

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

To:

WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7

Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Cle Elum-Roslyn School District
Adjacent Property Owners
Applicant

From:

Joanna Valencia, Staff Planner

Date:

July 10, 2007

Subject:

**NOTICE OF APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER
PLAT: Taylor Preliminary Plat (File No. P-07-26)**

Application from John Taylor, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. Location: north of SR-970, south of Red Bridge Road, east of Wiehl Road and west of Teanaway Road at 5800 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map number 20-16-25000-0066.

Please find attached the Plat Application, SEPA Environmental Checklist, preliminary plat map and other applicable documents for the before referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by July 26, 2007 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. Staff Planner: Joanna Valencia.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on August 28, 2007 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify the hearing schedule by contacting the CDS office prior to attending at (509)962-7506. Staff Planner: Joanna Valencia.

Written Comments must be submitted no later than July 26 2007 at 5:00 pm.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Notice of Application

Taylor Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on July 5, 2007 deem complete an application from John Taylor, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. Location: north of SR-970, south of Red Bridge Road, east of Wiehl Road and west of Teanaway Road at 5800 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map number 20-16-25000-0066.

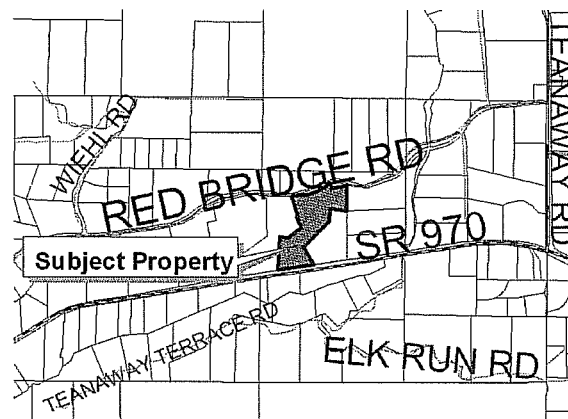
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7046. Staff Planner: Joanna Valencia.

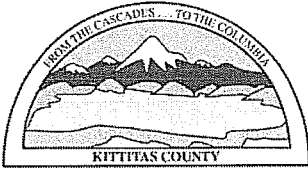
Written comments from the public may be submitted to Kittitas County CDS no later than July 26, 2007 @ 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on August 28, 2007 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify the hearing schedule by contacting the CDS office prior to attending.

Dated: July 10, 2007

Publish: July 12, 2007 Daily Record and July 19, 2007 Northern Kittitas County Tribune





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

P-07-06

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the 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

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE: _____

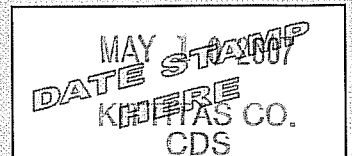
DATE: _____

RECEIPT # _____

X _____

NOTES:

PAID



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: JOHN TAYLOR
Mailing Address: 2331 FIR ST.
City/State/ZIP: BELLINGHAM, WA 98229
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

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

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 5800 RED BRIDGE RD.
City/State/ZIP: CLE ELUM, WA 98922

5. Legal description of property:

SEE ATTACHED SUBDIVISION GUARANTEE

6. Tax parcel number(s): 20-16-25000-0066

7. Property size: 21.00 (acres)

8. 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):

CLUSTER PLAT 21.00 ACRE PARCEL INTO 14 LOTS. CLASS B SYSTEM AND COMMUNITY
SEPTIC WILL BE USED

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: NO

10. What County maintained road(s) will the development be accessing from? RED BRIDGE RD.

11. 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.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X _____

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

Date:

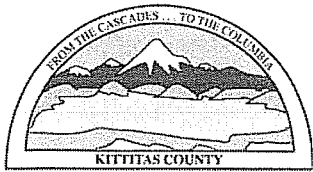
X John Taylor

5-10-07
MR

RECEIVED

JUL 05 2007

KITITAS COUNTY
CDS



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE *dv*

A. BACKGROUND.

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

UPON APPROVAL

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NONE KNOWN

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

A WETLAND STUDY IS CURRENTLY BEING CONDUCTED ON THE PARCEL IN QUESTION

*Wetland shall be submitted
prior to issuance of
CDDA threshold. JV*

4. 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

*In vicinity of Fremont Rd,
Gleason, Curawon plats,
common ingress/egress JV.*

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

PLAT APPROVALS, BUILDING PERMIT APPROVAL

DPW, ER, CD's REGS. as applicable.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?
3%

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.

