



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Game Farm Cluster Preliminary Plat for 27 building lots and one residual lot totaling approximately 74.53 acres in the Agriculture 3 Zone #P 05-07.

AUTHORIZED AGENT
Jeff Slothower
PO Box 1088
Ellensburg, WA. 98926

APPLICANT:
Laurin Mellergaard
751 Mellergaard Road
Ellensburg, WA 98926

LOCATION OF PROPOSAL: Located north of the Vantage Highway, south of Game Farm Road, west of Naneum Road and east of Wilson Creek Road, tax parcels # 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 and 18-19-32058-0003 comprising part of the E ½ of Section 32, T. 18N. R 19E. W.M., in Kittitas County.

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 all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

1. Identification and reduction of potential negative aesthetic impacts:

These mitigation measures include the following:

A. Dust and Emissions Reduction and Control

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. Potable Water

Due to the size of the proposed lots, the Game Farm Cluster Preliminary Plat will require a

public water system. Proof of a valid water right from the Department of Ecology to obtain a Group A water system will be required prior to final plat approval. The landowner/developer will be required to have an Engineer address this in the Group B workbook submitted for our review.

C. Irrigation Water

a. This property shall continue to use Kittitas Reclamation District surface water rights under an approved plan with the KRD.

b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Kittitas Reclamation District and the landowner/developer of an approved irrigation water delivery system.

Prior to final plat approval:

1. A Kittitas Reclamation District approved irrigation plan must be obtained and submitted to the plat public file within the Kittitas County. Irrigation water will need to comply with irrigation District requirements and flow shall continue through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

2. In an effort to reduce light and glare associated with outdoor lighting, if the landowner/developer installs outdoor lighting, it shall be casted downward and/or shielded. Recorded covenants for the Game Farm Custer Plat shall include a requirement that homeowners installing outdoor lighting, which will be casted downward and/or shielded.

3. Sewage soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Plat Notes:

a. All Parcels and/or future created parcels within this plat shall be limited to the private access easement shown on the face of this plat, no direct access will be granted off of the Game Farm Road. **Plat Note.**

b. Access to lots 1, 20 and 21 will be restricted to the private easements only. No access from Game Farm Road will be allowed. The current access to the single family dwelling will not be required to relocate due to this plat, however future development of this parcel (APN 18-19-32010-0002) will be restricted to the new internal road system and not allowed to directly access Game Farm Road. **Plat note.**

c. 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 Kittitas County Road Standards prior to the issuance of occupancy permit for this Short Plat. **Plat Note.**

d. Kittitas 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. **Plat Note**

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, June 8, 2005.

RESPONSIBLE OFFICIAL:



Jan Sharar, Senior Planner

TITLE: **Staff Planner**

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

DATE: **May 20, 2005**

Contact the Board of County Commissioners for more information on the appeal process.