

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: Cameron Preliminary Plat (File No. P-07-36)**

Application from Duane Cameron, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 22.86 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 numbers 20-16-25000-0065 and 20-16-25000-0055.

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. 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

Cameron Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on July 6, 2007 deem complete an application from Duane Cameron, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 22.86 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 numbers 20-16-25000-0065 and 20-16-25000-0055.

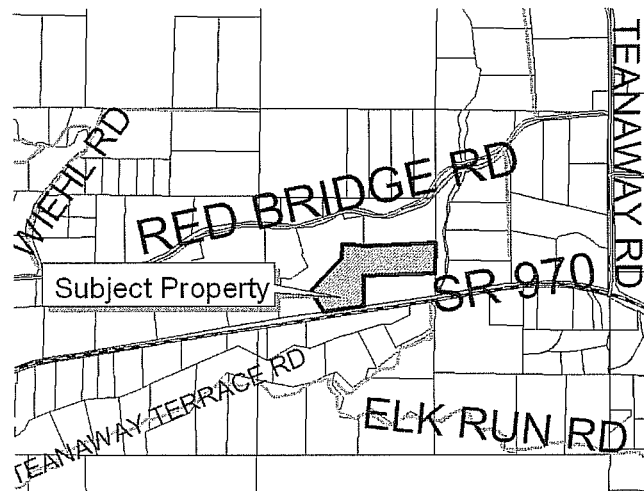
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services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

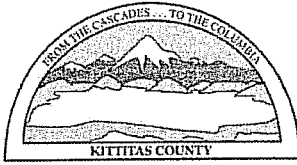
Written comments from the public may be submitted to Kittitas County CDS no later than July 26, 2007 @ 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity 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





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8-07-36

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS 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

PAID

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE:

DATE:

RECEIPT #

X [Signature]

6/11/07

051643



NOTES:

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: DUANE CAMERON
Mailing Address: P.O. BOX 274
City/State/ZIP: ENUMCLAW, WA 98022
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):** 20-16-25000-0068 & 0055 ^{5 MF 6-13-07}

7. **Property size:** 22.86 (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 22.86 ACRE PARCELS 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 Quane E. Cameron

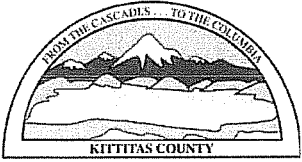
6-6-07

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

Date:

X Quane E. Cameron

6-6-07



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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 *[Signature]*

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 study shall be submitted prior to issuance of SEPA threshold determination.

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

Gleason, Fremmerlid, Taylor plots in vicinity: common ingress/egress systems

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, COS, EIT reqs
as applicable
possible shoreline
permit

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 filing 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 15%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
USE OF GOOD PRACTICES 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 RESIDENTIAL DWELLING

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 INTO 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.

THE EASTERN EDGE OF THE PROPERTY BORDERS THE TEANAWAY RIVER.

TEANAWAY RIVER
SHORELINE OF THE
STATE - 200' FROM OHWM
JURISDICTION.

See map for Teanaway
Riparian Area + wetlands

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.

YES. A WALKING/RIDING TRAIL WILL BE ESTABLISHED WITHIN 100 FEET OF THE OHWM. AN EXISTING WELL IS LOCATED 120 FEET FROM THE OHWM

MAY BE SUBJECT TO
SHORELINE REVIEW/PERMITS
+ WETLAND STUDY
TO BE SUBMITTED

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.

APPROXIMATELY 12% OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN OF THE TEANAWAY RIVER

SEE 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.

NONE

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 VIA A CLASS B WELL DESIGN. NO MORE THAN 5,000 GALLONS A DAY WILL BE DRAWN

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:

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, HOME AND SEPTIC CONSTRUCTION.

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

NONE KNOWN

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

REPLANTING OF 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 KNOWN

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

d. Proposed measures to preserve or enhance wildlife, if any.
50.3% OPEN SPACE ON 22.86 ACRES

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 AND 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 REQUIRED

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 AND RURAL RESIDENTIAL HOME SITES

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

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

c. Describe any structures on the site.