WELL DRAINED - YAKIMA LOAM

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

NO

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

ROAD GRADING, SITE DEVELOPMENT GRADING, CUT AND FILL WILL BE BALANCED DURING CONSTRUCTION

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

NO

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

LESS THAN 30%

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

USE OF GOOD PRACTICE IN CONSTRUCTION METHODS.

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.

EMISSIONS ASSOCIATED WITH RESIDENTIAL CONSTRUCTION AND EMISSIONS ASSOCIATED WITH RESIDENTIAL DWELLINGS.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

TEMPORARY CONSTRUCTION EMISSIONS AND FUTURE EMISSIONS ASSOCIATED WITH RESIDENCES ON-SITE WILL BE REQUIRED TO ADHERE TO FEDERAL, STATE, AND LOCAL LAWS REGULATING THE EMISSIONS TO THE AIR.

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.

NO

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

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

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

YES, A PORTION OF THE LOT DOES, SEE SITE PLAN

Also see attached FEMA map

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.

NO

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.

WELL WATER FOR DOMESTIC USE ONLY VIA A CLASS B WELL DESIGN. NO MORE THAN 5,000 GALLONS PER DAY WILL BE WITHDRAWN.

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.
COMMUNITY SEPTIC SYSTEM, 2 GROUP SYSTEMS 100 FEET x 200 FEET.

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.

GRASS SWALES,LAWNS,PASTURE LANDS. THIS WILL NOT FLOW INTO OTHER WATERS

2) Could waste materials enter ground or surface waters? If so, generally describe.

YES, AFTER TREATMENT THROUGH BIO-SWALES

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

SIZE OF SWALES WILL BE DESIGNED TO RETAIN STORMWATER RUNOFF

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?

TOPSOIL WILL BE ALTERED DURING ROAD AND HOME CONSTRUCTION

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

REPLANT ALL DISTURBED VEGETATION

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

c. Is the site part of a migration route? If so, explain.
NO

d. Proposed measures to preserve or enhance wildlife, if any.
50.2% 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.

ELECTRIC, HEATING & COOLING

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
NO

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.

NONE PROPOSED

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.

1) Describe special emergency services that might be required.
NONE REQUIRED

2) Proposed measures to reduce or control environmental health hazards, if any.
NONE PROPOSED

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

NONE

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.

SHORT TERM CONSTRUCTION NOISE DURING NORMAL CONSTRUCTION HOURS

3) Proposed measures to reduce or control noise impacts, if any.

NONE PROPOSED

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

AGRICULTURAL LAND, RURAL RESIDENTIAL LAND AND HOME SITES

b. Has the site been used for agriculture? If so, describe.

YES. THE PROPERTY HAS BEEN USED TO GROW A VARIETY OF CROPS IN THE PAST, PRIOR TO SURFACE WATER RIGHTS BEING SOLD OFF.

c. Describe any structures on the site.

CURRENTLY, A SHOP EXISTS ON THE PROPERTY. IT WILL BE INCORPORATED INTO THE OVERALL SITE PLAN.

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

R-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?

N/A

h. Has any part of the site been classified as an:

environmentally sensitive area?

THE COUNTY WETLAND MAPS DO NOT SHOW ANY ENVIRONMENTALLY SENSITIVE AREAS. SOUTHERN PORTION IS WITHIN 100-YR FLOODPLAIN

i. Approximately how many people would the completed project displace?

NONE

j. Approximately how many people would reside or work in the completed project? 35, MOSTLY SECOND HOMES INITIALLY.

k. Proposed measures to avoid or reduce displacement impacts, if any.

NONE NECESSARY

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

PROJECT WILL MEET ALL ZONING AND SUBDIVISION CODE REQUIREMENTS OF KITTITAS COUNTY.

Handwritten notes and lines for answers: Part of NW Pacific development Rezone, Z-05-30 + Monson Ranches Rezone, Z-06-18. fu; Wetland study to be reviewed.

