



RECEIVED
JAN 14 2008
KITITAS COUNTY
CDS

STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

January 10, 2008

Darryl Piercy
Director
Kittitas County Community Development Services
411 North Ruby Street Suite 2
Ellensburg, Washington 98926

Dear Mr. Piercy:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Kittitas - Proposed rezone of 58.1 acres from Ag-3 to Urban Residential with a proposed density of 19 lots. (Z-07-03 Starlite Estates.) (SEPA checklist). These materials were received on 01/09/2008 and processed with the Material ID # 12553.

We have forwarded a copy of this notice to other state agencies. If this is a draft amendment, adopted amendments should be sent to CTED within ten days of adoption and to any other state agencies who commented on the draft.

If you have any questions, please call me at (360) 725-3045.

Sincerely,

Linda Weyl
for

Joyce Phillips
Growth Management Planner
Growth Management Services

Enclosure

STATE AGENCIES REVIEWING DEV REGS

Revised December 2007

Cities and counties need to send electronic copies of their draft development regulations to the Washington State Department of Community, Trade and Economic Development (CTED), GMS Review Team, reviewteam@cted.wa.gov, at least 60-days ahead of adoption. If a jurisdiction only has hard copies available, it should mail a copy to each of the agencies' representatives listed below, at least 60-days ahead of adoption. Adopted regulations should be sent to CTED, either by mail or email, immediately upon publication, as well as to any state agencies that commented on the draft. A jurisdiction does *not* need to send its regulations to the agencies which have been called ahead and that have indicated the local regulations will *not* be reviewed. The jurisdiction should keep a record of this contact with state agencies and the state agencies' responses.

Elizabeth McNagny
Department of Social and Health Services
Post Office Box 45848
Olympia, Washington 98504-5848
(360) 902-8164 Fax: 902-7889
Email: mcnagetc@dshs.wa.gov

SEPA/GMA Coordinator
Department of Ecology
Post Office Box 47600
Olympia, Washington 98504-7600
(360) 407-6960 Fax: (360) 407-6904
Email: gmacoordination@ecy.wa.gov

Jennifer Hayes
Department of Fish and Wildlife
Post Office Box 43155
Olympia, Washington 98504-3155
Tel: (360) 902-2562 Fax: (360) 902-2946
Email: hayesjlh@dfw.wa.gov

Cullen Stephenson
Puget Sound Partnership
Post Office Box 40900
Olympia, Washington 98504-0900
(360) 725-5470 Fax (360) 725-5456
Email: cullen.stephenson@psp.wa.gov

Review Team
CTED
Growth Management Services
Post Office Box 42525
Olympia, Washington 98504-2525
(360) 725-3000 Fax: (360) 753-2950
Email: reviewteam@cted.wa.gov

Bill Wiebe
Department of Transportation
Post Office Box 47300
Olympia, Washington 98504-7370
(360) 705-7965 Fax: 705-6813
Email: wiebeb@wsdot.wa.gov

Hugo Flores
Washington State Dept of Natural Resources
GMA/SMA Planning & State Harbor Areas
111 Washington St SE
PO Box 47027
Olympia, WA 98504-7027
Phone: (360) 902-1126 Fax: (360) 902-1786
E-mail: hugo.flores@dnr.wa.gov

Eric Heinitz
Department of Corrections
Post Office Box 41112
Olympia, Washington 98504-1112
(360) 725-8397 Fax: (360) 586-8723
Email: efheinitz@doc1.wa.gov

Kelly Cooper
Department of Health
Environmental Health Division
Post Office Box 47820
Olympia, Washington 98504-7820
(360) 236-3012 Fax: (360) 236-2250
Email: Kelly.cooper@doh.wa.gov



RECEIVED

FEB 06 2008

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

KITTITAS COUNTY
CDS

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

February 5, 2008

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

Dear Mr. Turnbull:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezoning of approximately 58.1 acres from AG3 to urban residential and divide into 19 lots, proposed by Starlite Construction LLC [Z 07-03]. We have reviewed the documents and have the following comments.

Air Quality

The proponent may need to obtain a burn permit from Ecology if they plan to remove trees or debris from the land. Burning of construction debris is prohibited.