EXISTING SINGLE FAMILY RESIDENCE AND COVERED POOL

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

NO

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

RURAL -3

f. What is the current comprehensive plan designation of the site?

RURAL

*part of Monsoon
Ranches Rezone, Z-02-1:
MONS issued. Mitigations
applicable to future
development.*

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

RURAL

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

environmentally sensitive area?

UNKNOWN

*Wetlands, Flood zones,
Tranaway Riparian area,
+ shoreline of state*

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

NONE

j. Approximately how many people would reside or work in the completed project? 42-50, MOSTLY SECOND HOMES

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

9. HOUSING
a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
14 HOUSING 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

may require shoreline review for items proposed in shoreline jurisdiction.

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?
HEIGHTS WILL NOT EXCEED COUNTY ZONING AND BUILDING CODES

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 NECESSARY

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?
VEHICLE LIGHTS FORM SR 970 AND RED BRIDGE ROAD

d. Proposed measures to reduce or control light and glare impacts, if any.
ALL OUTDOOR LIGHTING WILL NOT BE DIRECTED TOWARDS COUNTY AND STATE ROADS.

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. ACTIVITIES ASSOCIATED WITH RIVER FUNCTIONS

Some proposed in Shoreline.

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, HORSES 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, A COUNTY ROAD, WILL BE USED TO ACCESS THE PROPERTY. NO ACCESS FROM SR 970 WILL BE ALLOWED

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NO

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/Deason, Fremont
Taylor Plats for Transportation
Impact, Traffic Analysis
Requirement. DPN memo
6/24/07*

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 IS 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 AND 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

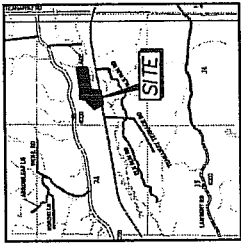
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Deane E. Cameron

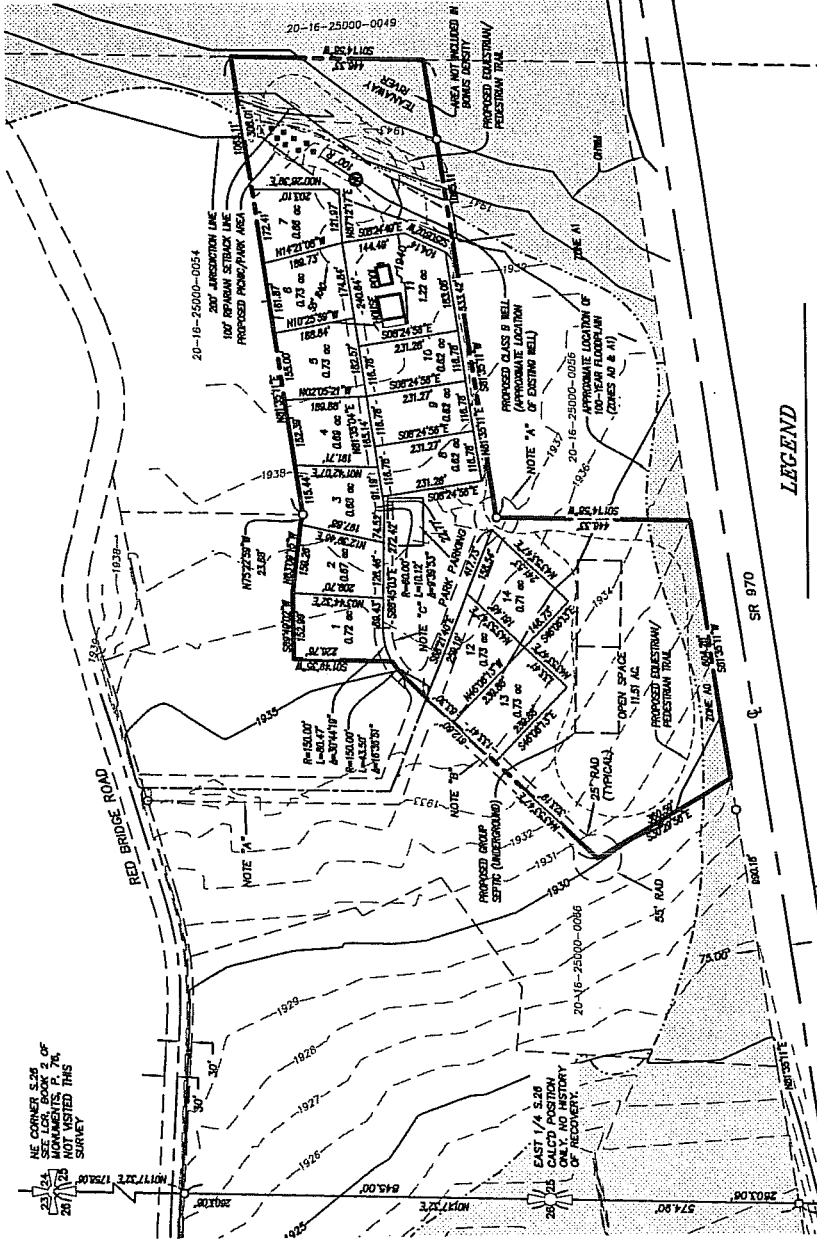
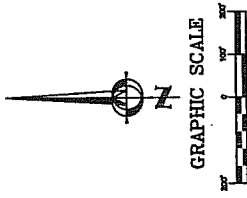
Date: 6-11-07