9. HOUSING
a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
14-UNITS - MIDDLE 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.
PROVIDE OPEN SPACE, ACTIVE & PASSIVE RECREATION FACILITIES, CLASS B WELL SYSTEM AND COMMUNITY SEPTIC SYSTEM.

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?
THE HEIGHT WILL NOT EXCEED APPLICABLE BUILDING CODE

b. What views in the immediate vicinity would be altered or obstructed?
NONE

c. Proposed measures to reduce or control aesthetic impacts, if any.
NONE PROPOSED

11. LIGHT AND GLARE
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
LIGHT FROM YARD LIGHTS

b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO

c. What existing off-site sources of light or glare may affect your proposal?
LIGHT OR GLARE FROM VEHICLES TRAVELING ON SR 970

d. Proposed measures to reduce or control light and glare impacts, if any.
NONE PROPOSED

12. RECREATION
a. What designated and informal recreational opportunities are in the immediate vicinity?
PROPOSED OPEN SPACE WILL PROVIDE BOTH ACTIVE AND PASSIVE RECREATION FOR THE RESIDENTS.

b. Would the proposed project displace any existing recreational uses? If so, describe.
NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
PICNIC AREAS, HORSE AND PEDESTRIAN TRAILS WILL BE PROVIDED WITHIN PROPOSED OPEN SPACE.

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.
NO

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

c. Proposed measures to reduce or control impacts, if any.
NONE PROPOSED

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.
RED BRIDGE COUNTY ROAD. AN EXISTING ACCESS LOCATION WILL BE USED. NO ACCESS ONTO SR97 IS PROPOSED.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO. THE NEAREST PUBLIC TRANSPORTATION IS LOCATED IN THE CITY OF ELLENSBURG

c. How many parking spaces would the completed project have? How many would the project eliminate?
UNKNOWN. NONE 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).
NO NEW COUNTY ROADS WILL BE REQUIRED. A PRIVATE ROAD IS TO BE CONSTRUCTED AND MAINTAINED BY LANDOWNERS.

*Cumulative Impact Review
w/ Frommeid, Gleason,
& Cameron plans for
Transportation Impact
Traffic Impact Analysis
Requirement. DPW MEMO
6/26/07*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. APPROXIMATELY 140 TRIPS PER DAY. WEEKENDS AND HOLIDAYS INITIALLY.

g. Proposed measures to reduce or control transportation impacts, if any. NONE PROPOSED

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.

THERE WOULD BE NO ANTICIPATED NEED FOR AN INCREASE.

b. Proposed measures to reduce or control direct impacts on public services, if any. NONE PROPOSED

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. ELECTRICITY, PHONE

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. PUBLIC UTILITY DISTRICT

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.

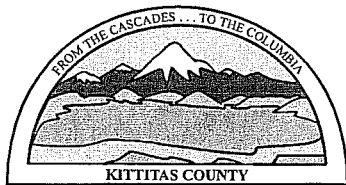
Signature: John Taylor

Date: 5-10-07
MF

RECEIVED

JUL 05 2007

KITITAS COUNTY
ODS



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

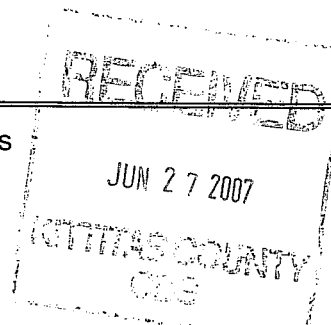
MEMORANDUM

TO: Joanna Valencia, Community Development Services

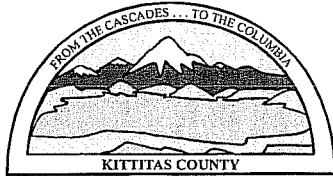
FROM: Christina Wollman, Planner II

DATE: June 26, 2007

SUBJECT: Cameron, Taylor, Gleason, and Fremmerlid Performance Based Cluster Plats



The Department of Public Works has completed a preliminary review of the Cameron, Taylor, Gleason, and Fremmerlid Performance Based Cluster Plats. In order to fully review the impacts of the development, the applicant shall be required to submit a traffic impact analysis that follows the guidelines of the Department of Public Works' Traffic Impact Analysis Requirements. The traffic impact analysis shall be completed by an engineer licensed to practice in the State of Washington. The applicant and/or consultant should contact the Department of Public Works prior to beginning the traffic impact analysis for additional information.



KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPACT ANALYSIS REQUIREMENTS

- I. Title Page
 1. Name of project
 2. Project sponsor's name and address
 3. Study preparer's name, address and phone number
 4. Date of study preparation
 5. Report certification: responsible engineer's seal, signature, and date

- II. Table of Contents
 1. Major sections
 2. List of figures
 3. List of tables

- III. Executive Summary (optional)
 1. Site location and study area
 2. Proposed development description
 3. Findings
 4. Recommendations and mitigation

- IV. Proposed Development
 1. Purpose of report and study objectives
 2. Description of development
 3. Vicinity map showing location of proposal within the region
 4. Site plan
 5. Phasing and timing of project

- V. Existing Conditions
 1. Study area
 - a. Limits of traffic study – study area shall include at a minimum all roads impacting and impacted by the development
 - b. Existing zoning and land use
 - c. Proposed zoning, land use, and intensity in study area
 - d. Anticipated future development in area
 2. Site accessibility
 - a. Study area roadway system
 - b. Existing traffic volumes and conditions in study area
 - c. Existing safety and capacity deficiencies
 - A. Accident analysis
 - B. Conflict analysis
 - C. Horizontal and vertical geometric review
 - d. Public transportation service (HopeSource, Central Transit, etc.)
 - e. Pedestrian and bicycle access (sidewalks, bike routes, trails, etc.)
 - f. Other transportation modes in study area (railroad, airports, marinas, etc.)

VI. Projected Traffic

1. Background traffic
 - a. Base-year traffic volumes
 - b. Method of traffic volume projection
 - c. Projected 20-year traffic volumes
 - d. Traffic volumes from other proposed developments
 - e. Total background traffic
2. Site traffic
 - a. Trip generation (daily and peak traffic generated by development)
 - b. Trip distribution (how the added trips are distributed on the road system)
3. Total network traffic – background traffic and site traffic combined

VII. Traffic Analysis

1. Site access
2. Capacity and level of service
 - a. Signalized intersections
 - b. Unsignalized intersections
 - c. Roadway segments
3. Traffic safety
 - a. Vehicles
 - b. Other modes: bicyclists, pedestrians, and other applicable modes
 - c. Sight distance
4. Site circulation and parking
5. Queuing
 - a. Left turn lane analysis
 - b. Right turn lane analysis
 - c. Other queuing requirements

