46'
C50	64.76'	130.00'	2832.26'
C51	123.97'	180.00'	3818.95'
C52	28.40'	180.00'	8702.25'
C53	73.40'	220.00'	2040.40'
C54	13.86'	220.00'	3332.28'

LINE	BEARING	DISTANCE
L19	N89°45'48\"/>	

LINE	BEARING	DISTANCE
L17	N84°00'00\"/>	

LEGEND

- A QUARTER CORNER, AS NOTED
- PVD REBAR & CAP
- SET REBAR & CAP 15' 18092



RECORDED'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20 AT IN BOOK OF AT PAGE AT THE REQUEST OF DAVID P. NELSON SUREYOR'S NAME

COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SUREYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF GARY MALSHAN IN NO. 2008

DAVID P. NELSON CERTIFICATE NO. 18092

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

DWN BY T.R./G.W. DATE 01/10 JOB NO. 08177

CHKD BY D. NELSON SCALE 1"=100' SHEET 3 OF 4

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELIUM, 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.11E, W.M.
KITITAS COUNTY, WASHINGTON**

LP-09-00006

NECLIVING, INC.

OWNERS
GARY MAUGHAN & CAROL MAUGHAN &
ESTATE OF ALBERT
2820 W. HARRIS
LAVETA, WA 98444

PARCEL #22-11-09014-0014 (147895)
22-11-09014-0016 (137893) &
22-11-09014-0017 (137893)
ACREAGE 14.09 (ASSessor'S) 17.48 (SURVEY)

WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
2816 FOREST & JARVIS

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, SUBMIT 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)
COUNTY OF _____) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME IN FULL FREE AND VOLUNTARY ACT 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, RESIDING AT _____
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, SUBMIT AND PLAT AS HEREIN DESCRIBED.

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

MICHAEL ALBERG _____

ACKNOWLEDGEMENT

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

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME IN FULL FREE AND VOLUNTARY ACT 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, RESIDING AT _____
MY APPOINTMENT EXPIRES _____

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 NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF YELLOWSTONE ROAD (SUNSET HIGHWAY) AS MOWN BY VARIOUS QUITCLAIM 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, AS SHOWN ON PLAT NO. 18092, AS SAME WAS LOCATED IN 1946, AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF 1-90.

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 122, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 319460.

PARCEL 3

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 AZIMUTH ADJUSTMENT.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PLAT BOUNDARY AND SHALL BE NOTED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. PER ROW 1710:1410 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 OBTAINING ANY NEW DRAINAGE 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 95% 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, 9/9/05 EDITION, 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 COMPLIANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

10. LETTERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND LETTERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

ADJACENT PROPERTY OWNERS:

22-11-09953-0001
SCOTT D MCMAUGHAN ETUX
2 WASHINGTON MUTUAL BANK
3060 139TH AVE SE 2ND FL
BELLEVUE WA 98005

22-11-09014-0013
DOUGLAS TANNER ETUX TRST
& DOUGLAS R TANNER
13215 233RD SE
ISSAQUAH WA 98027

22-11-10000-0001
22-11-10000-0002
USA (NW)F
WENATCHEE NATIONAL FOREST
216 MELDOLY LAKE
WENATCHEE WA 98801

22-11-09013-0003
22-11-09013-0002
CNI INCOME SNOQUALMIE LLC
450 S ORANGE AVE 12TH FL
ORLANDO FL 32801

RECORDERS CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT _____, WA
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 _____, 2018.

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.
KITITAS COUNTY, WASHINGTON**

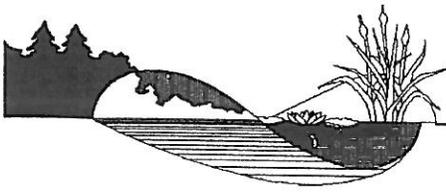
DWN BY	DATE	JOB NO.
T.R./G.W.	01/10	08177
CHKD BY	SCALE	SHEET
D. NELSON	N/A	4 OF 4



Encompass
ENGINEERING & SURVEYING



108 EAST 2ND STREET
C/O ETLUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

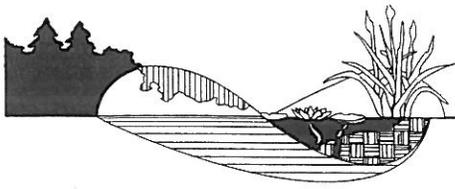


**YELLOWSTONE TRAIL ESTATES
KITITTAS COUNTY
CRITICAL AREAS REPORT**

Prepared For:

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

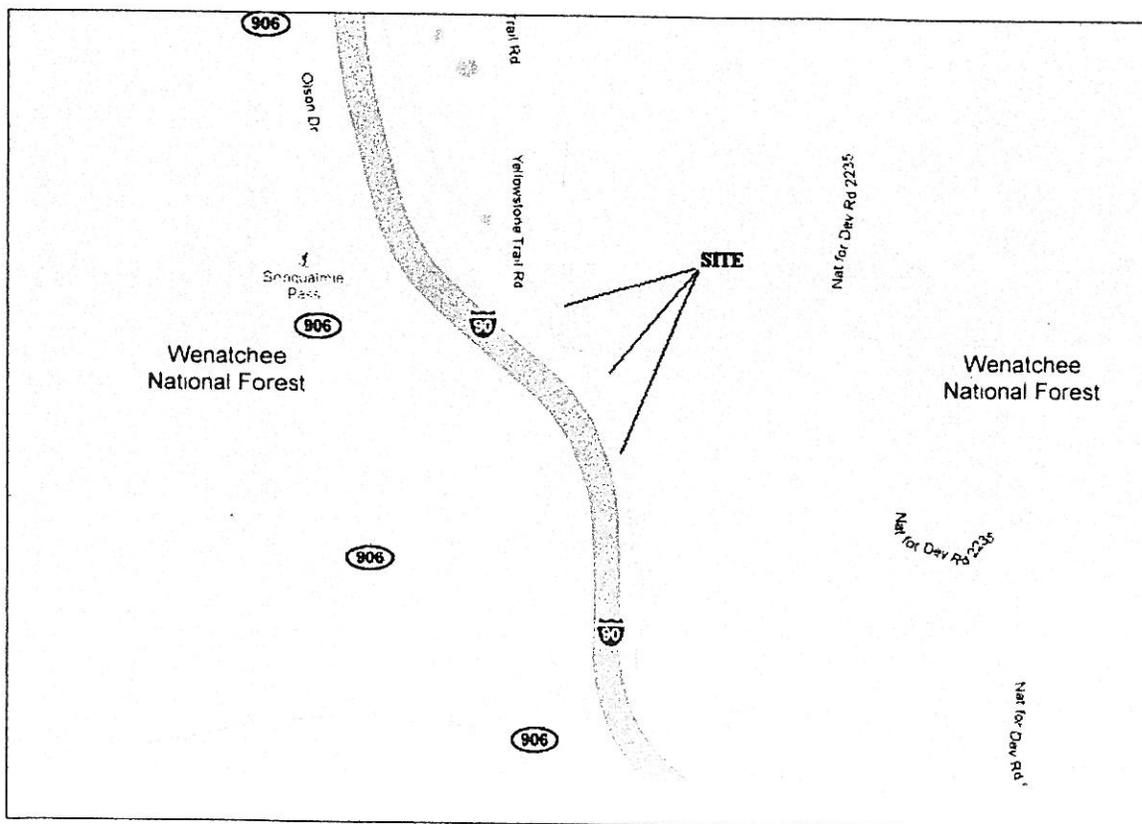
**December 9, 2009
Job#A9-155**



**YELLOWSTONE TRAIL ESTATES
KITITTAS COUNTY
CRITICAL AREAS REPORT**

1.0 INTRODUCTION

This report describes our observations of jurisdictional wetlands, streams and buffers as well as a review of listed plant and animal species on the proposed Yellowstone Trail Estates project, located in the Snoqualmie Pass area of unincorporated Kittitas County, Washington (the "site").



Above: Vicinity Map of the site.

Specifically, the site is a 17.48 acre, roughly triangular shaped property located in portions of the eastern half of Section 9, Township 22 North, Range 11 East of the W.M.

in Kittitas County Washington. The site is generally defined by Interstate 90 on the west and undeveloped forestland on the north and east.

The site consists of thinned and logged forest land. An old abandoned gravel road passes through the site and there is evidence of significant historic soils disturbance, probably associated with logging as well as construction of Interstate 90 and the old Sunset Highway.

The site contains the upper two forks of Coal Creek as well as a small tributary channel and 3 wetlands.

The proposed project is the development of a 22 Lot Plat as well as associated infrastructure.

2.0 METHODOLOGY

2.1 *Wetlands*

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site in October of 2009. The site was reviewed using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by Kittitas County and the State of Washington for wetland determinations and delineations. The site was also reviewed using the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region* (USACOE April 2008) as required by the US Army Corps of Engineers starting in June of 2009. Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990).

The *Washington State Wetlands Identification and Delineation Manual* and the *Interim Corps of Engineers Wetlands Delineation Manual* all require the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with low chromas (2 or less), as determined by using the Munsell Soil Color Charts; iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of wetland hydrology

between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

Wetlands were flagged with pink "WETLAND DELINEATION" flagging and numbered and lettered sequentially. All flags were subsequently surveyed by Encompass Engineering & Surveying.

2.2 *Streams*

The ordinary high water mark (OHWM) of the streams on the site was located based upon the criteria described in the Washington Department of Ecology draft publication *Determining The Ordinary High Water Mark on Streams In Washington State* (WADOE Publication 08-06-001, March 2008). The OHWM of streams were marked with sequentially numbered white/blue dot flagging.

3.0 **OBSERVATIONS**

3.1 *Existing Site Documentation.*

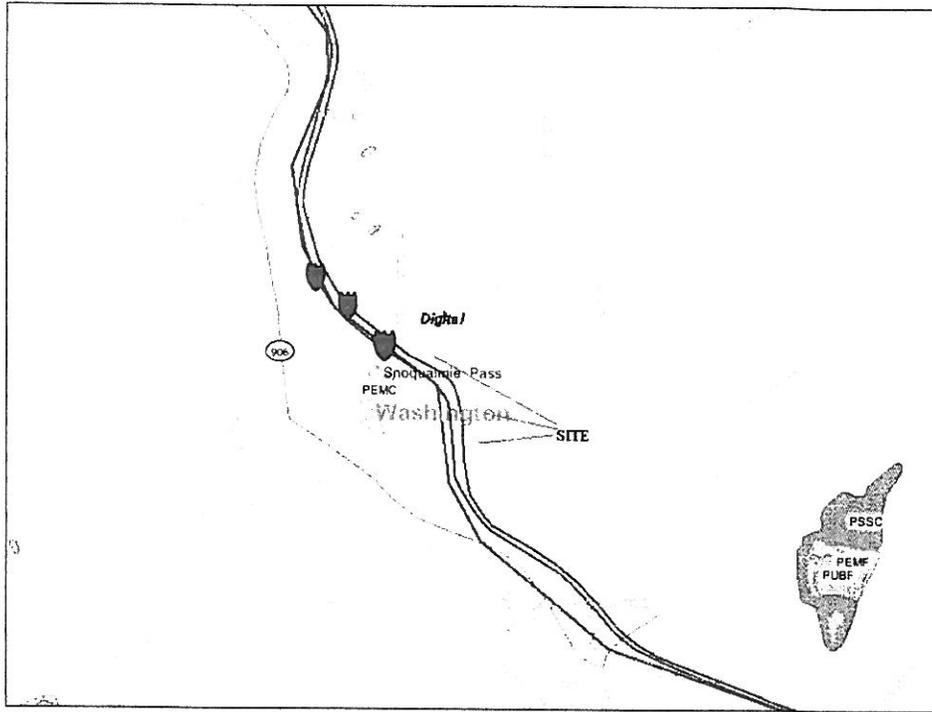
Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map, the Washington State Department of Natural Resources (WADNR) FPARS stream mapping website, the Kittitas County Mapsifter website with Wetland layers, and data on file at the Kittitas County NRCS office in regards to soil data for the site.

3.1.1 **Soil Survey**

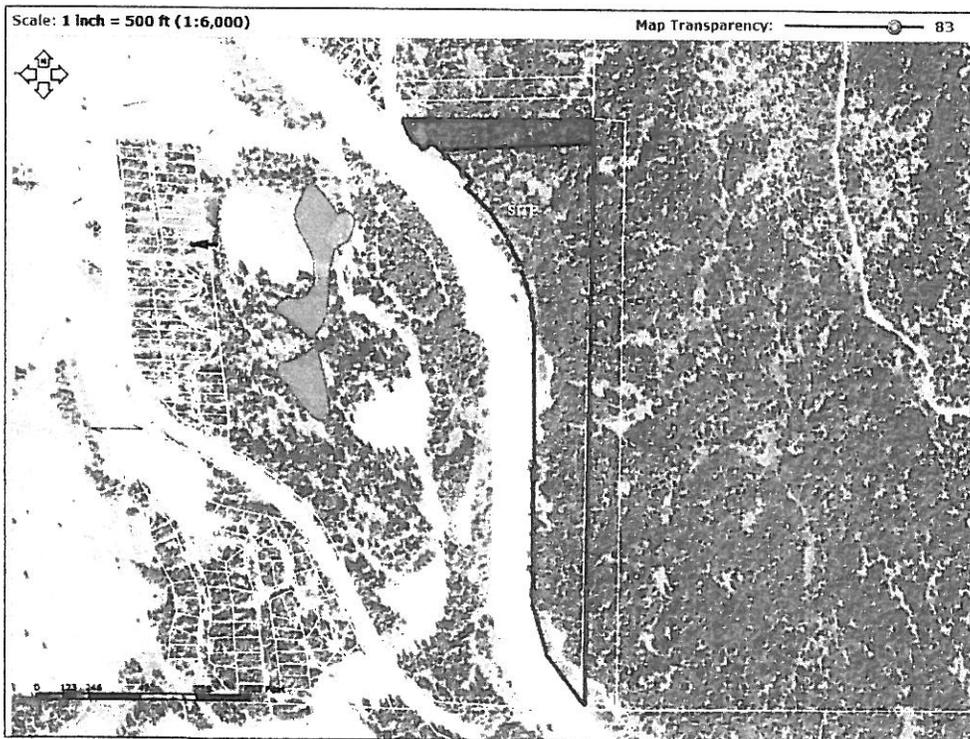
According to data on file with the NRCS Soil Mapper website, the site is mapped as 100% Chinkmin ashy, sandy loam, 5%-30% slopes. Chinkman soils are well drained soils formed in volcanic ash and pumice over dense basal till. Chinkman soils are not considered a hydric or wetland soil. A detailed soil report specific to the Yellowstone Trail Estates site is included as an attachment to this report.

3.1.2 **National Wetlands Inventory (NWI)**

According to the NWI map for the site, there are no wetlands on or near the site. Coal Creek is depicted along the west side of the site.



Above: National Wetlands Inventory Map of the site.



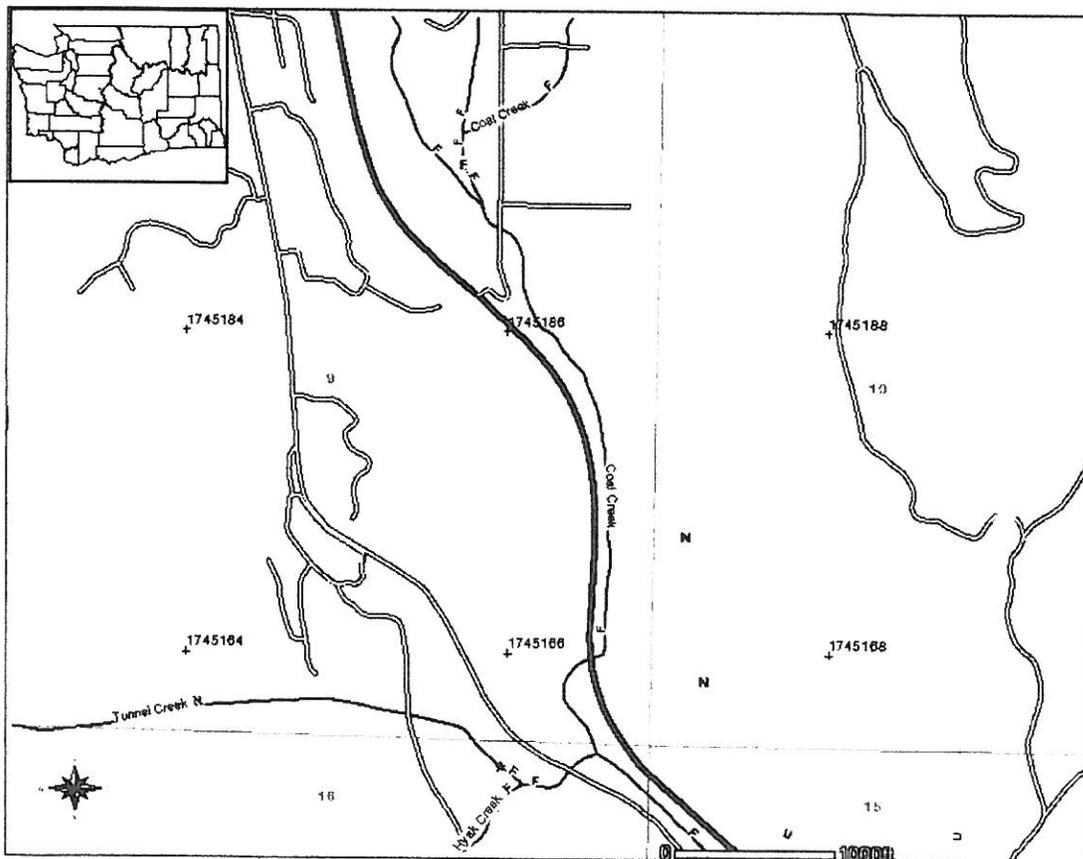
Above: Kittitas County Mapsifter webpage depicting the site (12-7-09).

3.1.3 Kittitas County Mapsifter – Wetland Layer

The Kittitas County Mapsifter website depicts no wetlands on or near the site. The closest wetlands are two wetlands located to the west of the site on the opposite side of Interstate 90 approximately 500' away.