CAMERON PERFORMANCE BASED CLUSTER PLAT

A PORTION OF THE WEST 1/2 OF SECTION 25, T.20N., R.10E., W.1M., KITTITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S.

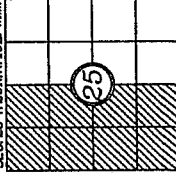


LEGEND

- SECTION CORNER AS NOTED
 - QUARTER CORNER AS NOTED
 - SET 1/2" REBAR & CAP
 - FOUND REBAR & CAP UNLESS OTHERWISE NOTED
 - EXISTING WELL
 - TRAILS
 - APPROXIMATE 100-YEAR FLOODPLAIN
- PERFORMANCE BASED CLUSTER PLATTING
- OPEN SPACE (60.3%) 11.51 AC
 - DEVELOPMENT AREA (LOTS = 9.48 AC) 10.66 AC
 - ROAD FRESH = 1.20 AC
 - EXISTING SHOULDER = 0.70 AC
 - CLASS B WELL
 - COMMUNITY SEPTIC
 - PASSIVE REC. FACILITIES
 - ACTIVE REC. FACILITIES
 - TOTAL 22.86 AC 100 POINTS
- NOTES
- "A" - EXISTING 40' ACCESS & UTILITY EASEMENT PER A.P.M. 1977-2004 (UNLESS OTHERWISE NOTED)
 - "B" - PROPOSED 40' ACCESS & UTILITY EASEMENT
 - "C" - PROPOSED 40' ACCESS & UTILITY EASEMENT



INDEX LOCATION:
SEC. 25 T. 20N. R. 10E. W. 1M.



PERFORMANCE BASED CLUSTER PLAT	
DATE	06/2007
BY	M. FAIOLA
SCALE	1"=200'
CHKD BY	D. NELSON
A PORTION OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 10 EAST, W.1M. KITTITAS COUNTY, WASHINGTON	
JOB NO.	P-07-XX
SHEET	1 OF 2



108 EAST 2ND STREET
CLUE ELIUM, WA 99222
PHONE: (509) 874-7418
FAX: (509) 874-7418

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 **DAVID P. NELSON** in **WA/NE**, 2007.

DAVID P. NELSON
DATE 06/2007
Certificate No. 18092

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CAMERON CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE CAMERON CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-16-25000-0065 & 20-16-25000-0068.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE CAMERON CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-16-25000-0065 & 20-16-25000-0068.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR _____

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
ATTN: _____

CLERK OF THE BOARD

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

RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20__ at _____ M. in book _____ at page _____ at the request of **DAVID P. NELSON**, Surveyor & filer.

County Auditor

RECORDER'S CERTIFICATE
I HEREBY CERTIFY THAT THE CAMERON CLUSTER PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

CAMERON PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE WEST 1/2 OF SECTION 25, T.20N., R.10E., W.M., KITITTAS COUNTY, WASHINGTON.

