

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"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

LP-10-00003

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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
- Project Narrative responding to Questions 9-11 on the following pages.

(See Overview Section of Submittal Book)

OPTIONAL ATTACHMENTS

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

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

APPLICATIONS FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)
 602.00 Kittitas County Department of Public Works
 524.00 Kittitas County Fire Marshal
 625.00 Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)

\$5,086.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 08/25/10

RECEIPT # _____

PAID
AUG 25 2010
KITTITAS CO.
CDS

DATE STAMP IN BOX

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

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Cooper Pass LLC
Mailing Address: 206 W 1st Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-6828
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Brookside Consulting
Mailing Address: PO Box 1036
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-859-3421
Email Address: brooksideconsulting@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: Storie Lane
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

A portion of the southeast quarter of the southeast quarter of Section 28, Township 20 North, Range 14 East, W.M., Kittitas County

6. Tax parcel number: 20-14-28000-0007 (046334)

7. Property size: 18.50 Assessor's Record 18.73 Survey (acres)

8. Land Use Information:

Zoning: Rural 3 (R-3) Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum 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.
10. **Are Forest Service roads/easements involved with accessing your development?** Yes **No** (Circle)
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?**

AUTHORIZATION

12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X Allen Kurbell

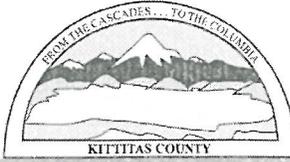
8/25/10

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

Date:

X [Signature]

8/25/10



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

RZ-10-00002

REZONE APPLICATION

(To change from the existing zone to another zone)

A preapplication conference is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

- 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 extends 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.
- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist
- Legal description of property to be reclassified
- Requested Zone Change: from Forest & Range to RURAL-3
- Project Narrative responding to Questions 9-12 on the following pages.

APPLICATIONS FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)

300.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$3,765.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 0-25-10

RECEIPT # _____



DATE STAMP IN BOX

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

FORM LAST REVISED: 7-21-2010

Page 1 of 3

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If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Brookside Consulting
Mailing Address: PO Box 1036
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-859-3421
Email Address: brooksideconsulting@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: Storie Lane
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

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6. Tax parcel number: 20-14-28000-0007 (046334)

7. Property size: 18.50 Assessor's Record 18.73 Survey (acres)

8. Land Use Information:

Zoning: Present: Forest & Range Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

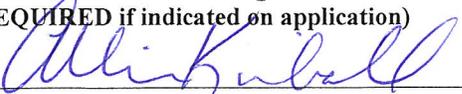
(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **What is the present zoning district:**
- 11. **What is the zoning district requested:**
- 12. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
 - A. The proposed amendment is compatible with the comprehensive plan.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

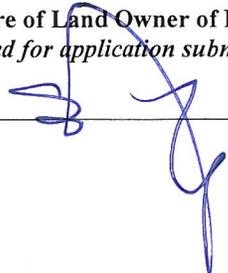
AUTHORIZATION

- 13. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:
8/25/10

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

Date:
8/25/10

Tamarack Valley Rezone - Seven Criteria:

A. The proposed amendment is compatible with the comprehensive plan.

The proposed rezone is from Forest and Range to Rural – 3. Examination of the Rural Lands element (Chapter 8) of the Comprehensive Plan clearly indicates that the proposed amendment is compatible with the Comprehensive Plan. Please see the following applicable Goals, Policies and Objectives:

8.5.5. Residential Uses

Rural Lands of Kittitas County are the home sites for thousands of families and provide a very special quality of life for these people. These people vary from being resource producers living and working on their own lands to out-of-state or out-of-area individuals with recreation and vacation homes. These people also could consist of retired people or young families commuting to out-of-area jobs. Residences may be isolated, or in rural neighborhoods, or part of housing developments located on small lots or large land-holdings. These residential lots may be located in dense forest or desert sage, along rivers and lakes or along main thoroughfares to towns and cities. The best description of residential uses on Rural Lands is diverse and varied.

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

GPO 8.47 Insofar as residences are situated where farming, mining, and forestry exists, particular precaution should be taken to minimize the conflict between new residential developments and farm operations. Farming, forestry and mining cannot be expected to curtail normal operation in the interest of residential development.

GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.

GPO 8.49 Lot size should be determined by provision for water and sewer.

GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGA's.

GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

GPO 8.52 Existing lots of record are vested with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application.

GPO 8.53 Where new residential development may be incompatible with resource production activities, any buffering necessary should be carried out by the new development unless an alternative is mutually agreed upon by adjacent landowners.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The primary goal of the Comprehensive Plan is to enhance, preserve and protect the public health, safety and welfare. As such, if the rezone is consistent with and implements the Comprehensive Plan, then it has sufficiently been demonstrated that the rezone is in the interest of the public health, safety and welfare.

C. The proposed amendment has merit and values for Kittitas County or a sub-area of the county.

Rural character, development and services are defined in RCW 36.70A.030 (15), (16) and (17) as follows: “Rural Character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan: (b) that foster traditional rural lifestyles, rural based economies and opportunities to both live and work in rural areas; (e) that reduce the inappropriate conversion of undeveloped land into sprawling, low density development. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. The Comprehensive Plan states: “the current mix of rural uses and densities has not increased the cost to taxpayers for road and utility improvements, police and fire protection, or the education of school populations beyond the means of the local people to finance such infrastructure.”

Because the proposed rezone is consistent and compatible with the Comprehensive Plan and bears a substantial relation to the public health safety and welfare, then the proposed amendment must have merit and value for Kittitas County.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is reasonable development of the subject property.

The Washington State Supreme Court has found that when a proposed rezone would implement an adopted comprehensive plan, then a change in circumstances may not necessarily be required. See *SORE v. SNOHOMISH COUNTY*, [99 Wn.2d 363, 662 P.2d 816 (1983)].

However, the subject property is located within an area characteristic of substantial change over the last 10 years. Nearby and adjacent properties previously held by Plum Creek have since been sold and developed into rural home sites, including a rezone of approximately 336 acres from Forest and Range to Rural – 3. The area is no longer characteristic of or managed as commercial forest lands and the subject property is not designated as resource lands of long-term commercial significance.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The proposed subdivision meets or exceeds all zoning standards contained within the Rural – 3 zoning designation, including but not limited to permitted uses, lot size, lot width, yard requirements and setbacks.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

As stated previously, the subject property is located within an area characteristic of rural residential development and the proposed subdivision will meet or exceed all applicable development standards of the Rural – 3 zone.

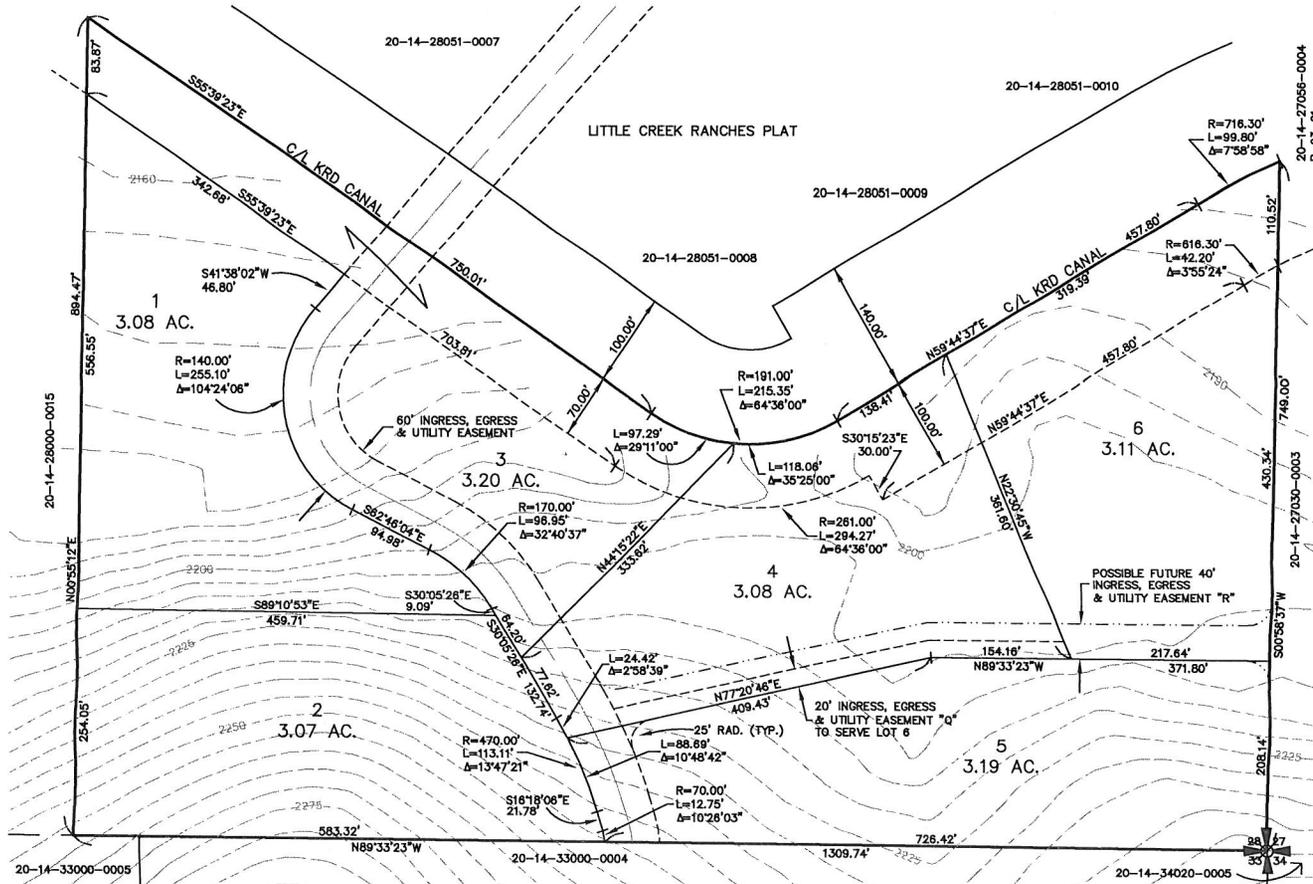
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