3.1.4 WADNR FPARS website

According to the WADNR FPARS website with stream types layers activated, there is one stream on the site; Coal Creek. Coal Creek is depicted as a Type F water (equates to old system Type 3 waters).



Above: WADNR FPARS website depicting Coal Creek passing through the west side of the site.

3.2 Field observations

3.2.1 Uplands

As previously described, the site generally afforested site which has been altered by past logging activities as well as significant disturbance along the I-90 corridor. Much of Coal Creek is channelized in a rock lined ditch feature at the toe of the highway grade.

The site is vegetated with a mix of Douglas fir (*Psuedotsuga menziesii*), silver fir (*Abies amabilis*), mountain hemlock (*Tsuga mertensiana*), western red cedar (*Thuja plicata*), and alder (*Alnus rubra*). Much of the area has been disturbed from past logging and highway road work and as a result a strip of vegetation several hundred feet wide bordering I-90 is vegetated with immature Douglas fir and mountain hemlock with a very sparse to non-existent understory. In gaps several species of huckleberry (*Vaccinium* spp.) are found as well as some slide alder (*Alnus sinuata*).

To the east and up the slope, more mature third growth vegetation is present and a section of forest between Wetlands B & C contains larger, possibly second growth Douglas fir, silver fir, cedar and hemlock. Understory under the trees is sparse but in openings huckleberry thickets are dense, as well as scattered salmonberry (*Rubus spectabilis*), white azalea (*Rhododendron albiflorum*), mountain ash (*Sorpus scoparius*), slide alder, current (*Ribes* spp.), devils club (*Oplopanux horridium*) and thimbleberry (*Rubus parviflorus*) are present.

Soil pits excavated within the upland areas of the site generally revealed a gravelly loam with a color of 10YR 4/3 with no hydric characteristics. Soils within upland areas were dry during all site visits.

3.2.2 Wetlands & Streams

The site contains a total of three wetlands and three streams (two of which are branches of Coal Creek). Below is a description of these features;

Wetland A

Wetland A consists of a small riparian/slope type wetland located at the end of Yellowstone Drive on the west side of the west fork of Coal Creek. This wetland was flagged with pink wetland flagging labeled A1-A9. The wetland consists of a scrub-shrub plant community dominated by a mix of willow (*Salix* spp), hardhack (*Spirea douglasii*), lady fern (*Athyrium filix femina*), skunk cabbage (*Lysichitum americanum*), manna grass (*Glyceria* spp.), and hedge nettle (*Stachys cooleyae*).

This wetland contains a seep which drains down slope through the wetland into Coal Creek.

Soil pits excavated within the wetland revealed a mucky soil with layers of sand that was saturated at the surface. The layers of sand appear to be deposited from storm flows and snow melt that runoff the pavement of Yellowstone Drive into the wetland un-detained.

Using the US Fish and Wildlife Wetland Classification Method (Cowardin et al. 1979), Wetland A would be classified as PSS1E (palustrine, scrub-shrub, broad leaved deciduous, saturated).

Kittitas County also utilizes the old Washington Department of Ecology Wetland Ratings System from 1991. Using this system, Wetlands A meets the criteria of Category 3 wetland due to a total score of 20 points. A score of less than 22 points indicates a Category 3 wetland. According to Kittitas County Code 17A.04.020, Category 3 wetlands >10,000sf in size have a minimum buffer of 20'.

Wetland B

Wetland B is an emergent and scrub-shrub slope wetland located near the northeast corner of the site. This wetland was flagged with pink wetland flags labeled B1-B13 and BB1-BB23. This wetland consists of a seeping meadow surrounded by a narrow band of shrubs and draining in a westerly direction before infiltrating into the ground.

The narrow band of shrubs consists of willow, slide alder, and some white rhododendron. The meadow area has fen and bog like qualities and includes small patches of Sphagnum moss (*Sphagnum* spp.), scattered small clumps of bog laurel (*Kalmia polifolia*), hedge nettle, unidentified sedge (*Carex* spp.), skunk cabbage, California hellbore (*Veratrum californicum*), and manna grass.

Several small mud bottom areas with shallow standing water and no vegetation, possibly "wallows" used by elk or deer were noted in the wetland.

Soil pits excavated within the wetland revealed soils were saturated to the surface during our site visit. The upper soil horizon consists of a black (10YR 2/1) sapric peat layer approximately 12" thick overlying a gravelly loam with a soil color of 10YR 3/2.

Kittitas County also utilizes the old Washington Department of Ecology Wetland Ratings System from 1991. Using this system, Wetland B meets the criteria of Category 2 wetland due to a total score of 27 points. According to Kittitas County Code 17A.04.020, Category 2 wetlands >2,000sf in size have a minimum buffer of 25'.

Wetland C

Wetland C is a forested and emergent slope wetland located near the center of the site. The wetland consists of a narrow, sloping depression in a grove of large cedars and firs, emerging into a sloping meadow. A small Type 5 stream (Stream A) drains some water from this wetland to the south and into Coal Creek.

Wetland C has an emergent plant community with a character similar to Wetland B. The forested portion consists of a dense overstory of western red cedar with scattered salmonberry, deer fern, skunk cabbage, and vanilla leaf (*Achlys triphylla*) in the understory. Many of these trees are large, appearing to be second growth or old third growth age class.

Soil pits excavated within the wetland revealed soils were saturated to the surface during our site visit. The upper soil horizon consists of a black (10YR 2/1) sapric peat layer approximately 12" thick overlying a gravelly loam with a soil color of 10YR 3/2.

Kittitas County also utilizes the old Washington Department of Ecology Wetland Ratings System from 1991. Using this system, Wetland B meets the criteria of Category 2 wetland due to a total score of 37 points. According to Kittitas County Code 17A.04.020, Category 2 wetlands >2,000sf in size have a minimum buffer of 25'.

Coal Creek (East and West Forks)

The upper reaches of Coal creek are located along the west side of the site. The western fork enters the site after draining southerly in the vicinity of Yellowstone Drive. The eastern fork enters the north center of the site before joining the western fork in one channel along the west side of the site along I-90. The eastern fork drains small alpine lakes located above and east of the site.

Coal Creek drains through the site before entering Lake Kecheelus near its confluence with Gold Creek. Both of the upper forks of the creek on the north end of the site have a wide, cobble and boulder covered bottom with steep, incised banks from high spring flows through the streams. As the two streams converge, they flow in a partially constructed channel of rip-rap and boulders along the toe of Interstate 90. The ordinary high water marks of these creeks were identified by white/blue dot flagging and labeled sequentially.

Both streams had flow during our site visit although the eastern fork was dry during late September of this year.

The WADNR Fpars Maps indicate this is a Type F water, indicating it is used by fish. Type F waters equate to the older Type 3 water as used by Kittitas County. Under Kittitas County Code Type 3 waters typically have a 20-50' wide buffer measured from the OHWM.

Stream A

Stream A is a small, apparently intermittently flowing channel which drains water out of Wetland C.

Under Kittitas County Code (which uses the same water typing system as the City) Type 5 waters typically have a 15' building setback measured from the channel.

4.0 REGULATIONS

In addition to the wetland regulations previously described for wetlands, certain activities (filling and dredging) within "waters of the United States" may fall under the jurisdiction of the U.S. Army Corps of Engineers (USACOE). The USACOE regulates all discharges into "waters of the United States" (wetlands) under Section 404(b) of the Clean Water Act. Wetlands that are hydrologically isolated are not regulated by the USACOE, per the SWANCC and as interpreted by the Corps and EPA in their Regulatory Guidance Letter.

Discharges (fills) into any wetlands that are not considered "isolated" are regulated by the Corps. However, only the Corps can make that determination.

The Washington Department of Fish and Wildlife (WDFW) regulates all work within waters of the state (streams) under the Hydraulic Project Approval process. All work proposed within the streams on site would require obtaining approval under this process from WDFW.

5.0 PROPOSED PROJECT

The proposed project is the construction of a 22 lot plat. In order to access the site, crossing of both forks of Coal Creek will be required. Additionally, a small impact (1,967sf total) to the upper end of Wetlands A and Wetland C will be required in order to access the southern portion of the property. Additionally, buffer averaging has been employed to fit the lots and road crossings on the site.

The creek crossings will be made with appropriate sized bridges approved through the WDFW HPA process. The minor impact to Wetlands A and C will be mitigated through creating an equal area (1,967sf) of wetland along the southwest side of Wetland C where

topography will allow wetland creation to occur through appropriate grading. This area will be accessed from proposed Lot 6 using mats or other appropriate method of protecting the wetland during the crossing with equipment. The area will be excavated out to a grade just below the existing wetland grade, and then brought to grade with stockpiled wetland soil removed from the fill area. The area will then be planted with native plants found in this wetland to include cedar, sedges and willows.

The wetland crossing area will also include installation of culverts to allow water to pass through this slope wetland as has occurred in the past.

As previously described, buffer averaging has been employed based upon the minimum required buffers for the wetlands and streams. An equal area of buffer has been added to the standard buffers to compensate for all impacts as depicted on the attached Conceptual Mitigation Plan.

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

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

REFERENCES

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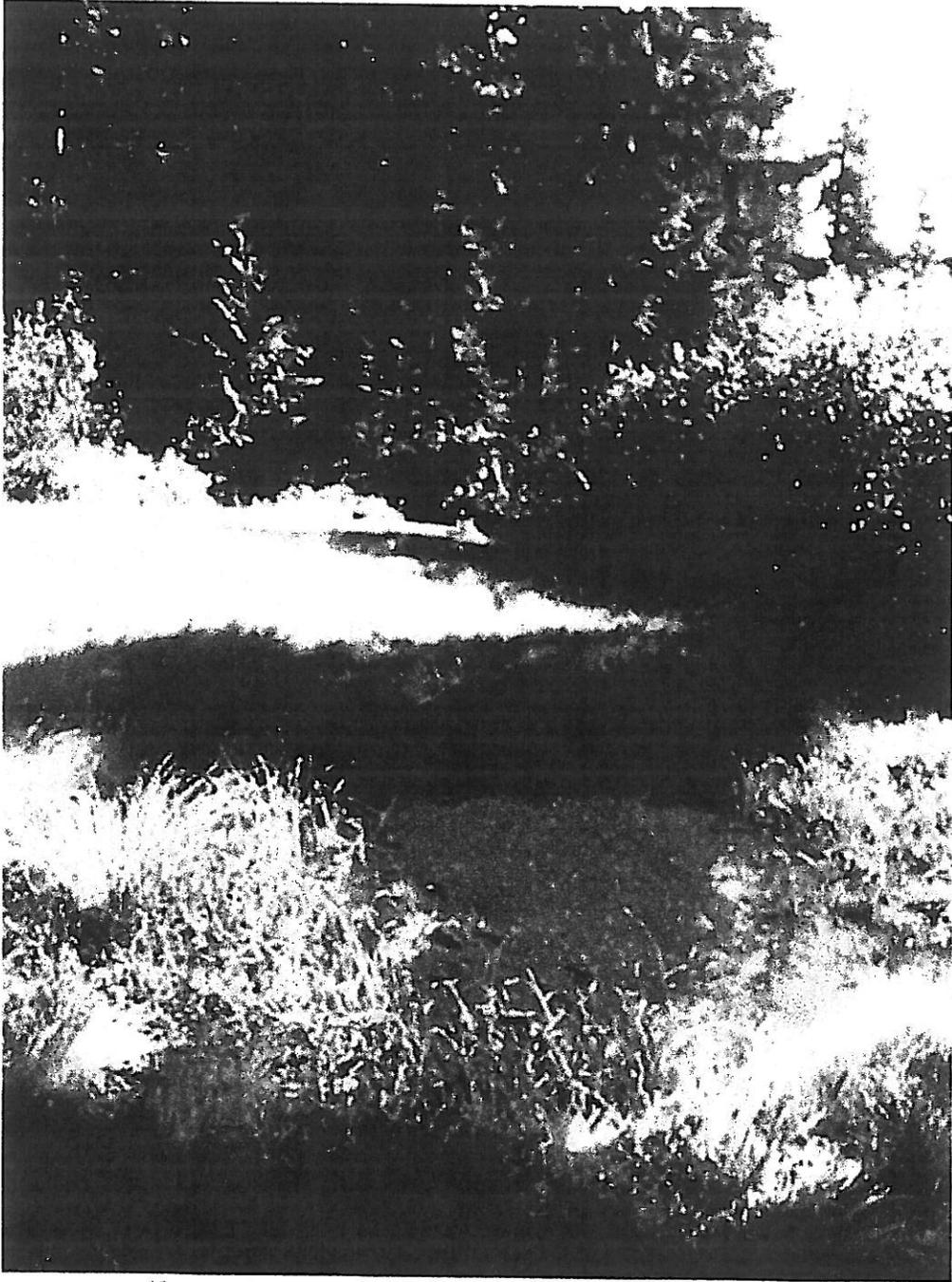
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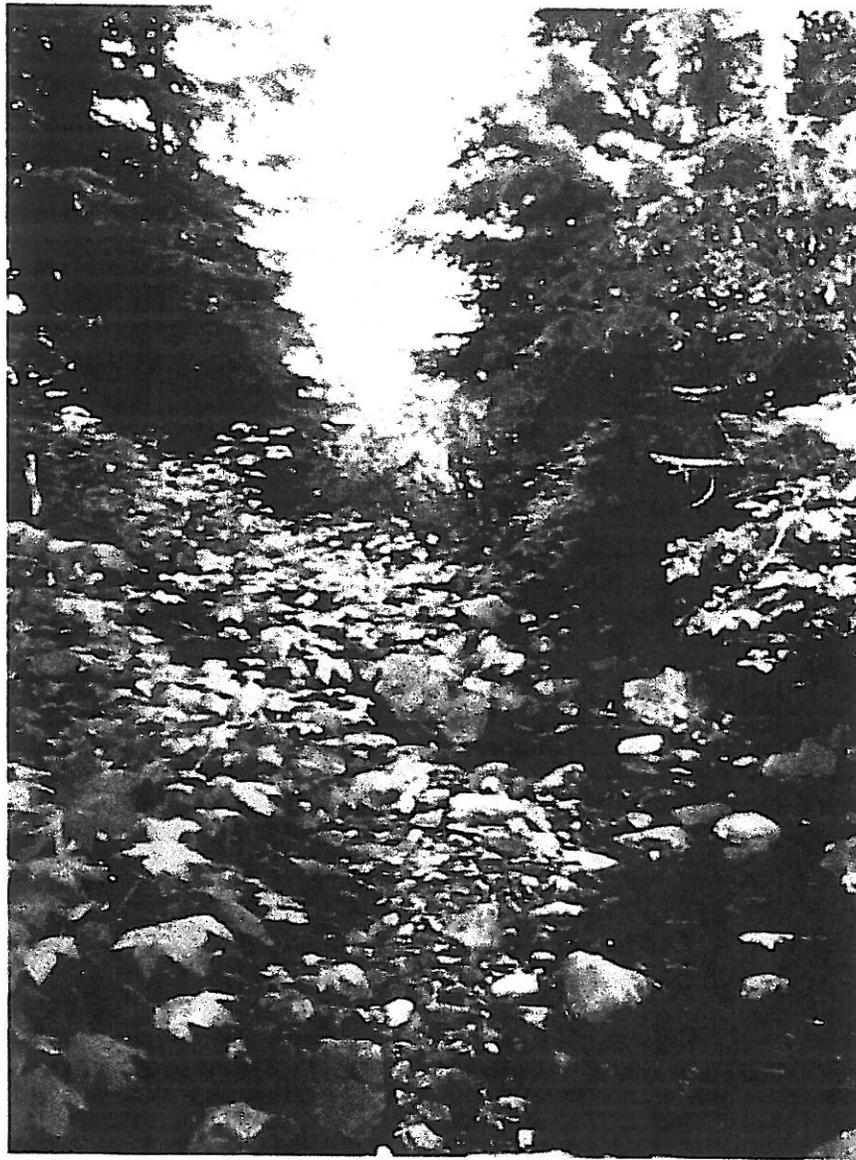
Washington Department of Ecology – Determining the ordinary high water mark on streams in Washington State March 2008 Review Draft. Pub #08-06-001.



Above: Central portion of Wetland B looking east.



Above: Emergent portion of Wetland C looking south.



Above: Typical undisturbed section of Coal Creek on the site.