NOTE:
THE EXISTING UTILITIES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE RECORDS AND
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL UTILITIES
PRIOR TO STARTING CONSTRUCTION
AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.
Call Before You Dig
1-800-663-4344



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying and Recording Act at the request of DAVID P. NELSON of CLACK WA. in April, 2007.

DAVID P. NELSON
Surveyor's Name
Certificate No. 18082

RECORDER'S CERTIFICATE

Filed for record this 20 day of April, 2007, at Clack, WA at the request of DAVID P. NELSON of Clack, WA.

DAVID P. NELSON
Surveyor's Name
Gerald V. Pettit
County Auditor
Deputy County Auditor

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLACK, WA 98543
PHONE: (509) 674-7433
FAX: (509) 674-7418

PERFORMANCE BASED CLUSTER PLAT

PERFORMANCE BASED CLUSTER PLAT FOR
DUANE CAMERON
A PORTION OF THE WEST 1/2 OF SECTION 25
TOWNSHIP 20 NORTH, RANGE 10 EAST, W.M.
KITITTAS COUNTY

OWNER BY	DATE	JOB NO.
M. FAJOLA	06/2007	P-07-XX
CHECKED BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

EXISTING LEGAL DESCRIPTION:

LOT 12 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 18A, UNDER AUDITOR'S FILE NO. 19840918010, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 10 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON.

AND
LOT 15 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1980, IN BOOK 22 OF SURVEYS, PAGES 81-82, UNDER AUDITOR'S FILE NO. 19840918010, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 10 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON.

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-550 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS RECORDED IN BOOK 33 AT PAGE 18A.
3. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT LOT 12 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 18A, UNDER AUDITOR'S FILE NO. 2007017020A, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON AND LOT 15 UNDER AUDITOR'S FILE NO. 19840918010, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON, INTO THE CONFIGURATION SHOWN HEREON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
6. PER ROW 17.10.149 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITTAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITTAS COUNTY ROAD STANDARDS.
10. PURSUANT TO ROW 80.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. ENTIRE PRIVATE ROAD SHALL ACHIEVE 65% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SHEETING PERMITS AND MEETS CURRENT KITITTAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
12. KITITTAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT KITITTAS COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
13. KITITTAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF PORTABLE WATER EXISTS. THE APPROVAL OF THIS DOCUMENT INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
14. NO ACCESS SHALL BE ALLOWED TO OR FROM THIS PROPERTY DIRECTLY OFF OF SR 870.

ADJACENT OWNERS:

- 20-16-25000-0054
S. ETUX &
PRENZIGER, THOMAS R. ETUX
12546 203TH PLACE SE
ISSAQUAH, WA 98227
- 20-16-25000-0054
SANDBERG, ARTHUR E. ETUX
12546 203TH PLACE SE
CLE ELUM, WA 98222
- 20-16-25000-0055
SANDBERG, ARTHUR E. ETUX
2331 6TH STREET
BELINGHAM, WA 98229
- 20-16-25000-0056
MCGONIGLE, DAVID J. ETUX
42423 374TH AVENUE SE
ENUCLEAH, WA 98224
- 20-16-25000-0048
STATE OF WASHINGTON
600 N. CAPITOL WAY
OLYMPIA, WA 98502

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DUANE E. CAMERON & LINDA S. CAMERON, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DO HEREBY DECLINE, SUBMIT AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__

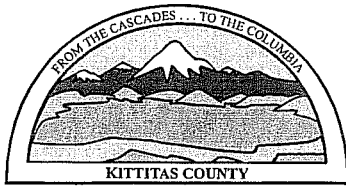
DUANE E. CAMERON
LINDA S. CAMERON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____ day of _____ 200__
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.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

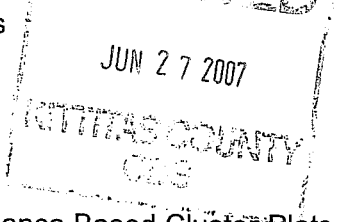
MEMORANDUM

TO: Joanna Valencia, Community Development Services

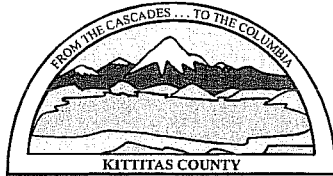
FROM: Christina Wollman, Planner II

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.



