



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STATE ENVIRONMENTAL POLICY ACT MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Currier Creek Estates Division 3 & 4 Plat (LP-10-00002)
- Description:** A 88-lot Preliminary Plat on approximately 24.28 acres zoned Residential.
- Proponent:** Steve Lathrop, Authorized Agent
Landowners: Cascade View Inc
620 SE Everett Mall Way, Suite 360
Everett, WA 98208
- Location:** The project is located northeast of Hwy 10, southwest of Dry Creek Road and Reecer Creek Road, Ellensburg, WA in a portion of Section 27, T18N, R18E, WM, in Kittitas County. Assessor's map numbers: 18-18-27030-0036 and 18-18-27030-0037.

Lead Agency: Kittitas County Community Development Services

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

I. Environmental Elements

- a. No fill or grading for the purposes of roads and utilities will take place within 100 feet of the OHWM of Currier Creek.
- b. A dust control mitigation plan must be approved by Kittitas County prior to final plat approval.

II. Ground Water

- a. No tail water or irrigation water shall flow into the road right of way of the ~~Dry Creek Connection Road, Old Highway Ten.~~
- b. A storm water plan must be approved by Kittitas County prior to final plat approval.

Comment [CW1]: The stormwater plan has already been approved by the City.

III. Noise

- a. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

IV. Land and Shoreline Use

- a. A buffer along Currier Creek has been established as denoted on the plat map as “Tract A” and it meets or exceeds the minimum buffer requirements for a Class 2 water as defined in KCC 17A. This tract shall be a separate parcel that will be maintained by the property owners and subsequent homeowners association. As denoted on the survey, no lots shall lie within the established buffer and the floodplain of Currier Creek lies solely within said buffer.
- b. Any improvements within the 100-year floodplain of Currier Creek may require a floodpermit per KCC 17A. A note denoting this requirement will be placed on the title for these lots.

V. Housing

- a. Manufactured homes as defined in KCC 17.08.391 and Mobile homes as defined in KCC 17.08.398 shall not be allowed within the Currier Creek Subdivision.

VI. Aesthetics

- a. Per KCC 17.16.050 – No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height.
- b. Per KCC 17.16.040 – The ground area covered by all buildings, including accessory buildings, shall not exceed thirty percent of the lot area.

VII. Light and Glare

- a. Street illumination shall be installed within the internal road network and at the intersections of internal roads and county roads in accordance with the City of Ellensburg road standards. Approved down draft lighting shall be used.

VIII. Transportation

- a. Roads, Stormwater, and Utilities: All plans for this project have been approved by the City of Ellensburg. The most current version of City of Ellensburg Development Standards shall apply within the limits of the preliminary plat approval, as required by the City.
- b. Construction Timing: Construction of all roads, stormwater, and utilities shall be completed prior to final approval or bonded for as allowed by KCC 12.01.050.
- c. Construction Inspection: The City and/or County Departments of Public Works will inspect the road, stormwater and utility construction following the requirements of the City's Development Standards and KCC 12.09, beginning with a Pre-Construction Conference.
- d. Road Ownership: The Board of County Commissioners shall accept the roads within Divisions 3 & 4 onto the County's road system after they are constructed and approved by the County Engineer and the City Engineer. A bond worth 10% of the construction cost will be required from the developer. Formal acceptance of the roads will take place through a separate board action in accordance with KCC 12.01.170. The following roads will be taken on system:

Creeksedge Way, MP .248 – MP .572, from Middlecrest Drive to Clearview Drive
Sunnyview Lane, MP 0.00 – MP .314, from Peakview Drive to Creeksedge Way
Middlecrest Drive, MP 0.00 – MP .083, from Peakview Drive to Sunnyview Lane

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e. Curb, Gutter, and Sidewalk: Prior to final approval, curb, gutter and sidewalk shall be completed and approved by the County and City Engineers.

f. University Way & Reecer Creek Intersection: The developer is required to pay a fair share cost towards the signal project at the intersection of University Way (formerly Cascade Way) and Reecer Creek, as indicated by the August 2003 Currier Creek Estates Traffic Impact Analysis. The analysis indicated the proportionate share should be 12.7% (137 of 1,081 trips). Based on a current cost estimate of \$300,000 for installation of a traffic signal, the fair share cost is \$38,100. This amount shall be paid to Public Works prior to final approval. See the August 26, 2010 memo from Jan Ollivier for more information.

g. Traffic Turning Volume Study: A traffic turning volume study based on current counts on Old Highway 10 (formerly Dry Creek Connection) and Dry Creek Road shall be performed to determine if turn lanes are required. If the percent of Design Hourly Volume approaches 90% of the trigger point, then turn lanes shall be installed by the applicant. The study shall be completed prior to final approval. If turn lanes are required, all requirements of Kittitas County Road Standards shall apply for construction of a public road.

a. Internal roads shall be constructed in accordance with Kittitas County or the City of Ellensburg standards, whichever is more restrictive.

Comment [CW2]: Already designed and approved.

b. Turn lanes are not recommended at this time based upon a traffic study by the applicant. The traffic volume along Dry Creek Road and Dry Creek Connection Road shall be monitored and reevaluated prior to the final approval of each phase of the project. If the Percentage of Design Hourly Volume approaches 90% of the trigger point then turn lanes shall be installed by the applicant. The trigger points are based upon the WSDOT Design Manual, Figure 910-9a, as amended.

Comment [CW3]: In new #7

c. Applicant shall pay for costs of improvements required at the intersections of Dry Creek Road and Reecer Creek, Dry Creek Connection Road and Reecer Creek or Reecer Creek and Cascade Way. The cost is based upon the percentage of traffic generated by the development based upon actual measurements of traffic volumes entering and leaving the development as compared to the total volume of traffic at these intersections.

Comment [CW4]: In new #6

d. Roads shall comply with the City Road Name policy.

Comment [CW5]: Already named.

e. All roadway, sewer, water, storm water, shall be designed and approved prior to approval of any phase. Prior to the approval of each subsequent phases construction must be completed or bonding must be in place.

Comment [CW6]: In new #2

f. Internal streets shall be a 50 foot right of way with 38 foot roadway to face of curb and 5 foot sidewalks on each side providing for 6 inches from the back of sidewalk to the property line.

Comment [CW7]: In approved plans.

g.h. Curb, gutter and sidewalks shall be deferred until the city requires these improvements in this area.

The cost will of these improvements will be shared by all lot owners. A deferment agreement shall be in place prior to final approval.

Comment [CW8]: I don't know if this agreement is in place, or needed. There are already sidewalks along Dry Creek Road, but not Old Highway 10.

IX. Utilities

a. The following services are required to be provided to this development per KCC 17.16.010:

- City of Ellensburg Water
- City of Ellensburg Sewer

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 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 within 10 working days (on or before 5:00 PM, October 7, 2010).

Responsible Official: _____
Dan Valoff

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 23, 2010

Pursuant to Chapter 15A.07 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 no later than 5:00 PM, October 7, 2010. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.