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

Project/Site: Yellowstone Trail Estates City/County: Kittitas Sampling Date: 10-7-09
 Applicant/Owner: _____ State: WA Sampling Point: WETA
 Investigator(s): Ed Sewall – Sewall Wetland Consulting, inc. Section, Township, Range: S9,T22N,R11E
 Landform (hillslope, terrace, etc.): hillside Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Chinkman NWI classification: _____

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Salix sitchensis</u>	<u>80</u>	_____	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>80</u> = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is $\leq 3.0^1$ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Lysichiton americanus</u>	<u>20</u>	_____	<u>OBL</u>	
2. <u>Athyrium Filix Femina</u>	<u>20</u>	_____	<u>FAC</u>	
3. <u>Glyceria spp</u>	<u>20</u>	_____	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>60</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

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

Project/Site: Yellowstone Trail Estates City/County: Kittitas Sampling Date: 10-7-09
 Applicant/Owner: _____ State: WA Sampling Point: Wet B
 Investigator(s): Ed Sewall – Sewall Wetland Consulting, inc. Section, Township, Range: S9,T22N,R11E
 Landform (hillslope, terrace, etc.): hillside Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Chinkman NWI classification: _____

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____				
= Total Cover				
Herb Stratum (Plot size: _____) 1. <u>Carex spp</u> <u>95</u> <u>FACW</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____				
= Total Cover				
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____				
= Total Cover				
% Bare Ground in Herb Stratum _____				

Remarks:

SOIL

Sampling Point: wet B

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
12	10YR 2/1						supric muck	
16	10YR 3/2						gully lam	

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input checked="" type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

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

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): -6"

Saturation Present? (includes capillary fringe) Yes No Depth (inches): 0"

Wetland Hydrology Present? Yes No

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

Remarks:

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

Project/Site: Yellowstone Trail Estates City/County: Kittitas Sampling Date: 10-7-09
 Applicant/Owner: _____ State: WA Sampling Point: WTC
 Investigator(s): Ed Sewall – Sewall Wetland Consulting, inc. Section, Township, Range: S9,T22N,R11E
 Landform (hillslope, terrace, etc.): hillside Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Chinkman NWI classification: _____

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

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

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

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
<u>Tree Stratum</u> (Plot size: _____)				Number of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A)
1. <u>Thuja plicata</u>	<u>80</u>		<u>FAC</u>	Total Number of Dominant Species Across All Strata: _____ (B)
2. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
3. _____				
4. _____				
	<u>80</u> = Total Cover			
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				Prevalence Index worksheet:
1. <u>Rubus spectabilis</u>	<u>20</u>		<u>FAC</u>	Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
	<u>20</u> = Total Cover			UPL species _____ x 5 = _____
<u>Herb Stratum</u> (Plot size: _____)				Column Totals: _____ (A) _____ (B)
1. <u>Lysichiton americanum</u>	<u>20</u>		<u>OBL</u>	Prevalence Index = B/A = _____
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>20</u> = Total Cover			
<u>Woody Vine Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____				<input type="checkbox"/> Dominance Test is >50%
2. _____				<input type="checkbox"/> Prevalence Index is $\geq 3.0^1$
				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				<input type="checkbox"/> Wetland Non-Vascular Plants ¹
				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
	<u>80</u> = Total Cover			
% Bare Ground in Herb Stratum _____				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Remarks:				

SOIL

Sampling Point: Wet C

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
12	10YR 2/1						5mpic	muck
16	10YR 3/2						graty	low

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:	
<input checked="" type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)		<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)		<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)		

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

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): -4"

Saturation Present? (includes capillary fringe) Yes No Depth (inches): 0"

Wetland Hydrology Present? Yes No

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

Remarks:

WETLANDS RATING FIELD DATA FORM

BACKGROUND INFORMATION:

Name of Rater: Ed Small Affiliation: Semell Wetl. Consult. Date: 11-5-09

Name of wetland (if known): Wetland A - Yellowstone Trail

Government Jurisdiction of wetland: Kittitas Co

Location: 1/4 S: _____ of 1/4 S: _____ SEC: 9 TOWNSHIP: 22N RANGE: 11E

SOURCES OF INFORMATION: (Check all sources that apply)

Site visit: USGS Topo Map: NWI map: Aerial Photo: Soils survey:

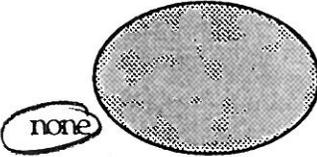
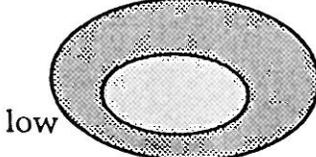
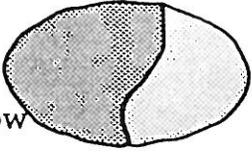
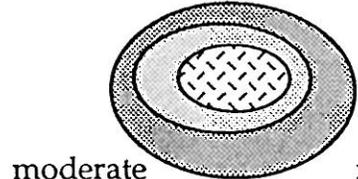
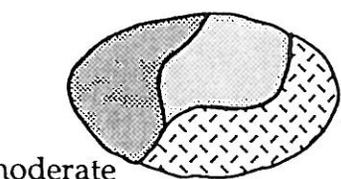
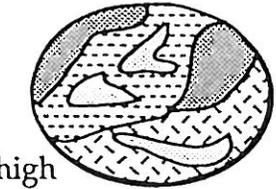
Other: ___ Describe: _____

WHEN THE FIELD DATA FORM IS COMPLETE ENTER CATEGORY HERE: 3

<p>Q.1. High Quality Natural Heritage Wetland.</p> <p>Answer this question if you have adequate information or experience to do so. If not find someone with the expertise to answer the questions. Then, if the answer to questions 1a, 1b and 1c are all NO, contact the Natural Heritage program of DNR.</p> <p>1a. Is there significant evidence of human-caused changes to topography or hydrology of the wetland? Significant changes <u>could</u> include clearing, grading, filling, logging of the wetland or its immediate buffer, or culverts, ditches, dredging, diking or drainage of the wetland. Briefly describe the changes and your information source/s: <u>road + highway fill along edges</u></p> <p>1b. Are there populations of non-native plants which are currently present and appear to be invading native populations? Briefly describe any non-native plant populations and information source(s): _____</p> <p>1c. Is there significant evidence of human-caused disturbance of the water quality of the system? Degradation of water quality could be evidenced by culverts entering the system, direct road/parking lot runoff, evidence of historic dumping of wastes, oily sheens, extreme eutrophic conditions, livestock use or dead fish etc. Briefly describe: _____</p>	<p>Circle answers:</p> <p><u>Yes: go to Q.3.</u> No: go to 1b.</p> <p>Yes: go to Q.3. No: go to 1c.</p> <p>Yes: go to Q.3. No: <u>Possible Category I</u></p>
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<p>Q.2. <u>Regionally Rare Native Wetland Communities</u></p> <p>The Department of Ecology is developing a methodology for regionally rare native wetland communities. It is not yet available for use.</p>	
<p>Q.3. <u>Irreplaceable Ecological Functions:</u></p> <p>Does the wetland:</p> <ul style="list-style-type: none"> - have at a least 1/2 acre of contiguous peat wetland; - <u>or</u>, have a forested class greater than 1 acre ; 	<p>No to <u>both</u>: go to Q.4.</p> <p>Yes: go to 3a.</p> <p>Yes: go to 3b.</p>
<p>Q.3a. <u>Peat Wetlands.</u></p> <p>3a1. Does at least 1/2 acre of the contiguous peat wetland have < 25% areal cover of any combination of species from the list of invasive/exotic species on p.19, <u>and</u> have < 80% areal cover of <i>Spirea douglasii</i>?</p>	<p>Yes: Category I No: go to Q.4.</p>
<p>Q.3b. <u>Mature forested wetland.</u></p> <p>3b1. Is the average age of dominant trees in the forested wetland > 80 years?</p> <p>3b2. Is the average age of dominant trees in the forested wetland 50-80 years, <u>and</u> is the structural diversity high as characterized by a multi-layer community of trees > 50' tall <u>and</u> trees 20'-49' tall <u>and</u> shrubs <u>and</u> herbaceous groundcover? ..</p> <p>3b3. Is > 50% (areal cover) of the dominant plants in one or more layers (canopy, young trees, shrubs, herbs) invasive/exotic plant species from the p.19 list? ..</p>	<p>Yes: Category I No: go to 3b2.</p> <p>Yes: go to 3b3. No: go to Q.5.</p> <p>Yes: go to Q.5. No: Category I</p>
<p>Q.4. <u>Category IV wetlands</u></p> <p>4.1. Is the wetland: less than 1 acre <u>and</u>, hydrologically isolated <u>and</u>, comprised of <u>one</u> vegetated class that is dominated (> 80% areal cover) by <u>one</u> species from the list in guidance p.18.</p> <p>4.2. Is the wetland: less than two acres <u>and</u>, hydrologically isolated, with <u>one</u> vegetated class, and > 90% of areal cover is <u>any</u> combination of species from the list in guidance p.19.</p>	<p>Yes: Category IV No: <u>go to 4.2</u></p> <p>Yes: Category IV No: <u>go to Q.5</u></p>

Q.5. Significant habitat value. Answer all questions and enter data requested.		Circle scores that qualify																																						
<p>5a. <u>Total wetland area</u></p> <p>Estimate area, select from choices in the near-right column, and score in the far column:</p> <p>Enter acreage of wetland here: _____ acres, and source: _____</p>	<p>acres</p> <p>> 20.00</p> <p>10 - 19.99</p> <p>5 - 9.99</p> <p>1 - 4.99</p> <p>0.1 - 0.99</p> <p><0.1</p>	<p>Yes=6</p> <p>Yes=5</p> <p>Yes=4</p> <p>Yes=3</p> <p>Yes=2</p> <p>Yes=1</p> <p style="text-align: right;">2</p>																																						
<p>5b. <u>Wetland classes</u>: Circle the wetland classes below that qualify:</p> <p><u>Open Water</u>: if the area of open water is > 1/2 acre or > 10% of the total wetland area. Source: _____</p> <p><u>Aquatic Beds</u>: if the area of aquatic beds > 10% of the <u>open water</u> area <u>or</u> > 1/2 acre.</p> <p><u>Emergent</u>: if the area of emergent class is > 1/2 acre <u>or</u> > 10% of the total wetland area.</p> <p><u>Scrub-Shrub</u>: if the area of scrub-shrub class is > 1/2 acre <u>or</u> > 10% of the total wetland area.</p> <p><u>Forested</u>: if area of forested class is > 1/2 acre <u>or</u> > 10% of the total wetland area.</p> <p>Add the number of wetland classes, above, that qualify, and then score according to the columns at right.</p> <p>e.g. If there are 4 classes (aquatic beds, open water, emergent & scrub-shrub), you would circle 8 points in the far right column.</p>		<table border="1"> <thead> <tr> <th># of classes</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Yes = 1</td> </tr> <tr> <td>2</td> <td>Yes = 3</td> </tr> <tr> <td>3</td> <td>Yes = 5</td> </tr> <tr> <td>4</td> <td>Yes = 8</td> </tr> <tr> <td>5</td> <td>Yes = 11</td> </tr> </tbody> </table> <p style="text-align: right;">1</p>	# of classes	Score	1	Yes = 1	2	Yes = 3	3	Yes = 5	4	Yes = 8	5	Yes = 11																										
# of classes	Score																																							
1	Yes = 1																																							
2	Yes = 3																																							
3	Yes = 5																																							
4	Yes = 8																																							
5	Yes = 11																																							
<p>5c. <u>Plant species diversity</u>.</p> <p>For all wetland classes (at right) that qualify in 5b. above, count the number of different plant species you can find. You do not have to name them.</p> <p>Score in column at far right:</p> <p>e.g. If a wetland has an aquatic bed class with 3 species, an emergent class with 4 species and a scrub-shrub class with 2 species you would circle 2, 2, and 1 in the far column.</p>	<table border="1"> <thead> <tr> <th>Class</th> <th># of species</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td><u>Aquatic Bed</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 3...</td> <td>Yes=3</td> </tr> <tr> <td><u>Emergent</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Scrub-Shrub</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Forested</u></td> <td>1...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>2...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 2...</td> <td>Yes=3</td> </tr> </tbody> </table> <p style="text-align: right;">3</p>	Class	# of species	Score	<u>Aquatic Bed</u>	1-2...	Yes=1	" "	3...	Yes=2	" "	> 3...	Yes=3	<u>Emergent</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	> 4...	Yes=3	<u>Scrub-Shrub</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	> 4...	Yes=3	<u>Forested</u>	1...	Yes=1	" "	2...	Yes=2	" "	> 2...	Yes=3
Class	# of species	Score																																						
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" "	> 4...	Yes=3																																						
<u>Forested</u>	1...	Yes=1																																						
" "	2...	Yes=2																																						
" "	> 2...	Yes=3																																						

<p>5d. <u>Structural diversity.</u> If the wetland has a forested class, add 1 point for each of the following:</p> <ul style="list-style-type: none"> -trees > 50' tall Yes=1 -trees 20'- 49' tall Yes=1 -shrubs. Yes=1 -herbaceous ground cover. Yes=1 	<p style="text-align: right;">NA</p>
<p>5e. Decide from the diagrams below whether <u>interspersion between wetland classes</u> is high, moderate, low or none?</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center; margin: 10px;">  <p>none</p> </div> <div style="text-align: center; margin: 10px;">  <p>low</p> </div> <div style="text-align: center; margin: 10px;">  <p>low</p> </div> <div style="text-align: center; margin: 10px;">  <p>moderate</p> </div> <div style="text-align: center; margin: 10px;">  <p>moderate</p> </div> <div style="text-align: center; margin: 10px;">  <p>high</p> </div> </div>	<p style="text-align: right;"> High=3 Moderate=2 Low=1 <u>None=0</u> </p> <p style="text-align: right;">0</p>
<p>5f. <u>Habitat features.</u></p> <p>Answer questions below, circle features that apply, and score to right:</p> <ul style="list-style-type: none"> Is there evidence of current use by beavers? <u>No</u> Yes=3 Is a heron rookery located within 300'? <u>No</u> Yes=2 Are raptor nest/s located within 300'? <u>No</u> Yes=1 Are there at least 3 standing dead trees (snags) per acre? <u>No</u> Yes=1 Are any of these standing dead trees (snags) > 10" in diameter? <u>No</u> Yes=1 Are there any other perches (wires, poles or posts)? <u>No</u> Yes=1 Are there at least 3 downed logs per acre? <u>No</u> Yes=1 	<p style="text-align: right;">0</p>
<p>5g. <u>Connection to streams.</u> (Score one answer only.)</p> <p>Is the wetland connected at any time of the year via surface water:</p> <ul style="list-style-type: none"> to a perennial stream or a seasonal stream <u>with</u> fish; <u>Yes=6</u> <u>or</u>, to a seasonal stream <u>without</u> fish; Yes=4 <u>or</u>, is not connected to any stream? Yes=0 	<p style="text-align: right;">6</p>

5h. Buffers.

STEP 1 Estimate (to the nearest 5%) the % of each buffer or land-use type (below) that adjoins the wetland boundary. Then multiply the %/s by the factor(s) below and enter result in column to right:	STEP 2 Multiply result(s) of step 1: by 1, if buffer width is 25-50'; by 2, if buffer width is 50-100'; by 3, if buffer width is >100'. Enter results below and add subscore:
roads, buildings or parking lots: % <u>60</u> x 0 =	0
lawn, grazed pasture, vineyards or annual crops: % ___ x 1 =	___ x ___ = ___
ungrazed grassland or orchards: % ___ x 2 =	___ x ___ = ___
open water or native grasslands: % ___ x 3 =	___ x ___ = ___
forest or shrub: % <u>40</u> x 4 =	<u>160</u> x <u>3</u> = <u>480</u>
Add Buffer total = ___	

STEP 3. Score points according to table at right :	Buffer total
	900-1200... Yes=4
	600-899.... Yes=3
	300-599.... <u>Yes=2</u>
	100-299.... Yes=1

2

5i. Connection to other habitat areas:	
- Is there a riparian corridor to other wetlands within 0.25 of a mile, <u>or</u> a corridor > 100' wide with good forest or shrub cover to any other habitat area?	<u>Yes=6</u>
- Is there a narrow corridor < 100' wide with good cover <u>or</u> a wide corridor > 100' wide with low cover to any other habitat area?	Yes=4
- Is there a narrow corridor < 100' wide with low cover <u>or</u> a significant habitat area within 0.25 mile but no corridor?	Yes=1
- Is the wetland and buffer completely isolated by development and or cultivated agricultural land?	Yes=0

6

NOW: Add the scores circled (for Q.5a - Q.5i above) to get a Total.
 Is the Total greater than or equal to 22 points.

Total = 20
 Yes: Category II
 No: Category III

WETLANDS RATING FIELD DATA FORM

BACKGROUND INFORMATION:

Name of Rater: Ed Small Affiliation: _____ Date: 11-5-09

Name of wetland (if known): Wetland B - Yellowstone Trail

Government Jurisdiction of wetland: Kittitas Co.

Location: 1/4 S: _____ of 1/4 S: _____ SEC: 9 TOWNSHIP: 22N RANGE: 11E

SOURCES OF INFORMATION: (Check all sources that apply)

Site visit: USGS Topo Map: NWI map: Aerial Photo: Soils survey:

Other: _____ Describe: _____

WHEN THE FIELD DATA FORM IS COMPLETE ENTER CATEGORY HERE:

2

Q.1. High Quality Natural Heritage Wetland.

Circle answers:

Answer this question if you have adequate information or experience to do so. If not find someone with the expertise to answer the questions. Then, if the answer to questions 1a, 1b and 1c are all NO, contact the Natural Heritage program of DNR.

1a. Is there significant evidence of human-caused changes to topography or hydrology of the wetland? Significant changes could include clearing, grading, filling, logging of the wetland or its immediate buffer, or culverts, ditches, dredging, diking or drainage of the wetland. Briefly describe the changes and your information source/s: _____

Yes: go to Q.3.
No: go to 1b.

1b. Are there populations of non-native plants which are currently present and appear to be invading native populations? Briefly describe any non-native plant populations and information source(s): _____

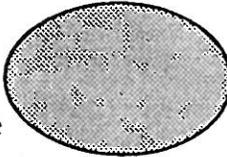
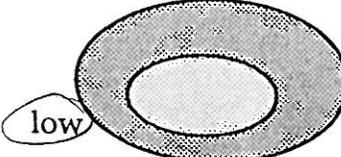
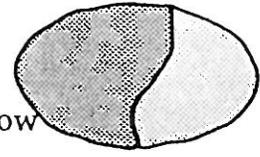
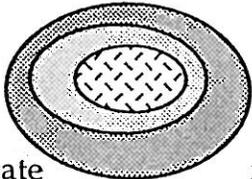
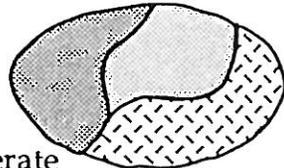
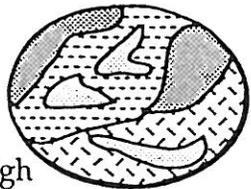
Yes: go to Q.3.
No: go to 1c.