The subject property is located adjacent to the KRD Main Canal. However, there are no irrigation water deliveries on the subject property, existing or proposed, and there will be no adverse impacts to deliveries to other properties.

LP-10-XXXX



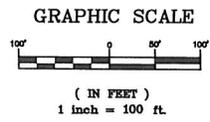
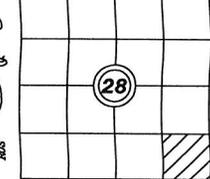
TAMARACK VALLEY PLAT
A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N, R.14E, W.M.
KITTITAS COUNTY, WASHINGTON



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION...

Call Before You Dig 1-800-553-4344

INDEX LOCATION SEC. 28, T.20N, R.14E, W.M.



APPROVALS
KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
KITITITAS COUNTY ENGINEER
KITITITAS COUNTY HEALTH DEPARTMENT
KITITITAS COUNTY HEALTH OFFICER
CERTIFICATE OF COUNTY PLANNING DIRECTOR
KITITITAS COUNTY PLANNING DIRECTOR
KITITITAS COUNTY TREASURER
KITITITAS COUNTY ASSESSOR
KITITITAS COUNTY BOARD OF COMMISSIONERS
BOARD OF COUNTY COMMISSIONERS

SURVEY NOTES:
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 28 OF SURVEYS, PAGES 167 & 168...
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT ASSESSOR'S TAX PARCEL NUMBER 20-14-28000-0007 (046334) INTO THE CONFIGURATION SHOWN HEREON.

LEGEND
SECTION CORNER AS NOTED
FND REBAR
SET REBAR & CAP L# 18092



RECORDER'S CERTIFICATE
Filed for record this...day of...month...at...M in book...at page...at the request of DAVID P. NELSON, Surveyor's Name

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of COOPER, PASS, LLC in...2008. DAVID P. NELSON DATE Certificate No. 18092

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055

Table with columns: DWN BY, DATE, JOB NO., CHKD BY, SCALE, SHEET. Values: G. WEISER, 01/2010, 07199-W, D. NELSON, 1"=100', 1 OF 2

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

OWNER:

COOPER PASS LLC
206 W 1ST ST
CLE ELUM WA 98922

PARCEL #20-14-28000-0007 (046334)
ACREAGE: 18.60 ACRES (ASSESSOR), 18.73 ACRES (SURVEY)
6 LOTS
WATER SOURCE: CLASS B SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: RURAL 3 (R-3)

TAMARACK VALLEY PLAT

A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N, R.14E., W.M.
KITITITAS COUNTY, WASHINGTON