VIII. Other Analysis (as applicable)

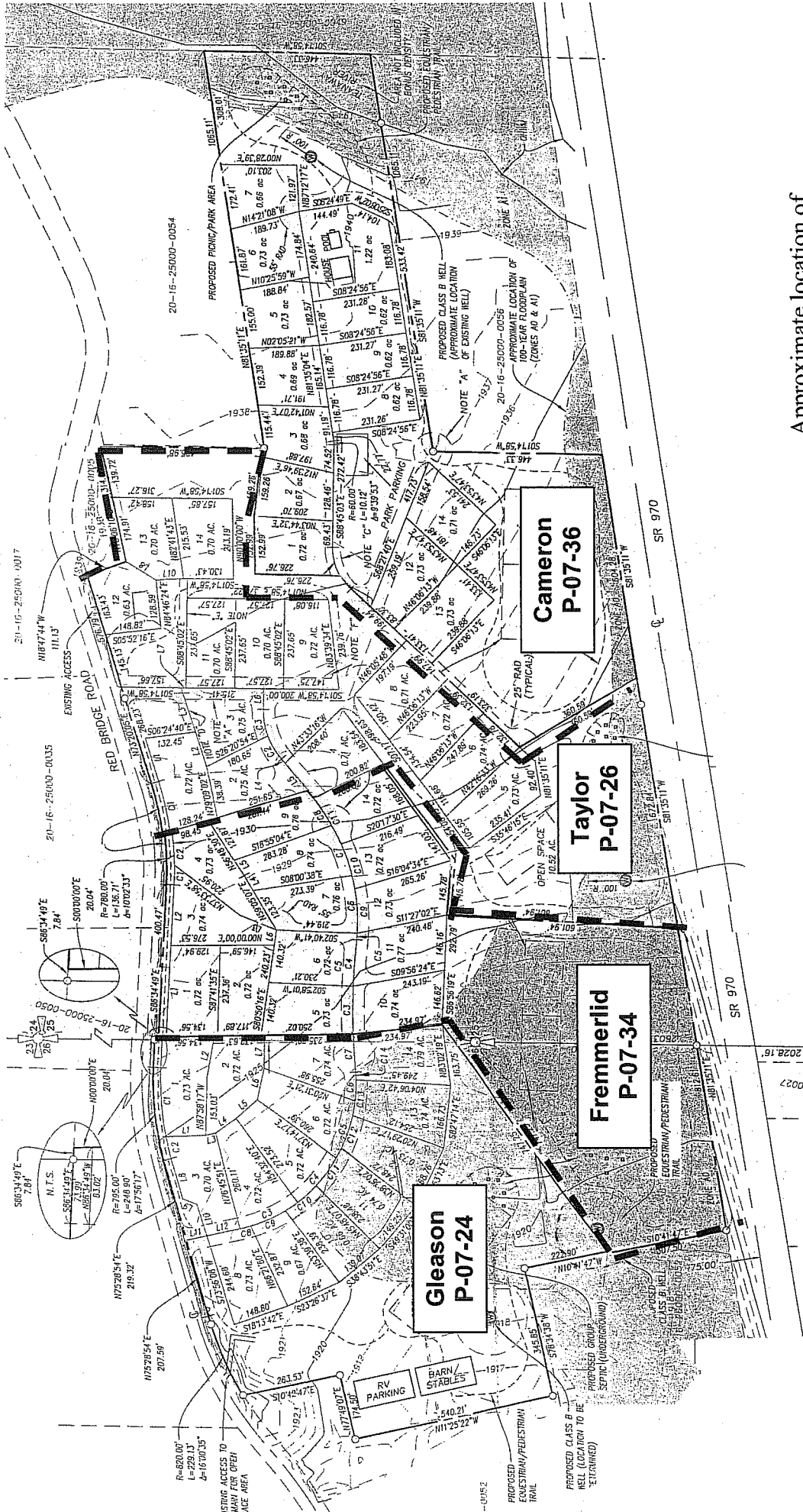
1. Noise
2. Air quality

IX. Findings/Conclusions

1. Needed improvements to meet Kittitas County Road Standards
2. Site accessibility and circulation plan
3. Compliance with level of service standards
4. Improvements to accommodate background traffic and alternatives identified
5. Additional improvements to accommodate site traffic and alternatives identified
6. Status of improvements already funded, programmed or planned