1c. Is there significant evidence of human-caused disturbance of the water quality of the system? Degradation of water quality could be evidenced by culverts entering the system, direct road/parking lot runoff, evidence of historic dumping of wastes, oily sheens, extreme eutrophic conditions, livestock use or dead fish etc. Briefly describe: _____

Yes: go to Q.3.
No: Possible
Category I

<p>Q.2. <u>Regionally Rare Native Wetland Communities</u></p> <p>The Department of Ecology is developing a methodology for regionally rare native wetland communities. It is not yet available for use.</p>	
<p>Q.3. <u>Irreplaceable Ecological Functions:</u></p> <p>Does the wetland:</p> <ul style="list-style-type: none"> - have at least 1/2 acre of contiguous peat wetland; - <u>or</u>, have a forested class greater than 1 acre ; 	<p>No to <u>both</u>: go to Q.4.</p> <p>Yes: go to 3a.</p> <p>Yes: go to 3b.</p>
<p>Q.3a. <u>Peat Wetlands.</u></p> <p>3a1. Does at least 1/2 acre of the contiguous peat wetland have < 25% areal cover of any combination of species from the list of invasive/exotic species on p.19, <u>and</u> have < 80% areal cover of <i>Spirea douglasii</i>?</p>	<p>Yes: Category I</p> <p>No: go to Q.4.</p>
<p>Q.3b. <u>Mature forested wetland.</u></p> <p>3b1. Is the average age of dominant trees in the forested wetland > 80 years?</p> <p>3b2. Is the average age of dominant trees in the forested wetland 50-80 years, <u>and</u> is the structural diversity high as characterized by a multi-layer community of trees > 50' tall <u>and</u> trees 20'-49' tall <u>and</u> shrubs <u>and</u> herbaceous groundcover? ..</p> <p>3b3. Is > 50% (areal cover) of the dominant plants in one or more layers (canopy, young trees, shrubs, herbs) invasive/exotic plant species from the p.19 list? ..</p>	<p>Yes: Category I</p> <p>No: go to 3b2.</p> <p>Yes: go to 3b3.</p> <p>No: go to Q.5.</p> <p>Yes: go to Q.5.</p> <p>No: Category I</p>
<p>Q.4. <u>Category IV wetlands</u></p> <p>4.1. Is the wetland: less than 1 acre <u>and</u>, hydrologically isolated <u>and</u>, comprised of <u>one</u> vegetated class that is dominated (> 80% areal cover) by <u>one</u> species from the list in guidance p.18.</p> <p>4.2. Is the wetland: less than two acres <u>and</u>, hydrologically isolated, with <u>one</u> vegetated class, and > 90% of areal cover is <u>any</u> combination of species from the list in guidance p.19.</p>	<p>Yes: Category IV</p> <p>No: go to 4.2</p> <p>Yes: Category IV</p> <p>No: go to Q.5.</p>

O.5. Significant habitat value. Answer all questions and enter data requested.		Circle scores that qualify																																							
<p>5a. <u>Total wetland area</u></p> <p>Estimate area, select from choices in the near-right column, and score in the far column:</p> <p>Enter acreage of wetland here: <u>.5</u> acres, and source: <u>Survey</u></p>	<p>acres</p> <p>> 20.00</p> <p>10 - 19.99</p> <p>5 - 9.99</p> <p>1 - 4.99</p> <p>0.1 - 0.99</p> <p><0.1</p>	<p>Yes=6</p> <p>Yes=5</p> <p>Yes=4</p> <p>Yes=3</p> <p>Yes=2</p> <p>Yes=1</p>																																							
<p>5b. <u>Wetland classes</u>: Circle the wetland classes below that qualify:</p> <p><u>Open Water</u>: if the area of open water is > 1/2 acre or > 10% of the total wetland area. Source: _____</p> <p><u>Aquatic Beds</u>: if the area of aquatic beds > 10% of the <u>open water</u> area or > 1/2 acre.</p> <p><u>Emergent</u> if the area of emergent class is > 1/2 acre or > 10% of the total wetland area.</p> <p><u>Scrub-Shrub</u> if the area of scrub-shrub class is > 1/2 acre or > 10% of the total wetland area.</p> <p><u>Forested</u>: if area of forested class is > 1/2 acre or > 10% of the total wetland area.</p> <p>Add the number of wetland classes, above, that qualify, and then score according to the columns at right.</p> <p>e.g. If there are 4 classes (aquatic beds, open water, emergent & scrub-shrub), you would circle 8 points in the far right column.</p>																																									
	<p># of classes</p> <p>1 Yes =1</p> <p>2 Yes =3</p> <p>3 Yes =5</p> <p>4 Yes =8</p> <p>5 Yes =11</p>																																								
<p>5c. <u>Plant species diversity</u>.</p> <p>For all wetland classes (at right) that qualify in 5b. above, count the number of different plant species you can find. You do not have to name them.</p> <p>Score in column at far right:</p> <p>e.g. If a wetland has an aquatic bed class with 3 species, an emergent class with 4 species and a scrub-shrub class with 2 species you would circle 2, 2, and 1 in the far column.</p>																																									
	<table border="1"> <thead> <tr> <th>Class</th> <th># of species</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td><u>Aquatic Bed</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>>3...</td> <td>Yes=3</td> </tr> <tr> <td><u>Emergent</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>>4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Scrub-Shrub</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>>4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Forested</u></td> <td>1...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>2...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>>2...</td> <td>Yes=3</td> </tr> </tbody> </table>	Class	# of species	Score	<u>Aquatic Bed</u>	1-2...	Yes=1	" "	3...	Yes=2	" "	>3...	Yes=3	<u>Emergent</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	>4...	Yes=3	<u>Scrub-Shrub</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	>4...	Yes=3	<u>Forested</u>	1...	Yes=1	" "	2...	Yes=2	" "	>2...	Yes=3	
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<p>5d. <u>Structural diversity.</u> If the wetland has a forested class, add 1 point for each of the following:</p> <ul style="list-style-type: none"> -trees > 50' tall -trees 20'- 49' tall -shrubs..... -herbaceous ground cover..... 	<p>Yes=1 Yes=1 Yes=1 Yes=1 NA</p>
<p>5e. Decide from the diagrams below whether <u>interspersion between wetland classes</u> is high, moderate, low or none?</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  <p>none</p> </div> <div style="text-align: center;">  <p>low</p> </div> <div style="text-align: center;">  <p>low</p> </div> <div style="text-align: center;">  <p>moderate</p> </div> <div style="text-align: center;">  <p>moderate</p> </div> <div style="text-align: center;">  <p>high</p> </div> </div>	<p>High=3 Moderate=2 <u>Low=1</u> None=0</p>
<p>5f. <u>Habitat features.</u> Answer questions below, circle features that apply, and score to right:</p> <ul style="list-style-type: none"> Is there evidence of current use by beavers? <u>NO</u> Yes=3 Is a heron rookery located within 300'? <u>NO</u> Yes=2 Are raptor nest/s located within 300'? <u>NO</u> Yes=1 Are there at least 3 standing dead trees (snags) per acre?..... <u>NO</u> Yes=1 Are any of these standing dead trees (snags) > 10" in diameter?..... <u>NO</u> Yes=1 Are there any other perches (wires, poles or posts)?..... <u>NO</u> Yes=1 Are there at least 3 downed logs per acre?..... <u>Yes</u> <u>Yes=1</u> 	<p>Yes=3 Yes=2 Yes=1 Yes=1 Yes=1 Yes=1 <u>Yes=1</u></p>
<p>5g. <u>Connection to streams.</u> (Score one answer only.)</p> <p>Is the wetland connected at any time of the year via surface water:</p> <ul style="list-style-type: none"> to a perennial stream or a seasonal stream <u>with</u> fish;..... <u>or</u>, to a seasonal stream <u>without</u> fish;..... <u>or</u>, is not connected to any stream?..... 	<p>Yes=6 <u>Yes=4</u> Yes=0</p>

5h. Buffers.

<p>STEP 1 Estimate (to the nearest 5%) the % of each buffer or land-use type (below) that adjoins the wetland boundary.</p> <p>Then multiply the %/s by the factor(s) below and enter result in column to right:</p>	<p>STEP 2 Multiply result(s) of step 1: by 1, if buffer width is 25-50'; by 2, if buffer width is 50-100'; by 3, if buffer width is >100'.</p> <p>Enter results below and add subscore:</p>										
<p>roads, buildings or parking lots: %__ x 0 =</p>	<p>0</p>										
<p>lawn, grazed pasture, vineyards or annual crops: %__ x 1 =</p>	<p>_____ x ____ = ____</p>										
<p>ungrazed grassland or orchards: %__ x 2 =</p>	<p>_____ x ____ = ____</p>										
<p>open water or native grasslands: %__ x 3 =</p>	<p>_____ x ____ = ____</p>										
<p>forest or shrub: %<u>100</u> x 4 =</p>	<p><u>40</u> x <u>3</u> = ____</p>										
<p style="text-align: right;">Add Buffer total = ____</p>											
<p>STEP 3. Score points according to table at right :</p>	<table border="0"> <tr> <td style="text-align: right;"><u>Buffer total</u></td> <td></td> </tr> <tr> <td>900-1200...</td> <td>Yes=4</td> </tr> <tr> <td>600-899....</td> <td>Yes=3</td> </tr> <tr> <td>300-599....</td> <td>Yes=2</td> </tr> <tr> <td>100-299....</td> <td>Yes=1</td> </tr> </table>	<u>Buffer total</u>		900-1200...	Yes=4	600-899....	Yes=3	300-599....	Yes=2	100-299....	Yes=1
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<p>5i. <u>Connection to other habitat areas:</u></p> <p>- Is there a riparian corridor to other wetlands within 0.25 of a mile, <u>or</u> a corridor > 100' wide with good forest or shrub cover to any other habitat area?.....</p> <p>- Is there a narrow corridor < 100' wide with good cover <u>or</u> a wide corridor > 100' wide with low cover to any other habitat area?</p> <p>- Is there a narrow corridor < 100' wide with low cover <u>or</u> a significant habitat area within 0.25 mile but no corridor?.....</p> <p>- Is the wetland and buffer completely isolated by development and or cultivated agricultural land?.....</p>	<p>Yes=6</p> <p>Yes=4</p> <p>Yes=1</p> <p>Yes=0</p>										
<p>NOW: Add the scores circled (for Q.5a - Q.5i above) to get a Total.</p> <p>Is the <u>Total</u> greater than or equal to 22 points.</p>	<p>Total = <u>27</u></p> <p>Yes: <u>Category II</u></p> <p>No: Category III</p>										

WETLANDS RATING FIELD DATA FORM

BACKGROUND INFORMATION:

Name of Rater: Ed Sewell Affiliation: Sewell Wetland Con. Date: 11-5-09

Name of wetland (if known): Wetland C - Yellowstone Trawl

Government Jurisdiction of wetland: Kittitas Co

Location: 1/4 S: _____ of 1/4 S: _____ SEC: 9 TOWNSHIP: 22N RANGE: 11E

SOURCES OF INFORMATION: (Check all sources that apply)

Site visit: USGS Topo Map: NWI map: Aerial Photo: Soils survey:

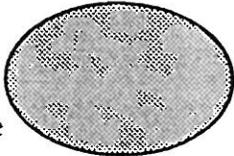
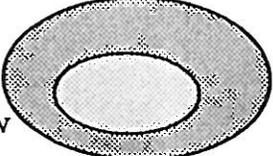
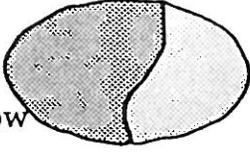
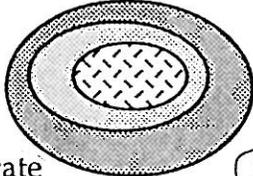
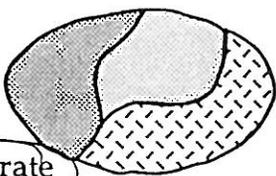
Other: Describe: _____

WHEN THE FIELD DATA FORM IS COMPLETE ENTER CATEGORY HERE: 2

<p>Q.1. High Quality Natural Heritage Wetland.</p> <p>Answer this question if you have adequate information or experience to do so. If not find someone with the expertise to answer the questions. Then, if the answer to questions 1a, 1b and 1c are all NO, contact the Natural Heritage program of DNR.</p> <p>1a. Is there significant evidence of human-caused changes to topography or hydrology of the wetland? Significant changes <u>could</u> include clearing, grading, filling, logging of the wetland or its immediate buffer, or culverts, ditches, dredging, diking or drainage of the wetland. Briefly describe the changes and your information source/s: _____</p> <p>_____</p> <p>_____</p> <p>1b. Are there populations of non-native plants which are currently present and appear to be invading native populations? Briefly describe any non-native plant populations and information source(s): _____</p> <p>_____</p> <p>_____</p> <p>1c. Is there significant evidence of human-caused disturbance of the water quality of the system? Degradation of water quality could be evidenced by culverts entering the system, direct road/parking lot runoff, evidence of historic dumping of wastes, oily sheens, extreme eutrophic conditions, livestock use or dead fish etc. Briefly describe: _____</p> <p>_____</p> <p>_____</p>	<p>Circle answers:</p> <p>Yes: go to Q.3 No: go to 1b.</p> <p>Yes: go to Q.3. No: go to 1c.</p> <p>Yes: go to Q.3. No: Possible Category 1</p>
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<p>Q.2. <u>Regionally Rare Native Wetland Communities</u></p> <p>The Department of Ecology is developing a methodology for regionally rare native wetland communities. It is not yet available for use.</p>	
<p>Q.3. <u>Irreplaceable Ecological Functions:</u></p> <p>Does the wetland:</p> <ul style="list-style-type: none"> - have at a least 1/2 acre of contiguous peat wetland; - <u>or</u>, have a forested class greater than 1 acre ; 	<p>No to <u>both</u>: go to Q.4.</p> <p>Yes: go to 3a.</p> <p>Yes: go to 3b.</p>
<p>Q.3a. <u>Peat Wetlands.</u></p> <p>3a1. Does at least 1/2 acre of the contiguous peat wetland have < 25% areal cover of any combination of species from the list of invasive/exotic species on p.19, <u>and</u> have < 80% areal cover of <i>Spirea douglasii</i>?</p>	<p>Yes: Category I</p> <p>No: go to Q.4.</p>
<p>Q.3b. <u>Mature forested wetland.</u></p> <p>3b1. Is the average age of dominant trees in the forested wetland > 80 years?</p> <p>3b2. Is the average age of dominant trees in the forested wetland 50-80 years, <u>and</u> is the structural diversity high as characterized by a multi-layer community of trees > 50' tall <u>and</u> trees 20'-49' tall <u>and</u> shrubs <u>and</u> herbaceous groundcover? ..</p> <p>3b3. Is > 50% (areal cover) of the dominant plants in one or more layers (canopy, young trees, shrubs, herbs) invasive/exotic plant species from the p.19 list? ..</p>	<p>Yes: Category I</p> <p>No: go to 3b2.</p> <p>Yes: go to 3b3.</p> <p>No: go to Q.5.</p> <p>Yes: go to Q.5.</p> <p>No: Category I</p>
<p>Q.4. <u>Category IV wetlands</u></p> <p>4.1. Is the wetland: less than 1 acre <u>and</u>, hydrologically isolated <u>and</u>, comprised of <u>one</u> vegetated class that is dominated (> 80% areal cover) by <u>one</u> species from the list in guidance p.18.</p> <p>4.2. Is the wetland: less than two acres <u>and</u>, hydrologically isolated, with <u>one</u> vegetated class, and > 90% of areal cover is <u>any</u> combination of species from the list in guidance p.19.</p>	<p>Yes: Category IV</p> <p>No: go to 4.2.</p> <p>Yes: Category IV</p> <p>No: go to Q.5.</p>

Q.5. Significant habitat value. Answer all questions and enter data requested.		Circle scores that qualify																																							
<p>5a. <u>Total wetland area</u></p> <p>Estimate area, select from choices in the near-right column, and score in the far column:</p> <p>Enter acreage of wetland here: <u>15</u> acres, and source: <u>Sarasota</u></p>	<p>acres</p> <p>> 20.00</p> <p>10 - 19.99</p> <p>5 - 9.99</p> <p>1 - 4.99</p> <p>0.1 - 0.99</p> <p><0.1</p>	<p>Yes=6</p> <p>Yes=5</p> <p>Yes=4</p> <p>Yes=3</p> <p>Yes=7</p> <p>Yes=1</p> <p style="text-align: right;">2</p>																																							
<p>5b. <u>Wetland classes</u>: Circle the wetland classes below that qualify:</p> <p><u>Open Water</u>: if the area of open water is > 1/2 acre or > 10% of the total wetland area. Source: _____</p> <p><u>Aquatic Beds</u>: if the area of aquatic beds > 10% of the <u>open water</u> area or > 1/2 acre.</p> <p><u>Emergent</u>: if the area of emergent class is > 1/2 acre or > 10% of the total wetland area.</p> <p><u>Scrub-Shrub</u>: if the area of scrub-shrub class is > 1/2 acre or > 10% of the total wetland area.</p> <p><u>Forested</u>: if area of forested class is > 1/2 acre or > 10% of the total wetland area.</p> <p>Add the number of wetland classes, above, that qualify, and then score according to the columns at right.</p> <p>e.g. If there are 4 classes (aquatic beds, open water, emergent & scrub-shrub), you would circle 8 points in the far right column.</p>																																									
	<p># of classes</p> <p>1.....</p> <p>2.....</p> <p>3.....</p> <p>4.....</p> <p>5.....</p>	<p>Yes =1</p> <p>Yes =3</p> <p>Yes =8</p> <p>Yes =11</p> <p style="text-align: right;">5</p>																																							
<p>5c. <u>Plant species diversity</u>.</p> <p>For all wetland classes (at right) that qualify in 5b. above, count the number of different plant species you can find. You do not have to name them.</p> <p>Score in column at far right:</p> <p>e.g. If a wetland has an aquatic bed class with 3 species, an emergent class with 4 species and a scrub-shrub class with 2 species you would circle 2, 2, and 1 in the far column.</p>	<table border="1"> <thead> <tr> <th>Class</th> <th># of species</th> <th></th> </tr> </thead> <tbody> <tr> <td><u>Aquatic Bed</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 3...</td> <td>Yes=3</td> </tr> <tr> <td><u>Emergent</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Scrub-Shrub</u></td> <td>1-2...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>3-4...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 4...</td> <td>Yes=3</td> </tr> <tr> <td><u>Forested</u></td> <td>1...</td> <td>Yes=1</td> </tr> <tr> <td>" "</td> <td>2...</td> <td>Yes=2</td> </tr> <tr> <td>" "</td> <td>> 2...</td> <td>Yes=3</td> </tr> </tbody> </table>	Class	# of species		<u>Aquatic Bed</u>	1-2...	Yes=1	" "	3...	Yes=2	" "	> 3...	Yes=3	<u>Emergent</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	> 4...	Yes=3	<u>Scrub-Shrub</u>	1-2...	Yes=1	" "	3-4...	Yes=2	" "	> 4...	Yes=3	<u>Forested</u>	1...	Yes=1	" "	2...	Yes=2	" "	> 2...	Yes=3	<p>Yes=1</p> <p>Yes=2</p> <p>Yes=3</p> <p>Yes=1</p> <p>Yes=2</p> <p>Yes=3</p> <p>Yes=1</p> <p>Yes=2</p> <p>Yes=3</p> <p>Yes=1</p> <p>Yes=2</p> <p>Yes=3</p> <p style="text-align: right;">9</p>
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<p>5d. <u>Structural diversity.</u> If the wetland has a forested class, add 1 point for each of the following:</p> <ul style="list-style-type: none"> -trees > 50' tall Yes=1 -trees 20'- 49' tall Yes=1 -shrubs Yes=1 -herbaceous ground cover Yes=1 	<p style="text-align: right;">3</p>
<p>5e. Decide from the diagrams below whether <u>interspersions between wetland classes</u> is high, moderate, low or none?</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center;">  <p>none</p> </div> <div style="text-align: center;">  <p>low</p> </div> <div style="text-align: center;">  <p>low</p> </div> <div style="text-align: center;">  <p>moderate</p> </div> <div style="text-align: center;">  <p>moderate</p> </div> <div style="text-align: center;">  <p>high</p> </div> </div>	<p style="text-align: right;">High=3 Moderate=2 Low=1 None=0</p> <p style="text-align: right;">2</p>
<p>5f. <u>Habitat features.</u></p> <p>Answer questions below, circle features that apply, and score to right:</p> <ul style="list-style-type: none"> Is there evidence of current use by beavers? <i>Yes</i> Yes=3 Is a heron rookery located within 300'? <i>Yes</i> Yes=2 Are raptor nest/s located within 300'? Yes=1 Are there at least 3 standing dead trees (snags) per acre? <u>Yes=1</u> Are any of these standing dead trees (snags) > 10" in diameter? Yes=1 Are there any other perches (wires, poles or posts)? Yes=1 Are there at least 3 downed logs per acre? <u>Yes=1</u> 	<p style="text-align: right;">2</p>
<p>5g. <u>Connection to streams.</u> (Score one answer only.)</p> <p>Is the wetland connected at any time of the year via surface water:</p> <ul style="list-style-type: none"> to a perennial stream or a seasonal stream <u>with</u> fish; Yes=6 <u>or</u>, to a seasonal stream <u>without</u> fish; <u>Yes=4</u> <u>or</u>, is not connected to any stream? Yes=0 	<p style="text-align: right;">4</p>

5h. Buffers.