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

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. If you have any questions, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

When choosing home heating methods, consider that wood burning devices emit many thousands of times as much harmful fine particle pollution as gas appliances for equivalent heat output as illustrated by the attached graphic. Consider encouraging alternative home heating other than wood burning devices. Consider bringing natural gas to the site early in the development phase, or encouraging propane if natural gas is not available. Consider a local ordinance that limits or prohibits the installation of new wood burning devices. If wood burning devices are installed, they must meet Washington State certification standards.

If you have any questions concerning the Air Quality comments, please contact Maureen McCormick at (509) 454-7660.

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.

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 Breean Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre With Potential To Discharge Off-Site

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.

Mr. Turnbull
February 5, 2008
Page 3 of 3

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 Cory Hixon at the Dept. of Ecology, (509) 454-4103, with questions about this permit.

Sincerely,



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

Feb 6, 2008

CDS
Kittitas County

FEB 06 2008

To Whom It May Concern:

RECEIVED

In response to a KCCDS Memorandum on the Starlite Estates Rezone and Starlites Estates Plat Project
Dated January 9, 2008

Our property boundries are going to be surrounded on 3 sides by this new proposed development.

We have concerns as to the disruption of our privacy..The elimination of our view...The infest of rhodents caused by developement.. The increase in insects, frogs, snakes, brought on by the location of the drainage ponds slated to be put in right next to our yard.. What will be put in to effect to keep these ponds sprayed and cleaned up to eliminate a breeding ground for mosquitos? Will they be regularly maintained or allowed to build up with weeds ect and become an eyesore? And who will be responsible for the upkeep?

We have noise concerns from a new neighborhood.. Barking dogs, loud music parties..ect into the night.. Will this all be part of the home owners agreement? Also a limit as to how many animals being raised on 2 and 3 acre lots.. ? We have concerns of the trails that are slated to be right in our backyard.. They border our back fence

.. We also have concerns and request Starlite do a study to see how the water drain off slated to the southwest corner of this development will effect our septic system and low spots on our property..

Because of the encroachment of our property on 3 sides by this development we are requesting an 8 foot berm be built on these 3 sides ..with a chain link fence on top and fully planted with trees shrubs ect and landscaped.. This would allow us to maintain some privicy and muffle some of the noise factors stated above..

During the build/development process we have concerns about the control of blowing dust.. the need for pest control do to the disruption of the habitat living on this property being developed.... The start and stop time of heavy equipment and the days they will be operating..

Another big concern is the closure of Bender road for long periods of time. I think STRICT time limits should be applied and ENFORCED..And Fines levied when not adhered to... This creates a hardship on the folks out here who have to drive all the way around on Reecer Creek to get down town.. This was experienced this past summer.. The contractors had Bender Road closed for weeks and never worked on their projects...

Richard & Patricia Fischer
505 West Bender Road
Ellensburg Wa

RECEIVED

FEB 06 2008

Kittitas County
CDS



KITTITAS VALLEY FIRE & RESCUE

RECEIVED

PO Box 2008 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

JAN 11 2008
KITTITAS COUNTY
CDS

July 30, 2007

Scott Turnbull, Planner II
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Scott:

I have reviewed the Application for the Starlite Estates Rezone (Z-07-03). The area for this proposed zoning change is over very close to the Ellensburg City limits and discussions with city planners indicate a possibility that this development will occur according to City standards. The following list of issues is provided for informational purposes. KVFR has no code enforcement authority. The addresses need to be clearly visible from both directions at the county road for all properties.

1. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.
2. All addresses need to be clearly visible from the road from both directions of travel.
3. Fire hydrants will need to be installed and operational before any wood framing begins. The hydrants will need to meet City specifications and will be tested before final occupancy for adequate flow. Joe Seemiller, KVFR Fire Marshal, will assist in locating the hydrants for code compliance and to maximize operational functionality.

Thank you for your time and consideration in these matters.