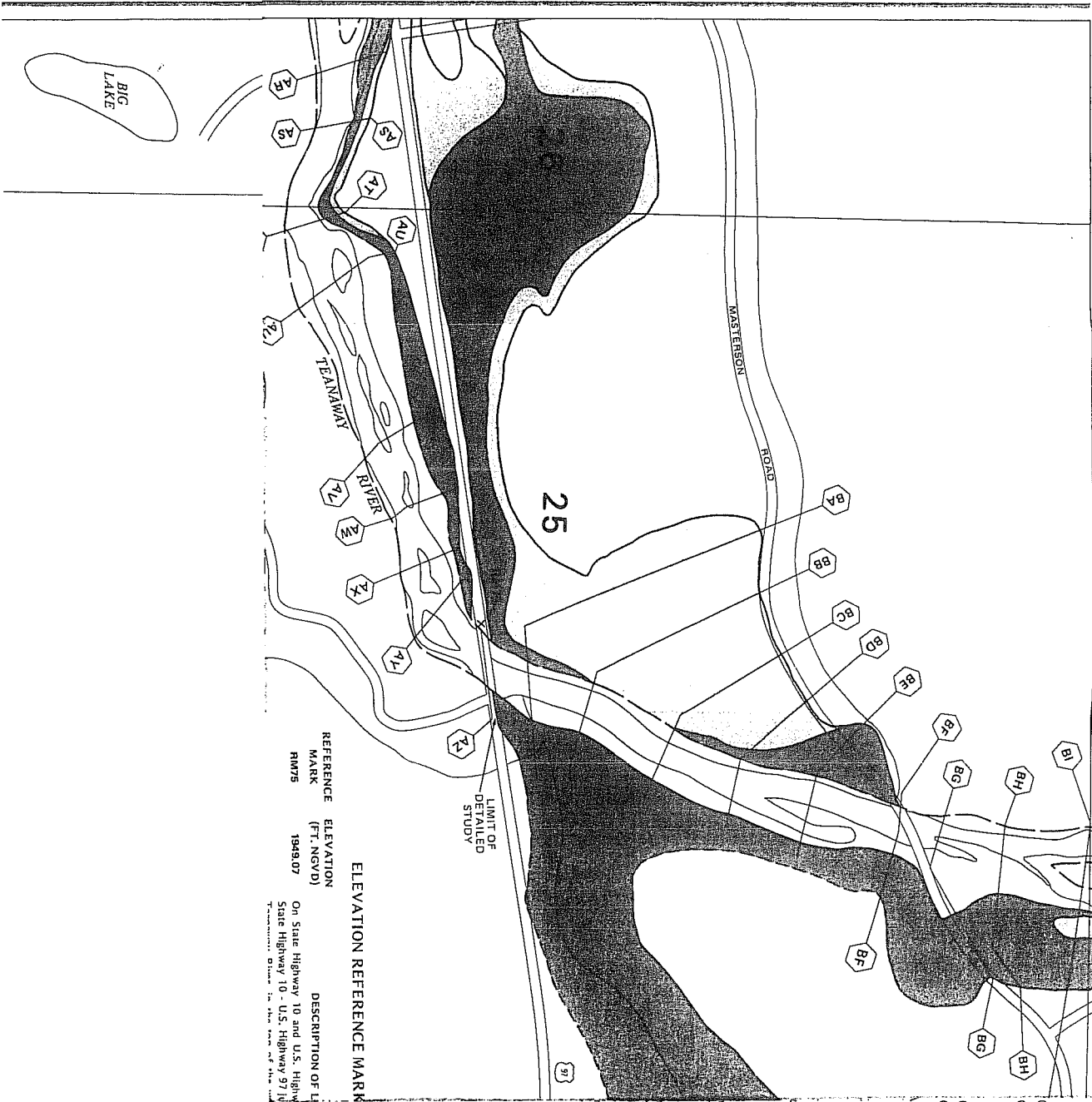
X. Appendices (as applicable)

1. Definitions
2. Trip generation sources
3. Passer-by and origin-destination studies
4. Volume and turning movement count sheets
5. Level of service calculations
6. Signal warrant, timing and/or progression calculations
7. Access configuration drawings
8. References



Approximate location of
property lines

KCCDS Review document



ELEVATION REFERENCE MARK

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM75	1949.07	On State Highway 10 and U.S. Highway 97 in Teanaway, Dakota Territory

LIMIT OF DETAILED STUDY

KEY TO MAP

- 100-Year Flood Boundary
- 100-Year Flood Boundary
- FLOODWAY FRINGE
- FLOODWAY BOUNDARY
- 100-Year Flood Boundary
- Approximate 100-Year Flood Boundary
- Cross Section Line
- Elevation Reference Mark
- River Mile