STEP 1 Estimate (to the nearest 5%) the % of each buffer or land-use type (below) that adjoins the wetland boundary. Then multiply the %/s by the factor(s) below and enter result in column to right:	STEP 2 Multiply result(s) of step 1: by 1, if buffer width is 25-50'; by 2, if buffer width is 50-100'; by 3, if buffer width is >100'. Enter results below and add subscore:
roads, buildings or parking lots: %__ x 0 =	0
lawn, grazed pasture, vineyards or annual crops: %__ x 1 =	_____ x ____ = ____
ungrazed grassland or orchards: %__ x 2 =	_____ x ____ = ____
open water or native grasslands: %__ x 3 =	_____ x ____ = ____
forest or shrub: % <u>10</u> x 4 =	<u>400</u> x <u>3</u> = <u>1200</u>
Add Buffer total = ____	

STEP 3. Score points according to table at right :

Buffer total	Score
900-1200..	Yes=4
600-899....	Yes=3
300-599....	Yes=2
100-299....	Yes=1

4

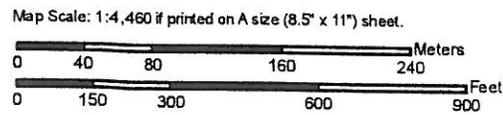
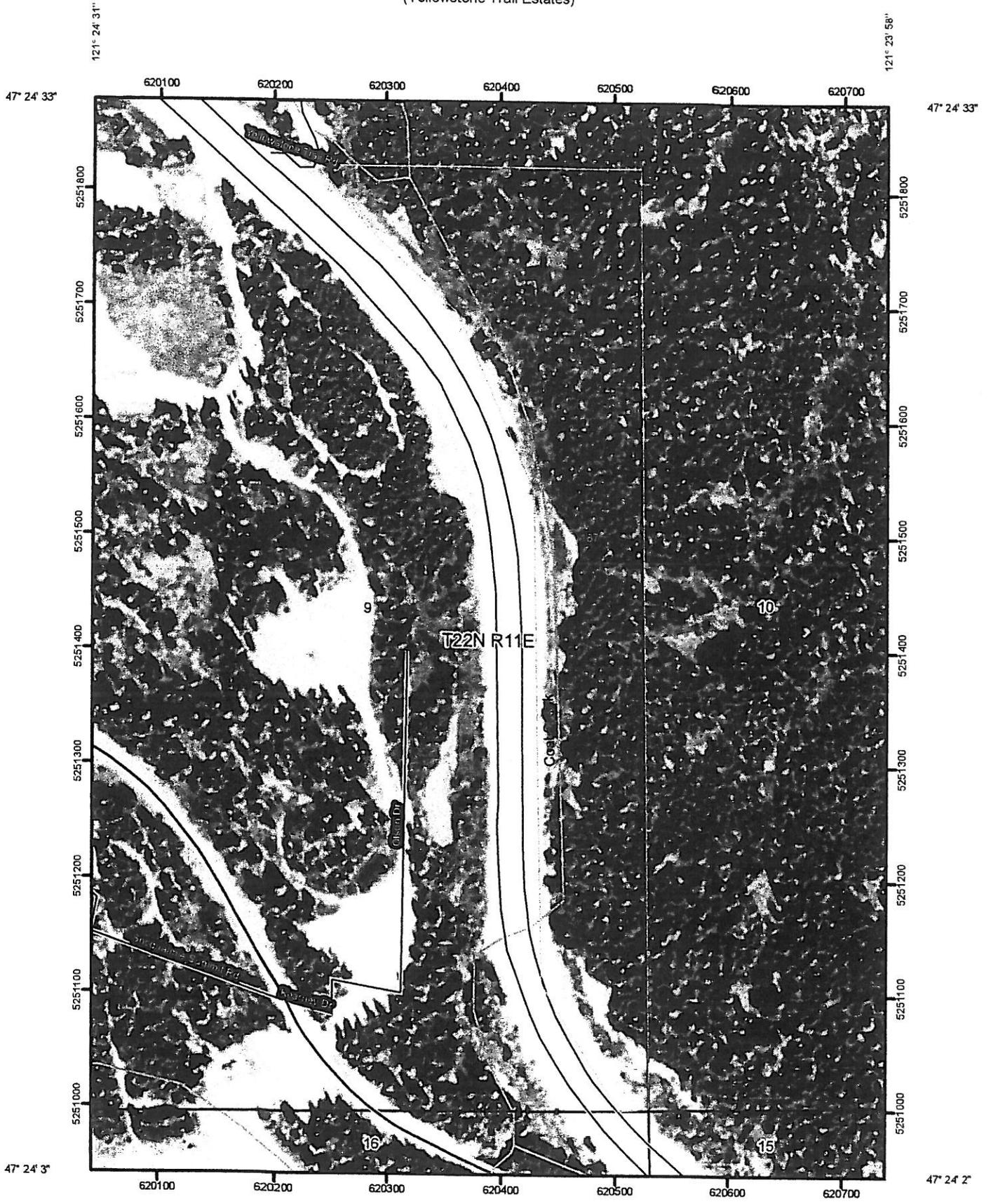
5i. Connection to other habitat areas:

- Is there a riparian corridor to other wetlands within 0.25 of a mile, <u>or</u> a corridor > 100' wide with good forest or shrub cover to any other habitat area?	Yes=6
- Is there a narrow corridor < 100' wide with good cover <u>or</u> a wide corridor > 100' wide with low cover to any other habitat area?	Yes=4
- Is there a narrow corridor < 100' wide with low cover <u>or</u> a significant habitat area within 0.25 mile but no corridor?	Yes=1
- Is the wetland and buffer completely isolated by development and or cultivated agricultural land?	Yes=0

6

NOW: Add the scores circled (for Q.5a - Q.5i above) to get a Total. Total = 37
 Is the Total greater than or equal to 22 points. Yes: Category II
 No: Category III

Soil Map—Kittitas County Area, Washington
(Yellowstone Trail Estates)



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	23.8	100.0%
Totals for Area of Interest		23.8	100.0%

MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:4,460 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 3, Jun 15, 2009
 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.

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: 20 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 (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

Nimue

Percent of map unit: 7 percent

Vabus

Percent of map unit: 5 percent

Thetis

Percent of map unit: 5 percent

Cryaquepts

Percent of map unit: 3 percent

Landform: Troughs, depressions

Other vegetative classification: Sitka alder/alluvial bar (SWGR12)

Data Source Information

Soil Survey Area: Kittitas County Area, Washington

Survey Area Data: Version 3, Jun 15, 2009

YELLOWSTONE TRAIL ESTATES

SNOW REMOVAL POLICY

The Homeowners' Association of Yellowstone Trail Estates ("HOA") has adopted the following snow removal policy to serve as a guide for how snow will be removed from the private street, stored and kept from blocking necessary emergency ways within Yellowstone Trail Estates.

- 1) Snow will be plowed from the private road upon accumulation of six inches (6") of snow and continuing accumulation.
- 2) Snow will be plowed to a minimum traveled width of twenty feet (20') within the private roadway and stored within the adjacent easement area (30' from centerline).
- 3) Snow will be plowed to a minimum radius of ninety-six feet (96') within the cul-de-sac.
- 4) Parking is prohibited at all times on the private road and within the cul-de-sac.
- 5) It is the individual lot owner's responsibility to clear their driveway and driveway approach to the private road.
- 6) No snow removed from individual driveways may be placed within the private road easement and/or traveled way.
- 7) No snow removed or plowed from the private road may be placed within the County right-of-way and/or traveled way of Yellowstone Road.
- 8) The County is NOT responsible for plowing or maintaining the private road.

DRAFT

Secretary of the Board
Yellowstone Trail Estates Homeowners' Association



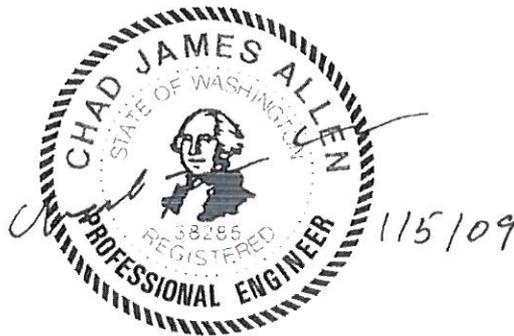


PRELIMINARY DRAINAGE REPORT

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
165 NE Juniper St., Ste 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

www.EncompassES.net

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 - II. Resources Used
 - III. Upstream Drainage
 - IV. Downstream Drainage
 - V. Hydrologic Analysis
 - VI. Proposed Drainage Control
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| Appendix B | Site Map |
| Appendix C | Vicinity Map |
| Appendix D | Upstream Drainage |
| Appendix E | Downstream Drainage |
| Appendix F | FEMA Flood Map |
| Appendix F | Yellowstone Trail Estates Kitittas County Critical Areas Report |
| Appendix G | Soil Report |
| Appendix H | Hydrological Calculations |
| Appendix I | Dispersion Trench Detail |

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

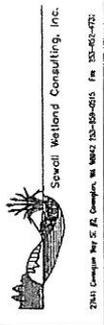
As proposed, runoff from the onsite street will collect in infiltration trenches to be constructed in the ditch on both sides of the street. For final engineering design, soil investigation and testing will be needed to determine if infiltration is feasible. If the soil conditions do support the use 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

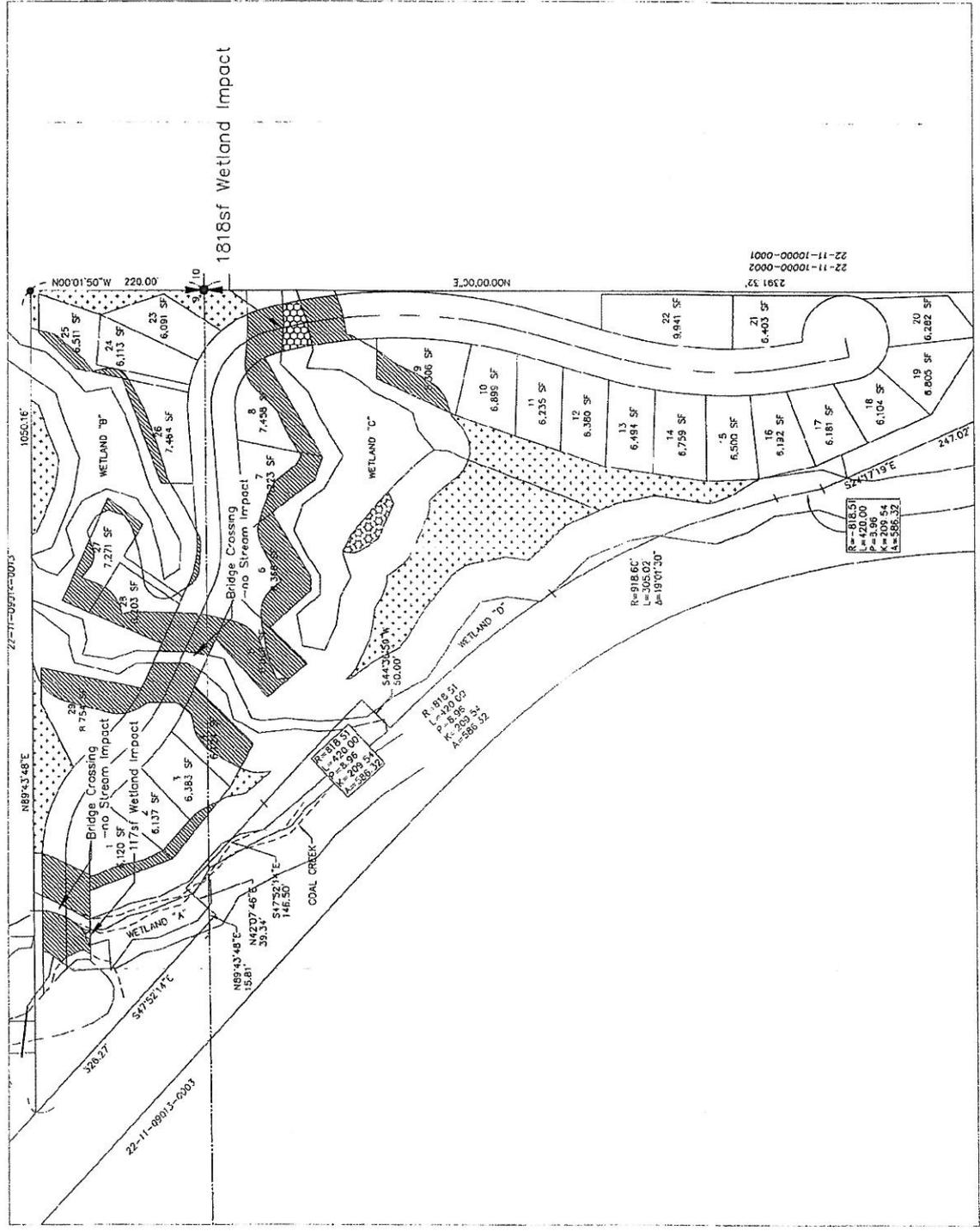
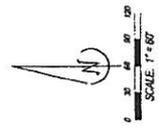
YELLOWSTONE DEVELOPMENT CONCEPTUAL MITIGATION PLAN

Job No. 22-11-0900-0003
 Prepared by ES
 Drawn by AM
 Checked by DLZ
 Date 11/17/22
 SHEET 107
 OF 107



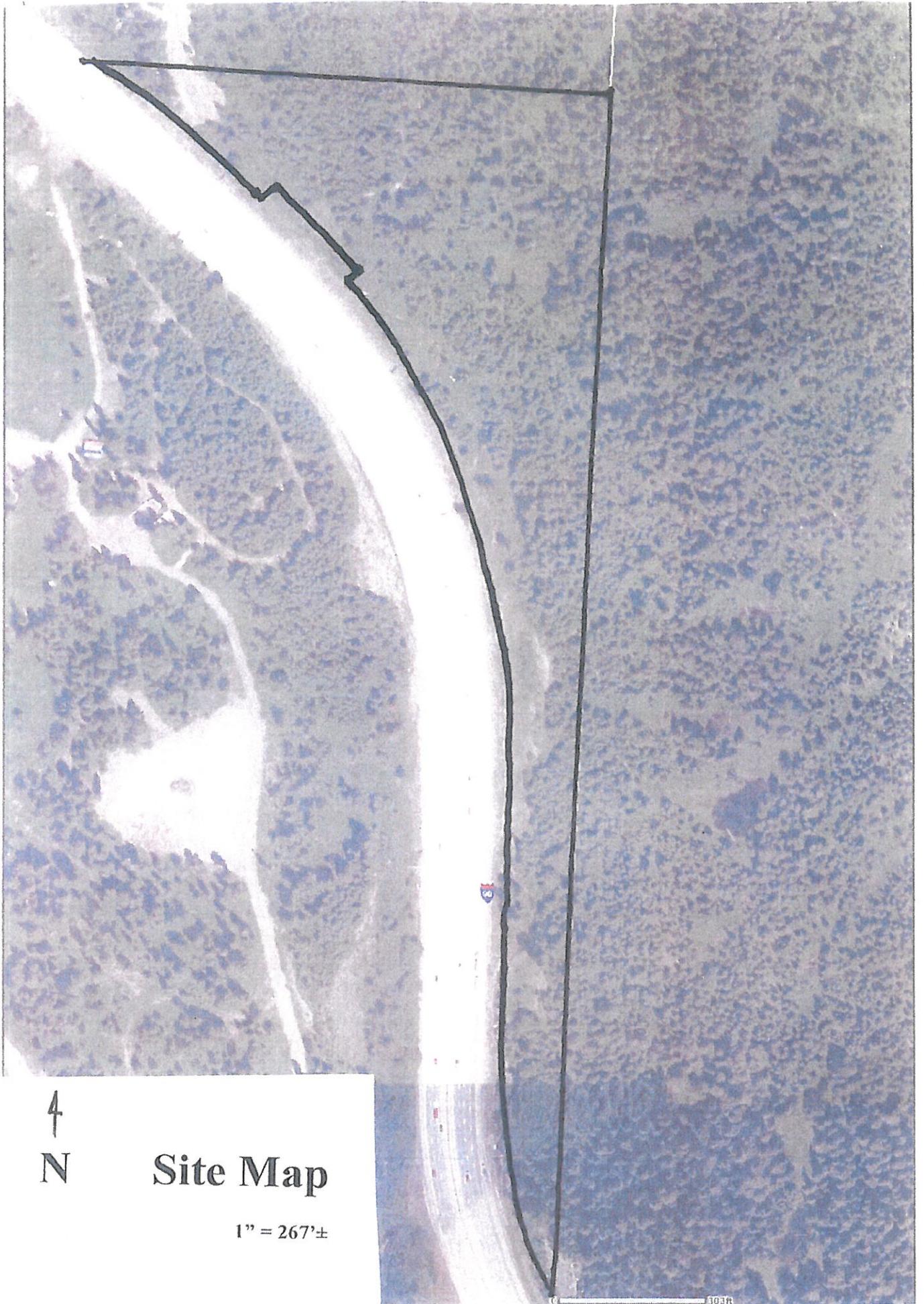
2211 Canyon Bay Dr. E. Coonley, WI. Manitowish Waters, WI 53401-4720
 NOTE: THIS PLAN IS THE PROPERTY OF SWARD WETLAND CONSULTING, INC.