Respectfully,

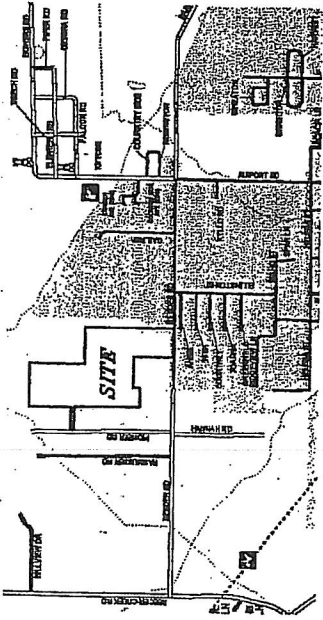
Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2

CC – Kittitas County Fire Marshal
Joe Seemiller – KVFR Fire Marshal
Chief Sinclair
Brandi Eyerly – City of Ellensburg

P-03-08

STARLITE ESTATES

LOCATED IN SECTION 26, T4N.18N., R6E.18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON
DIVISION II



VICINITY MAP NTS

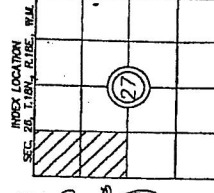
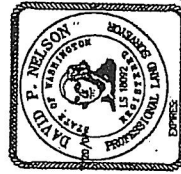
PERFORMANCE BASE CLUSTERING TABLE

TOTAL ACREAGE:	56.1 AC.
TOTAL DENSITY BONUS UNITS:	UNLIMITED
URBAN DENSITY BONUS ACQUIRED:	220K

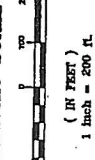
56.1 AC. DIVIDED BY 3 AC. MIN. LOT SIZE = 19 LOTS
19 + (220K x 19) = 60.8 > 60 WHOLE LOTS
56 LOTS ARE PROPOSED

DENSITY BONUS POINTS ARE EARNED IN THE FOLLOWING AREAS:

- TRANSPORTATION: 23
- CONNECTIONS: 20
- MAP DESIGN: 20
- OPEN SPACE: 33
- 50K FOR 25 YEARS: 33
- URBAN REDEVELOPMENT AREAS: 50
- HEAD IN: 50
- MUNICIPAL WATER: 50
- MUNICIPAL SEWERAGE: 50
- RECREATION: 5
- ACTIVE RECREATION: 10
- FORMAL RECREATION: 10
- TOTAL BONUS DENSITY POINTS = 220