LP-10-XXXXX

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE KITITITAS RECLAMATION DISTRICT'S MAIN CANAL KNOWN AS THE "HIGHLINE CANAL", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIN IN A ROCK MOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°44'42" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1,309.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEARS NORTH 89°44'42" EAST, A DISTANCE OF 1,309.74 FEET FROM A FOUND IRON PIN WITH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°13'17" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 894.47 FEET TO A POINT ON THE CENTERLINE OF THE KITITITAS RECLAMATION DISTRICT'S MAIN CANAL KNOWN AS THE "HIGHLINE CANAL"; THENCE SOUTH 56°21'18" EAST, ALONG THE CENTERLINE OF SAID CANAL, A DISTANCE OF 750.01 FEET TO THE BEGINNING OF A 191.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE CENTERLINE OF SAID CANAL AND ALONG THE CENTERLINE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°38'00", AN ARC DISTANCE OF 215.33 FEET; THENCE NORTH 59°02'42" EAST, ALONG THE CENTERLINE OF SAID CANAL, A DISTANCE OF 457.80 FEET TO THE BEGINNING OF A 716.30 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CANAL AND ALONG THE CENTERLINE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°58'58" AN ARC DISTANCE OF 99.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEARS SOUTH 00°16'42" WEST A DISTANCE OF 1,894.58 FEET FROM A FOUND 5/8" IRON PIN WITH ALUMINUM CAP MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°16'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 749.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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 ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS 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 KITITITAS 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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. 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 KITITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITITITAS 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.
11. 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 GROUNDWATER 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.

ADJACENT PROPERTY OWNERS:

- 20-14-27030-0003 DOUGLAS B CALVISKY 2831 NELSON SIDING ROAD CLE ELUM WA 98922
20-14-27055-0004 CLEYTON J INGIURE ETUX 400 STORIE LANE CLE ELUM WA 98922
20-14-28000-0015 EVERETT H WITTE ETUX 14710 CASCADIAN WAY LYNWOOD WA 98036
20-14-28051-0009 ANTHONY CALVISKY DELORES M CALVISKY 600 STORIE LANE CLE ELUM WA 98922
20-14-28051-0008 PAUL R HUTCHISON ETUX 650 STORIE LANE CLE ELUM WA 98922
20-14-28051-0007 WILLIAM SHERIFF ETUX PO BOX 657 RAVENSDALE WA 98051
20-14-33000-0004 DONALD J COOK ETUX 3349 263RD AVE SE SAMMAMISH WA 98075-9111
20-14-33000-0005 CHEHAUS VALLEY TIMBER PO BOX 261 MONTESANO WA 98563
20-14-34020-0005 CHURCH OF THE BRETHERN 850 CAMP KONOIA LANE CLE ELUM WA 98922

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COOPER PASS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF ___, A.D., 201__.

NAME TITLE NAME TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF _____

ON THIS ___ DAY OF ___, 201__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MIKE E. WITTE & DIANE M. WITTE, HUSBAND AND WIFE, THE UNDERSIGNED ASSIGNEE OF A DEED OF TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF ___, A.D., 201__.

MIKE E. WITTE DIANE M. WITTE

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 _____ SIGNED 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 ___, 201__.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK A. WITTE & CHRISTINE L. WITTE, HUSBAND AND WIFE, THE UNDERSIGNED ASSIGNEE OF A DEED OF TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF ___, A.D., 201__.

MARK A. WITTE CHRISTINE L. WITTE

ACKNOWLEDGEMENT

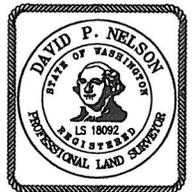
STATE OF _____) S.S.
COUNTY OF _____

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 _____ SIGNED 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 ___, 201__.

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



RECORDER'S CERTIFICATE

Filed for record this ___ day of ___, 20___ at ___ M in book ___ of ___ at page ___ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me, under my direction in conformance with the requirements of the Survey Recording Act at the request of COOPER PASS, LLC in 2008.