REVISIONS



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

Appendix B
Site Map



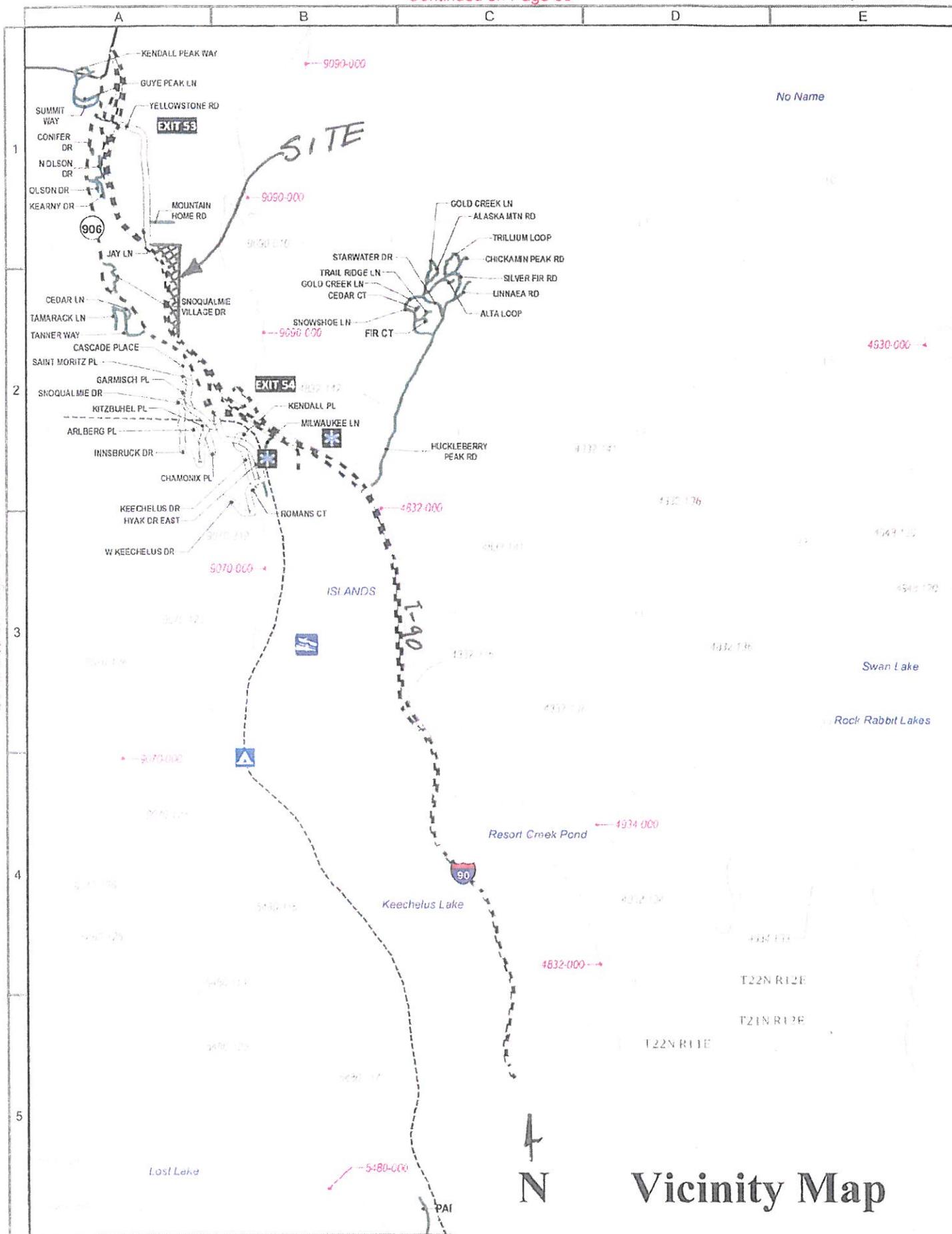
↑
N

Site Map

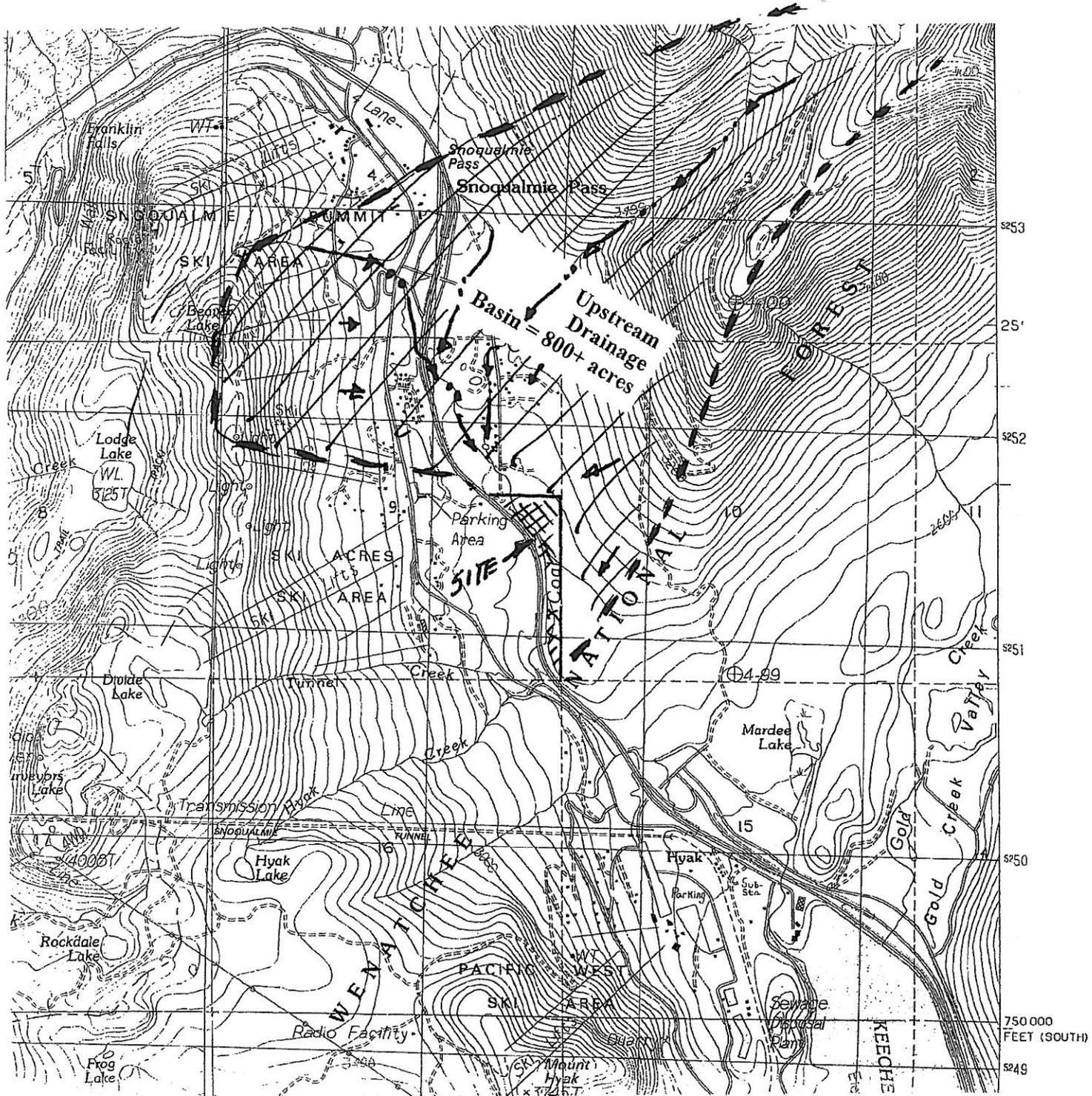
1" = 267'±

303ft

Appendix C
Vicinity Map



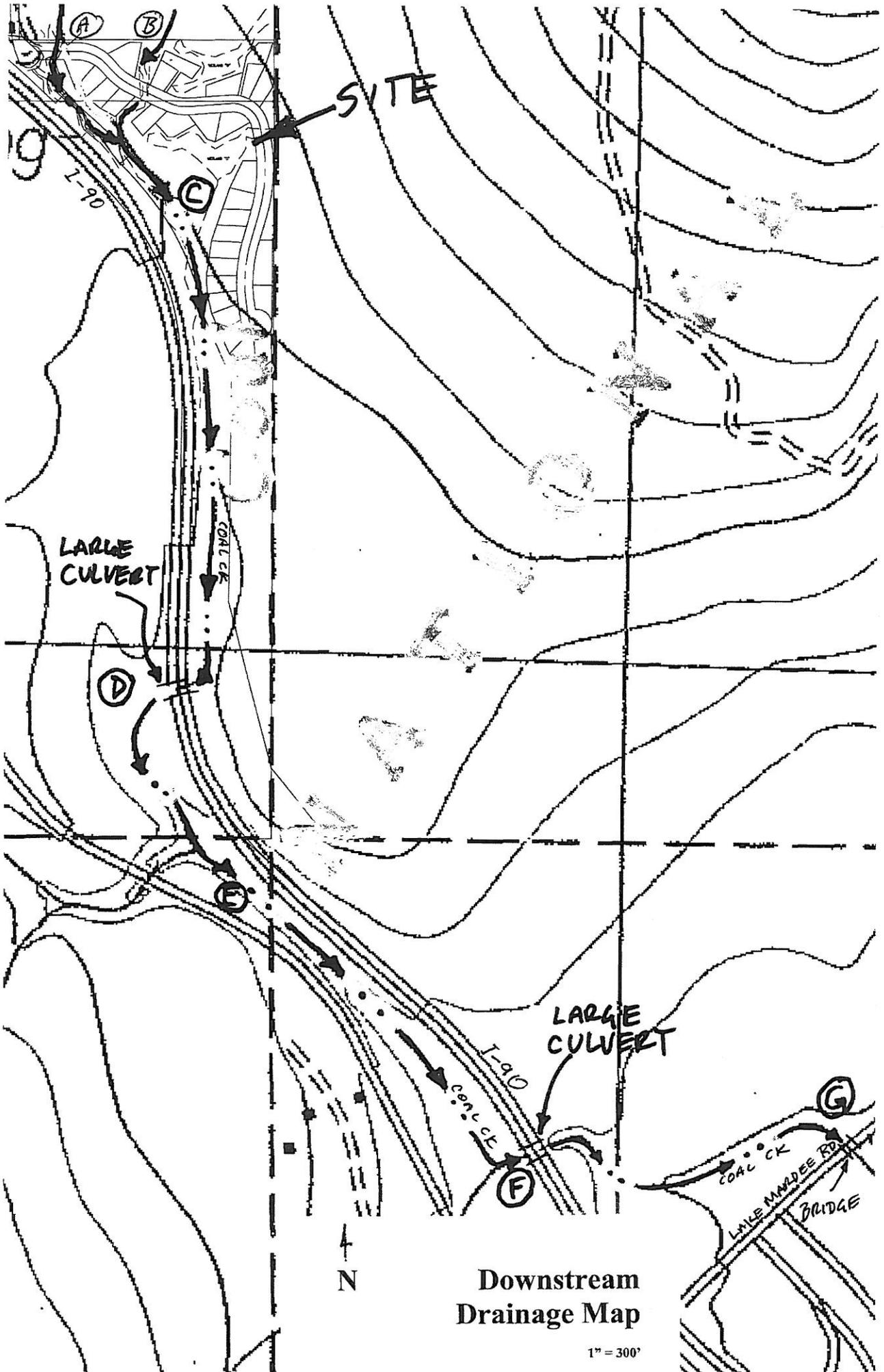
Appendix D
Upstream Drainage



↑
N **Upstream Drainage**

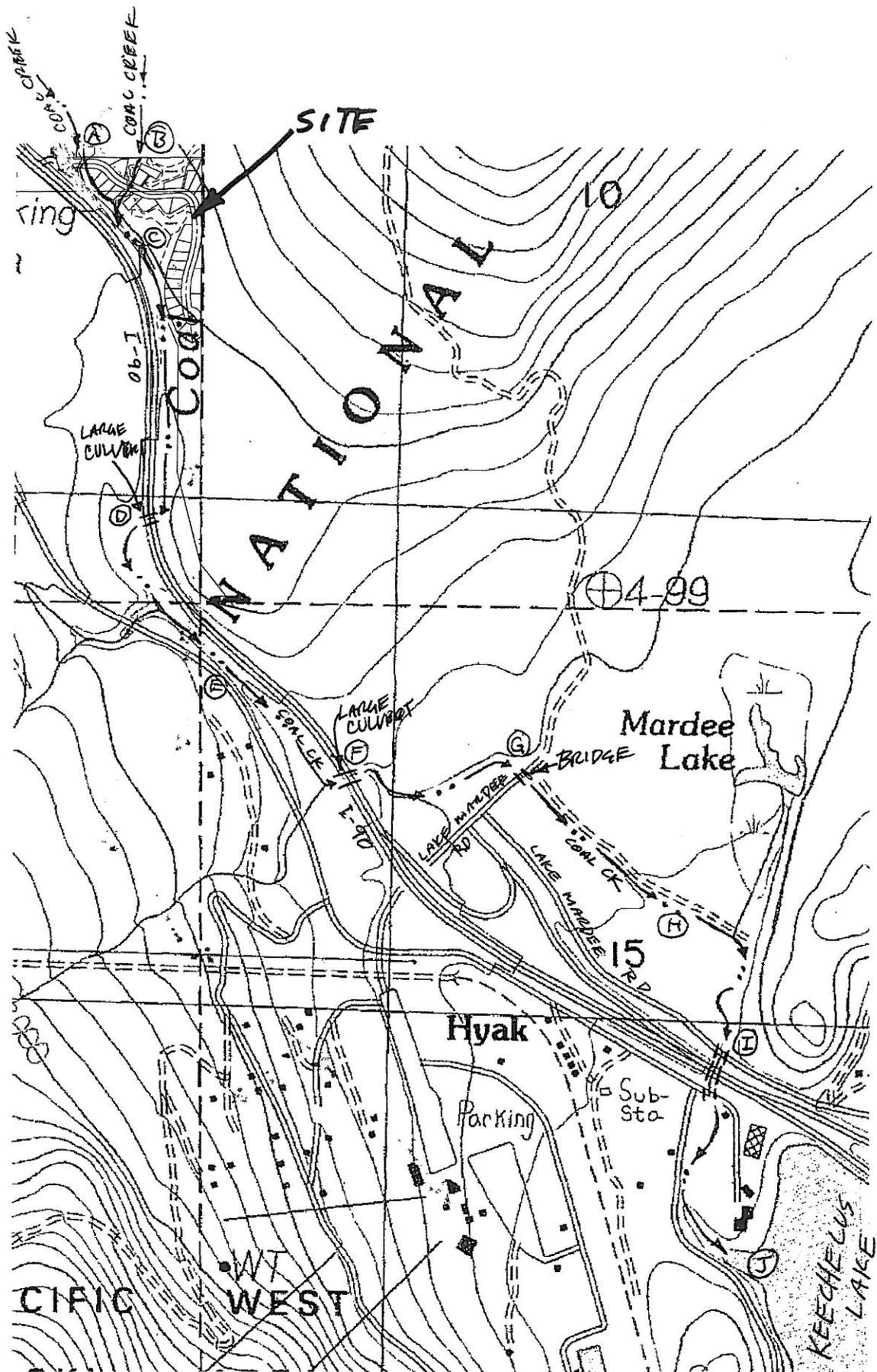
1" = 2000'±

Appendix E
Downstream Drainage



**Downstream
Drainage Map**

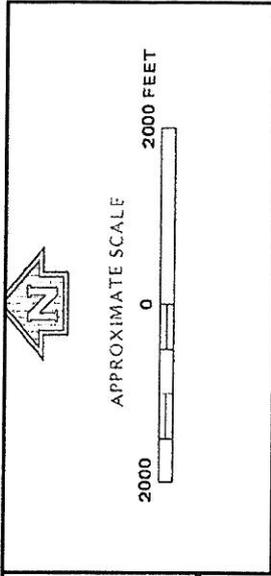
1" = 300'



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)