NOTES TO USER

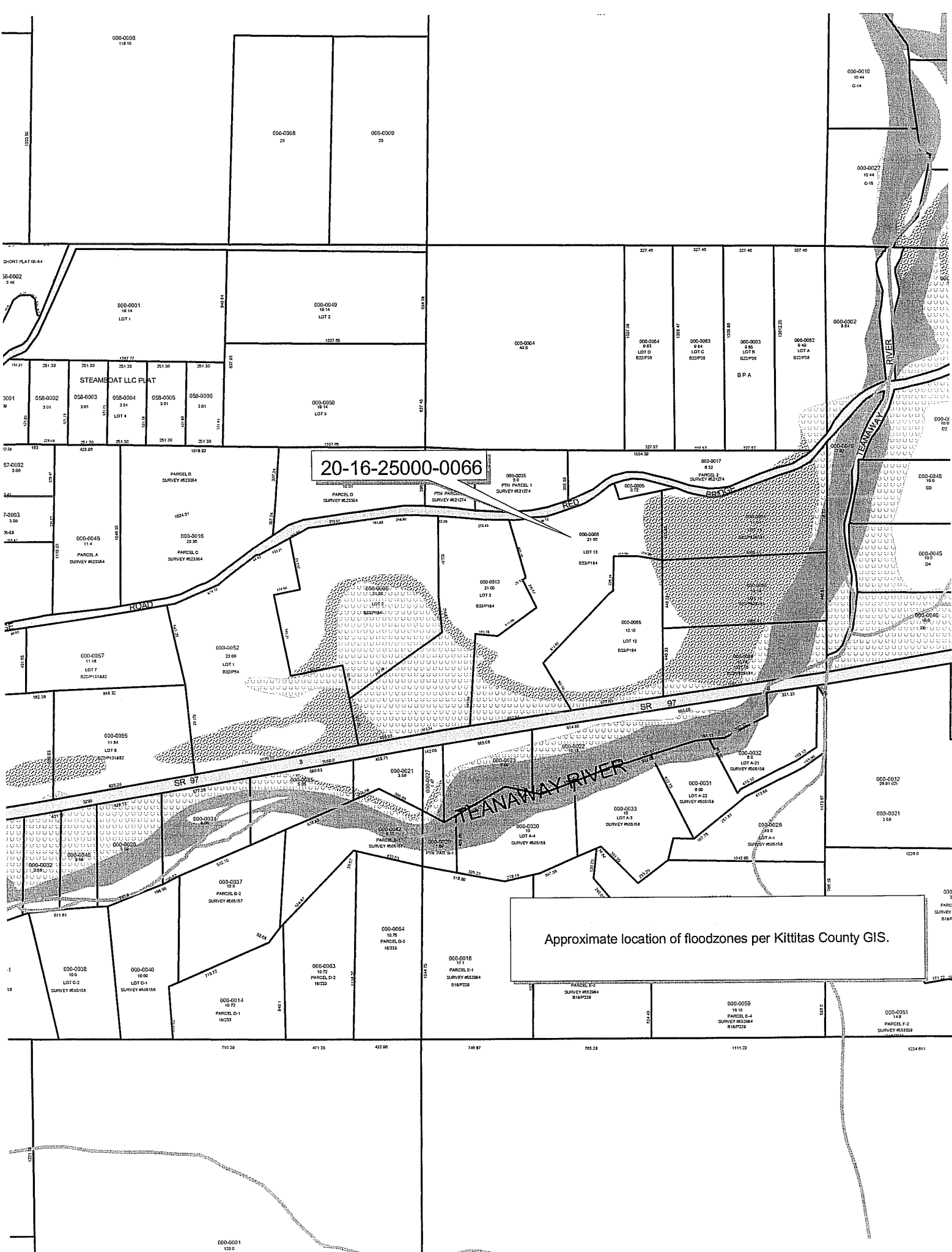
Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Insurance Administration. This map was prepared to support minimum flood plain management regulations; it may not show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. This map does not show all flood boundaries. Refer to the Flood Insurance Rate Map for additional flood boundaries. For adjoining map panels, see separately printed Index To Map panels.

NATIONAL FLOOD INSURANCE PROGRAM

FLOODWAY FLOOD BOUNDARY AND FLOODWAY MAP

266

FEMA MAP



20-16-25000-0066

Approximate location of floodzones per Kittitas County GIS.

SHORT PLAT 06-44

STEAMCAT LLC PLAT

TEANAWAY RIVER

TEANAWAY RIVER

RED BRANCH

SR 97

SR 99

000-0005

000-0008

000-0009

000-0010

000-0027

000-0001

000-0049

000-0004

000-0004

000-0003

000-0003

000-0003

000-0002

056-0002

056-0003

056-0004

056-0005

056-0006

000-0050

000-0004

000-0003

000-0003

000-0002

000-0002

36-0002

3001

57-0002

7-0003

000-0045

000-0057

000-0055

000-0038

000-0040

000-0014

000-0001

000-0005

000-0005

000-0013

000-0006

000-0005

000-0005

000-0017

000-0005

000-0005

000-0005

000-0005

000-0005

000-0005

000-0005

000-0005

000-0005

000-0005

033

044

36-45

031

102

032

033

034

035

036

037

038

039

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1018

1019

1020

1021

1022

1023