GRAPHIC SCALE



- LEGEND**
- MONUMENT
 - IRON ROD & CAP W/LS# 18092
 - PVD IRON ROD & CAP

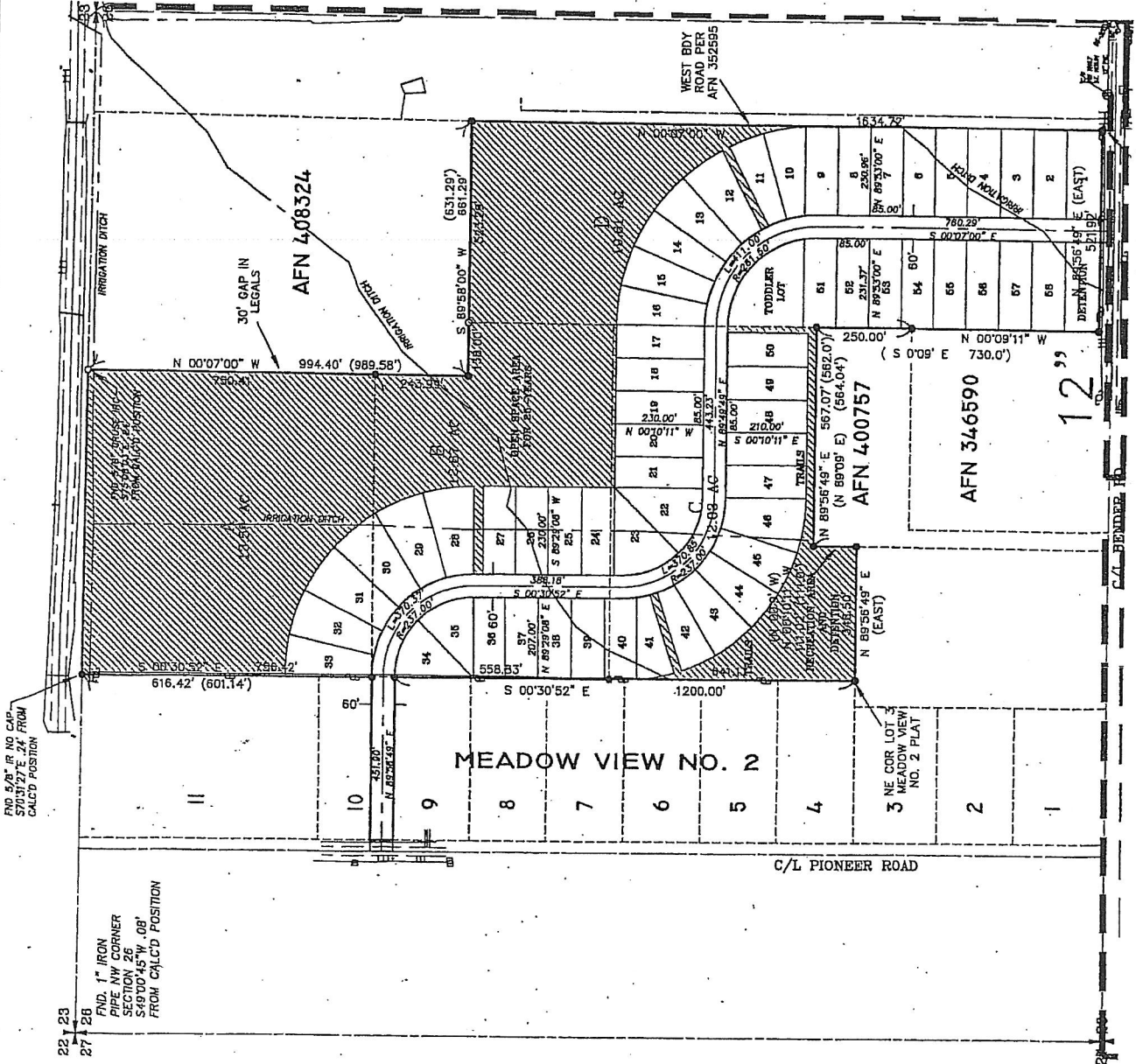
OWNER:
STARLITE CONSTRUCTION
3809 164TH ST. SW
LINDHOLM WA 98037

TOTAL ACREAGE: 56.1 AC.
LOTS: 60 (19,500 SQ. FT. AVG.)
SEWER: CITY OF ELLENSBURG
WATER: CITY OF ELLENSBURG
ZONE: AG-3 (A07)

EXISTING PARCEL NUMBER: 16-16-20020-0002L-0023-0024-0025

SURVEY NOTES

1. AS LONG AS THE OTHER URBAN RESTORATION AREAS ARE MAINTAINED AND MONUMENTS ARE MAINTAINED BY STARLITE CONSTRUCTION, THIS DECLARATION AND COVENANTS FOR STARLITE ESTATES IS RECORDED, AT WHICH TIME THE HOMEOWNERS ASSOCIATION IF STARLITE CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES FALL IN THEIR RESPONSIBILITIES TO OPERATE AND MAINTAIN PER THE REQUIREMENTS OF THE PLAT OR SHOULD THESE REQUIREMENTS BE VIOLATED, STARLITE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF LOTS 1-60. SAID OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE PERTINENT STANDARDS OF ECOLOGY BEST MANAGEMENT PRACTICES MANUAL.



STARLITE ESTATES

LOCATED IN SECTION 26, T4N.18N., R6E.18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DRAWN BY	DATE	JOB NO.
MKK	08/06	06193
CHECKED BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

Encompass

ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98022
PHONE: (509) 674-7433
FAX: (509) 674-7419

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 STARLITE CONSTRUCTION on AUGUST 20, 2006.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this 20 day of August, 2006, at 11:00 AM in book 10 of page 10 at the request of DAVID P. NELSON Surveyor.

County Auditor David P. Nelson Deputy County Auditor