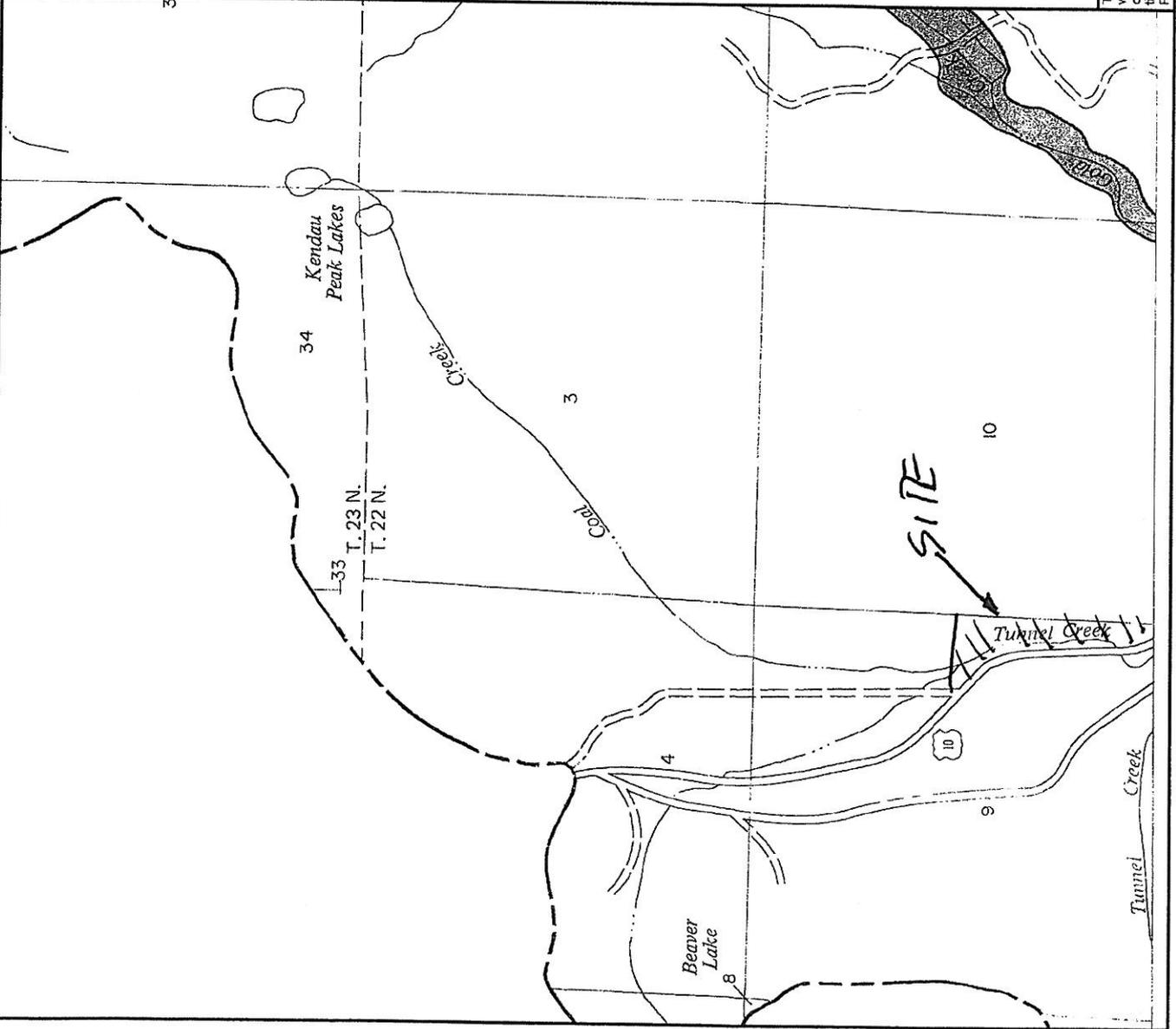
PANEL 50 OF 700
(SEE MAP INDEX FOR PANELS NOT PRINTED)

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 PRAKS (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)



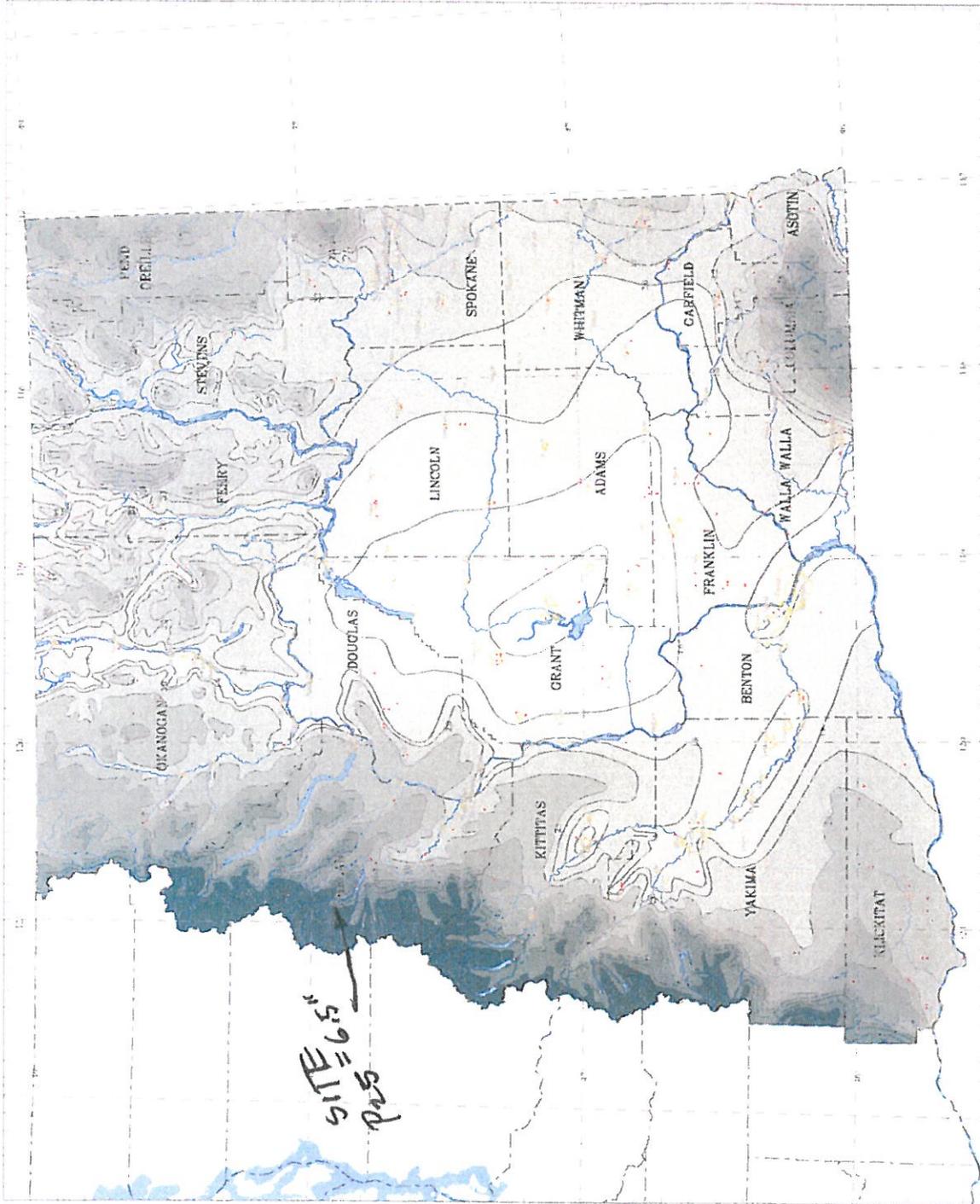
Scale 1:100,000



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)



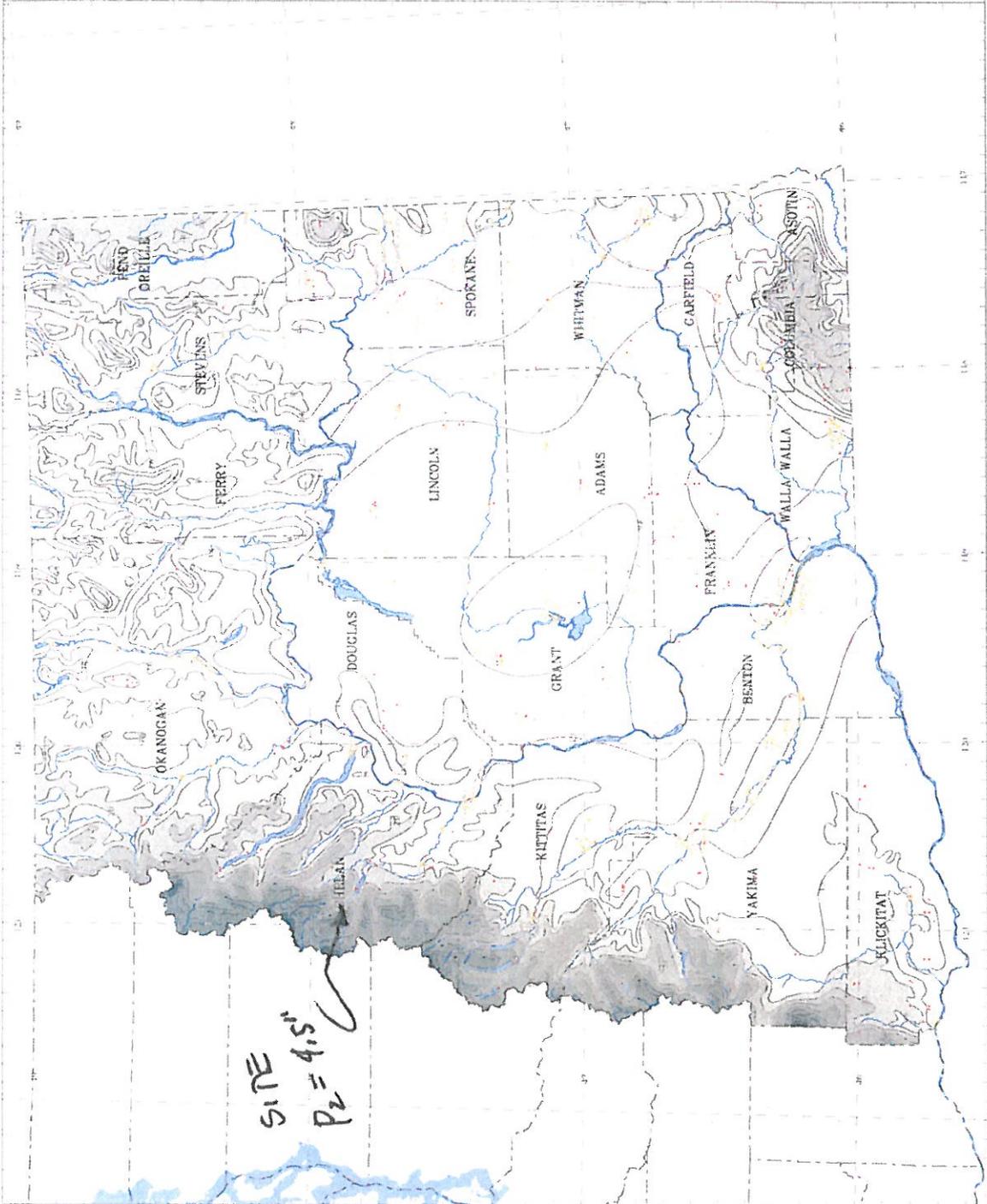
Water Quality Program



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

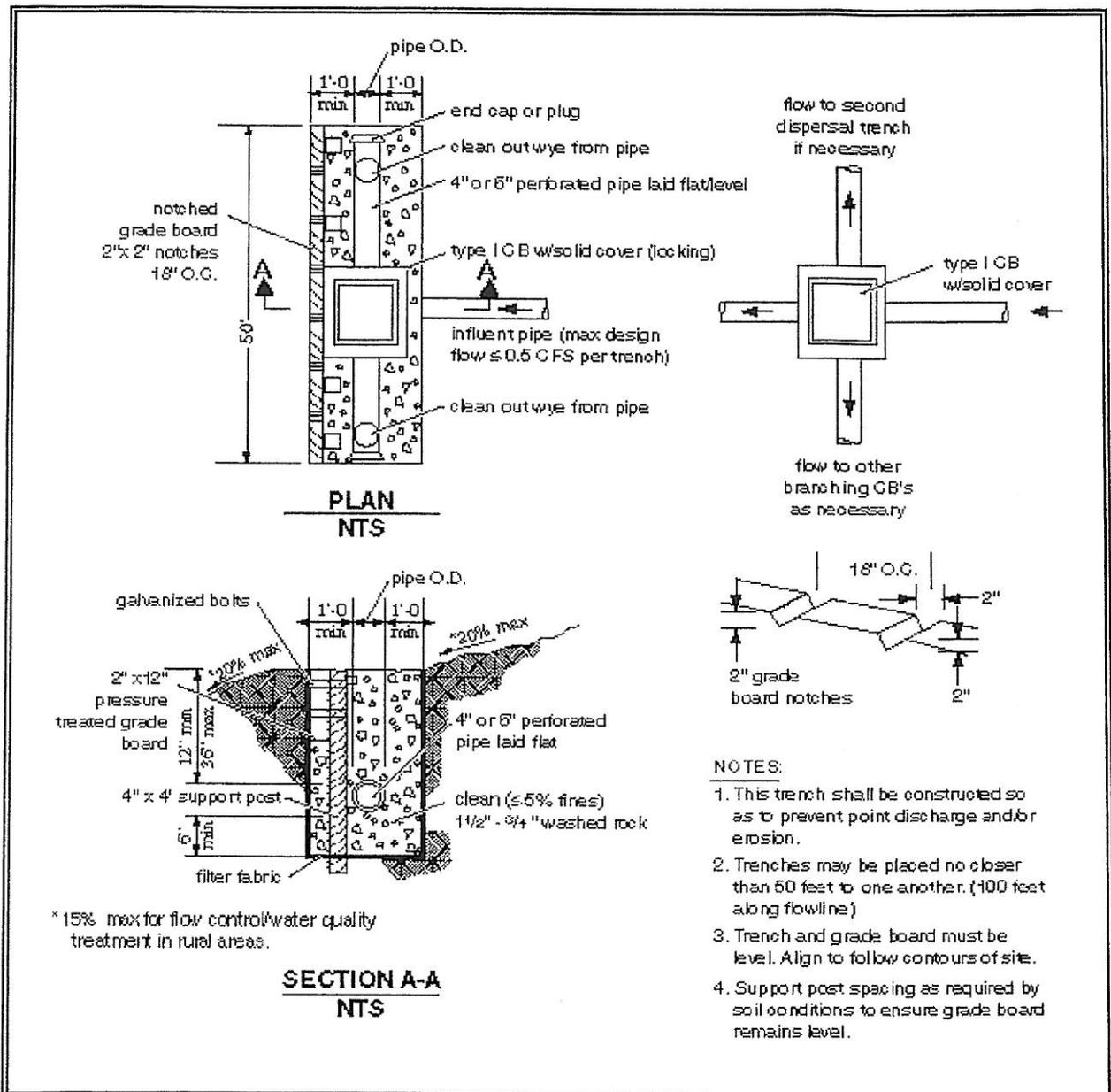
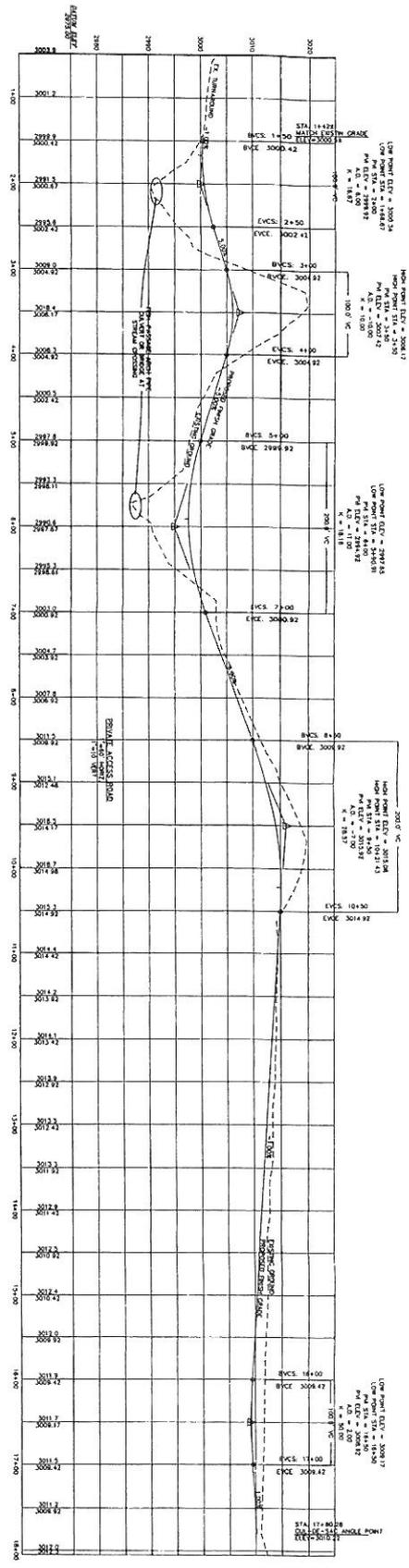


Figure 6.5.3 – Standard dispersion trench with notched grade board



DATE	11/14/19
PROJECT	PRIVATE ACCESS ROAD
CLIENT	YELLOWSTONE TRAIL ESTATES
SCALE	1" = 10'
DRAWN BY	CHAD NILES
CHECKED BY	CHAD NILES
DATE	11/14/19

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.

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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.

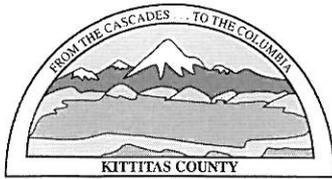
Sincerely,



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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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.

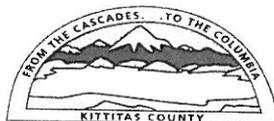
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

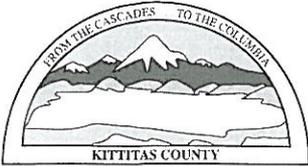
James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**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
T: 509.962.7698
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

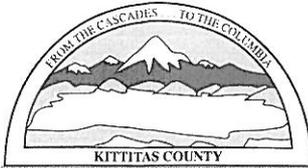
Candie Leader
County of Kittitas
State of Washington

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.