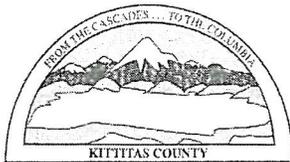
DAVID P. NELSON DATE
Certificate No. 18092

Encompass ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, 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

TAMARACK VALLEY PLAT
A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N, R.14E., W.M.
KITITITAS COUNTY, WASHINGTON

Table with 3 columns: DWN BY, DATE, JOB NO. and 3 rows: G. WEISER, 01/2010, 07199-W; CHKD BY, SCALE, SHEET; D. NELSON, N/A, 2 of 2



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"

SF 10-00002

SEPA ENVIRONMENTAL CHECKLIST

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.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

0.00 Kittitas County Fire Marshal

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 08-25-10

RECEIPT #

PAID
AUG 25 2010
KITTITAS CO.
DATE STAMP IN BOX

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

FORM LAST REVISED: 7-21-2010

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Tamarack Valley Plat and Rezone

2. Name of applicant:

Cooper Pass, LLC

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

*Allison Kimball
PO Box 1036
Cle Elum, WA 98922
(509) 859-3421*

4. Date checklist prepared:

August 24, 2010

5. Agency requesting checklist:

Kittitas County Community Development Services

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

*Rezone and preliminary plat approval is expected in approximately 120 days.
Final plat approval 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.

Plat Alteration of Lot 6 & Lot 7 of Little Creek Ranches.

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

Rezone, preliminary and final plat approval by Kittitas County Community Development Services.

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 rezone and subdivision of approximately 18.73 acres into six 3+ acre single-family residential lots. The development will be served by existing private roadways, accessed via Storie Lane. A Group B water system and on-site septic systems are proposed to serve each lot.

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 southeast quarter of the southeast quarter of Section 28, T. 20N., R. 15E., W.M., within Kittitas County. A preliminary plat and vicinity map is attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Hilly- 3% - 25% slopes

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

Approximately 45%

- 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 largely consists of Roslyn ashy sandy loam.

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

None known or observed during the October 14, 2009 site visit.

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

Filling and grading will be limited to building sites and driveways.

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

None anticipated, but proper erosion control measures will be used.

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

Approximately 5% - 10% of the site will likely be covered with impervious surfaces at full build-out.

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

No clearing or grading is proposed as a part of this project. However, if more than one acre of area is disturbed, a SWPPP will be prepared and a Construction Stormwater General Permit obtained. BMP's would 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 (i.e. surfacing the roadways). 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.

Little Creek is located near the northwest corner of the property.

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

No work is proposed within 200 feet of Little 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 0240 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.

Groundwater will be withdrawn to supply the proposed Group B Water System. Estimated daily use is 2,100 gpd (6 residences x 350 gpd), but shall not exceed 5,000 gpd.

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.

Individual on-site septic systems will serve six future single-family residences.

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 finished 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 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:

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:

X deciduous tree: alder, maple, aspen, other _____

X evergreen tree: fir, cedar, pine, other tamarack _____

X 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 trees and shrubs will be removed for future home construction. _____

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: _____

Existing vegetation will be preserved to the maximum extent practicable. _____

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: _____

X birds: hawk, heron, eagle, songbirds, other: _____

X 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. _____

None proposed at this time. _____

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)?

None known or anticipated.

- 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 site is currently vacant and located within an area characteristic of rural-residential development and forestry uses.

- 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? _____

The existing zoning is Forest and Range and the requested/proposed Zoning is Rural-3.
- f. What is the current comprehensive plan designation of the site? _____

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

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 14 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.
- l. 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) and is in full compliance with the proposed Rural – 3 zoning and all applicable development regulations, which are characteristic of and consistent with existing and adjacent land uses. 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 six 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?

Views would be altered in the immediate vicinity with the presence of six future residences.

- 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 within an area where people commonly hike, mountain bike and snowmobile.

- 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.

Proposed access to the site is from Storie Lane.

- 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).

The existing private roadways will be improved in compliance with Kittitas County standards.

- 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 60 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 existing private roadways will be improved in compliance with Kittitas County standards.

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.

Power – PSE; Telephone – Qwest; Water – Group B Water System; Sewage disposal – individual on-site septic systems.

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: _____

Date: 8/25/10

Print Name: SEAN NORTHROP

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

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

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

Lots are proposed at 3 acres in size and the additional impervious surfaces will be minimal.

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

Only areas of development will displace habitat. Driveways, homes, etc...

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

None anticipated.

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

No environmentally sensitive areas are within property boundary.

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

The proposal will place a maximum of 6 residential units on what is currently Forest and Range.

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

An approximate 60 trips a day will be added to Storie Lane and Nelson Siding Road. Emergency service will be needed & available.

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

None anticipated.