BY _____
S CO. PUBLIC WORKS DEPT

OF APPLICATION PROPOSAL
for the publication of regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days:

8/19/2009
and that such newspaper were regularly distributed to its subscribers during the period. That the full amount of the fee charged for the foregoing period is \$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]
BY _____
and for _____
Kittitas County,
Washington,
(WA)

Notary Public
State of Washington
PATSY A. TENNEY
Notary Public Appointment 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@gordon-derr.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)

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

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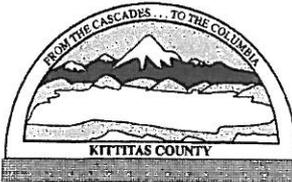
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Date of this Notice of Application:	July 29, 2009
Application Received:	June 18, 2009
Application Complete:	July 9, 2009
Publish Daily Record:	July 29, 2009



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

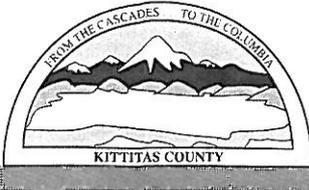
Project: YELLOWSTONE TRAIL ESTATES
PREIMINARY PLAT (LP-09-06)

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



KITTTAS 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.

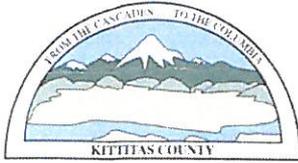
If you have any questions regarding this matter, please contact me at (206) 382-9540, or by e-mail at kcote@gordonderr.com.

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



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. [Signature]*

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
- PMD 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

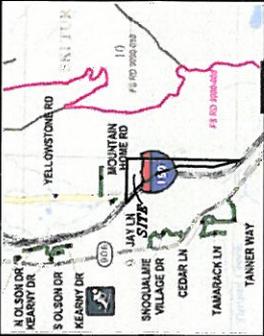
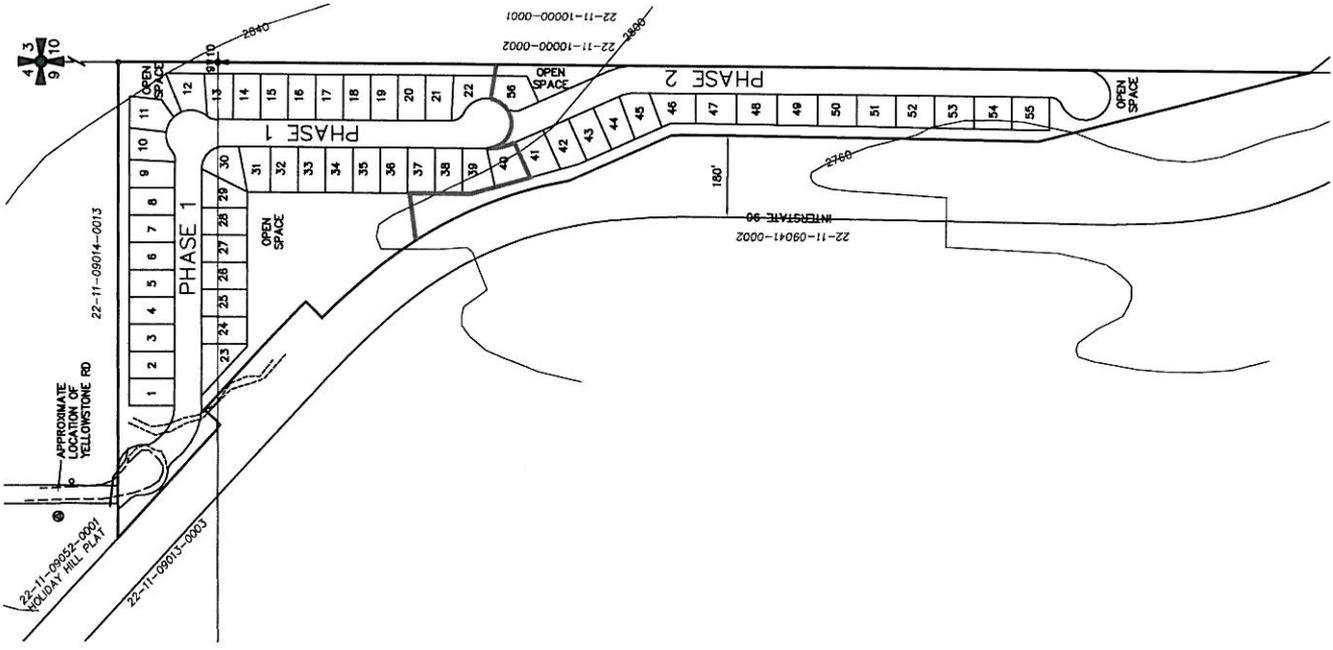
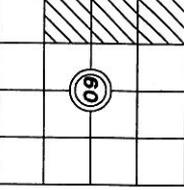
____ COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR

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



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 _____ CLERK OF THE BOARD _____
 ATTEST: _____

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 _____ SURVEYOR'S NAME _____

DAVID P. NELSON

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 _____ SURVEYOR'S NAME _____ IN _____ COUNTY, WASHINGTON

DAVID P. NELSON DATE _____

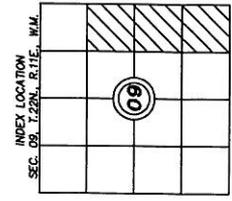
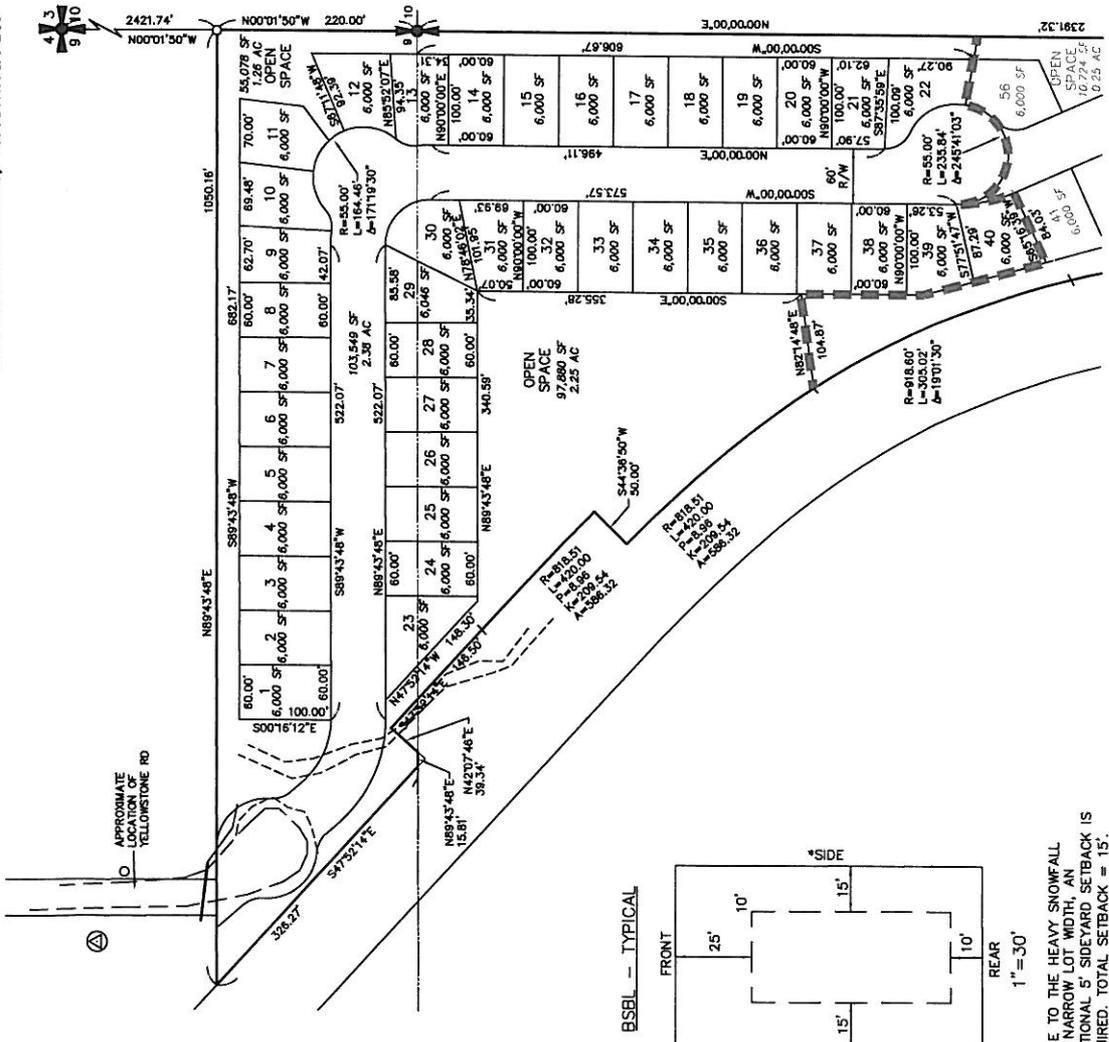
CERTIFICATE NO. 18097

DWN BY I.R./G.W. DATE 06/09 JOB NO. 08177

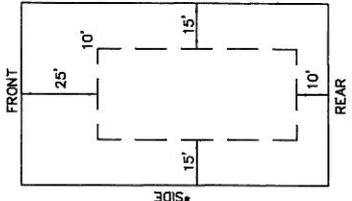
CHKD BY D. NELSON SCALE 1"=100' SHEET 2 OF 4

Encompass
ENGINEERING & SURVEYING

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



- 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. 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 TIMBER NATIONAL FOREST
215 MELODY LANE
WENATCHEE WA 98801
- 22-11-09015-0003
22-11-09014-0003
CML INCOME SMOULALME 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 SURVEYS 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.

- 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.
- 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.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL 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.
- 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

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

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLEELUM, WA 99022
PHONE (509) 674-7433
FAX (509) 674-7439

OWNERS

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

PARCEL 22-11-09014-0014 (147036)
SUBDIVISION OF
22-11-09014-0001 &
22-11-09014-0001 (837836)

ACREAGE: 16.06 (ASSESSOR'S) 17.48 (SURVEY) - (TOTAL FOR PHASE 1 & 2)
40 LOTS & OPEN SPACE AREAS (PHASE 1)
16 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 FREE AND VOLUNTARY ACT 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

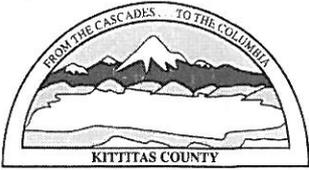
STATE OF _____) S.S.
COUNTY OF _____)

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 FREE AND VOLUNTARY ACT 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 _____



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.

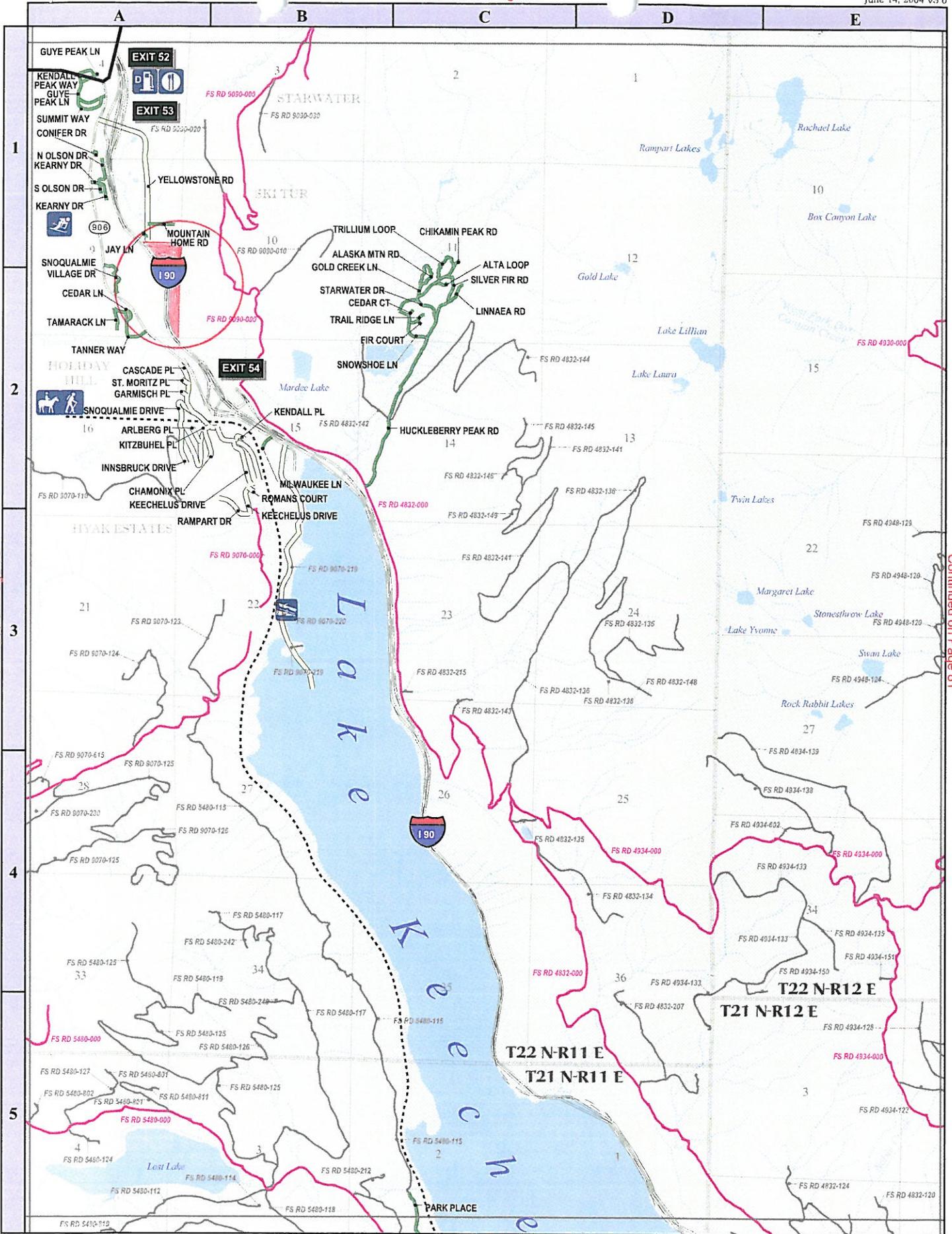
C. SIGNATURE

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)

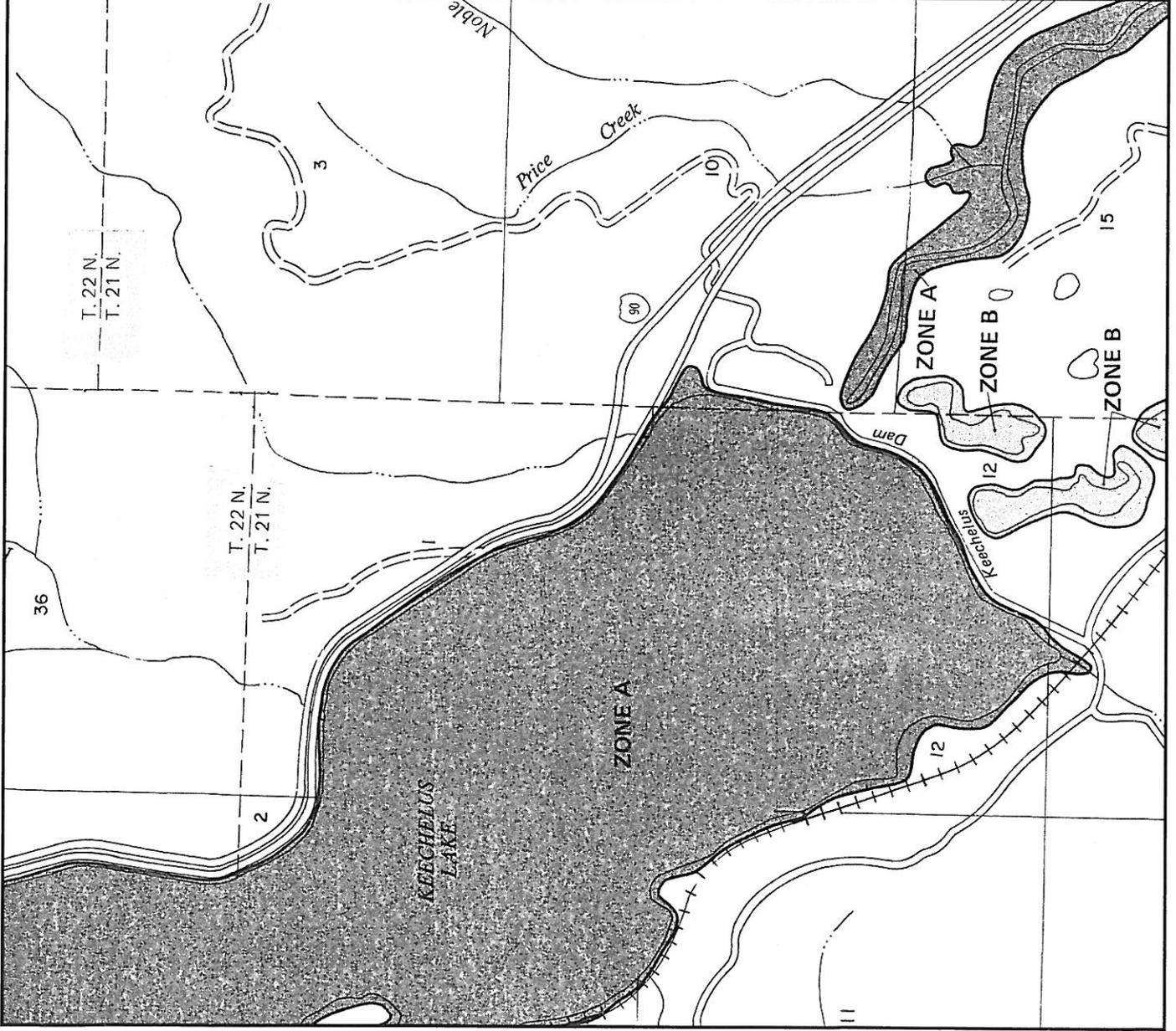
COMMUNITY-PANEL NUMBER
530095 0125 B

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.]

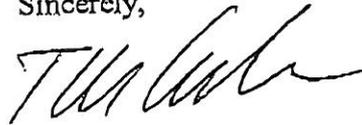
For your information, and as we discussed, as of the date of this letter the District's physical water and sewer systems (water pumps and pipes; sewer collection, transmission and treatment) are of sufficient size and capacity to serve the proposed development of these tax parcels. Connection to and 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