KITTITAS 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)

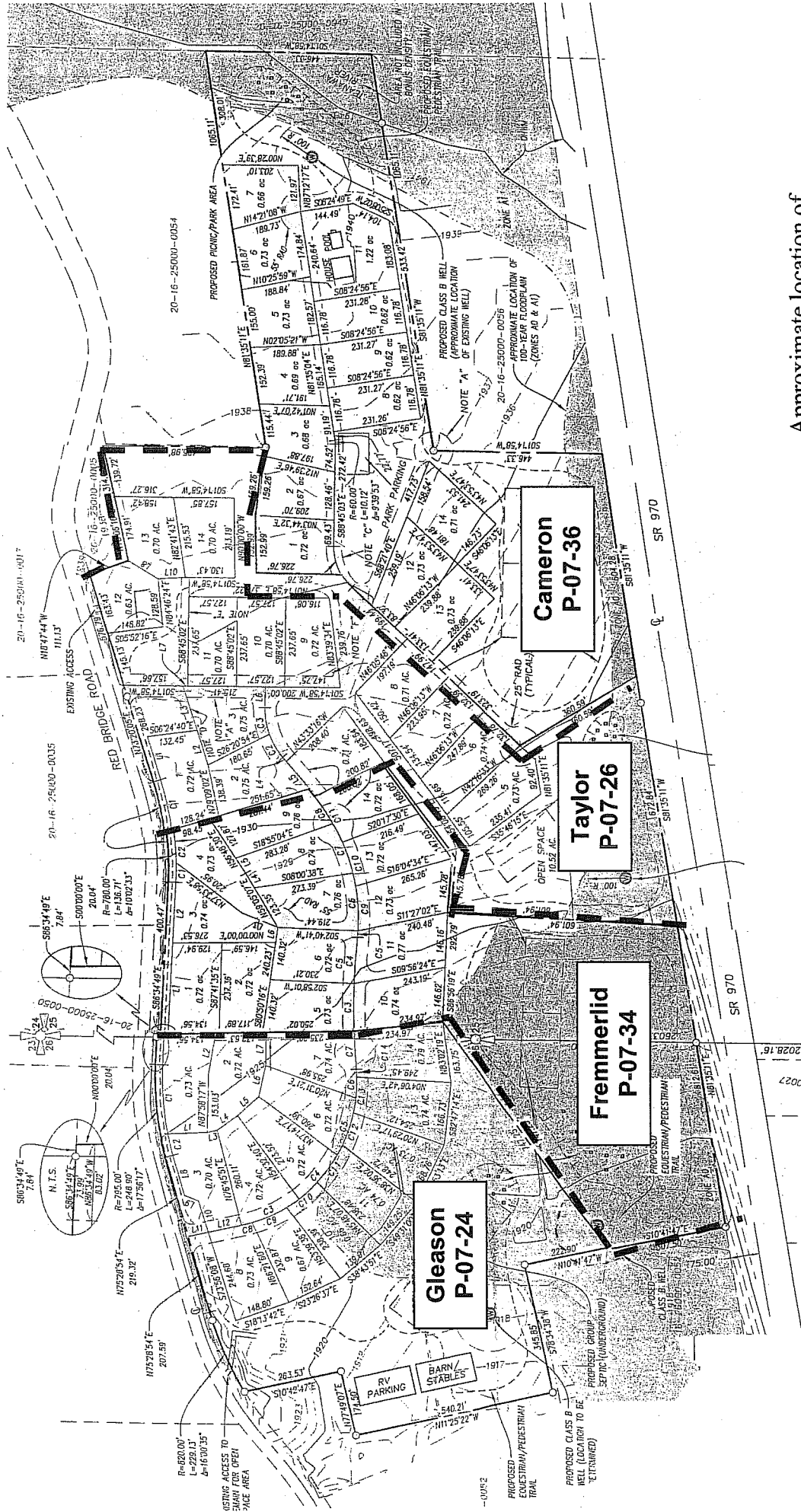
1. Noise
2. Air quality

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

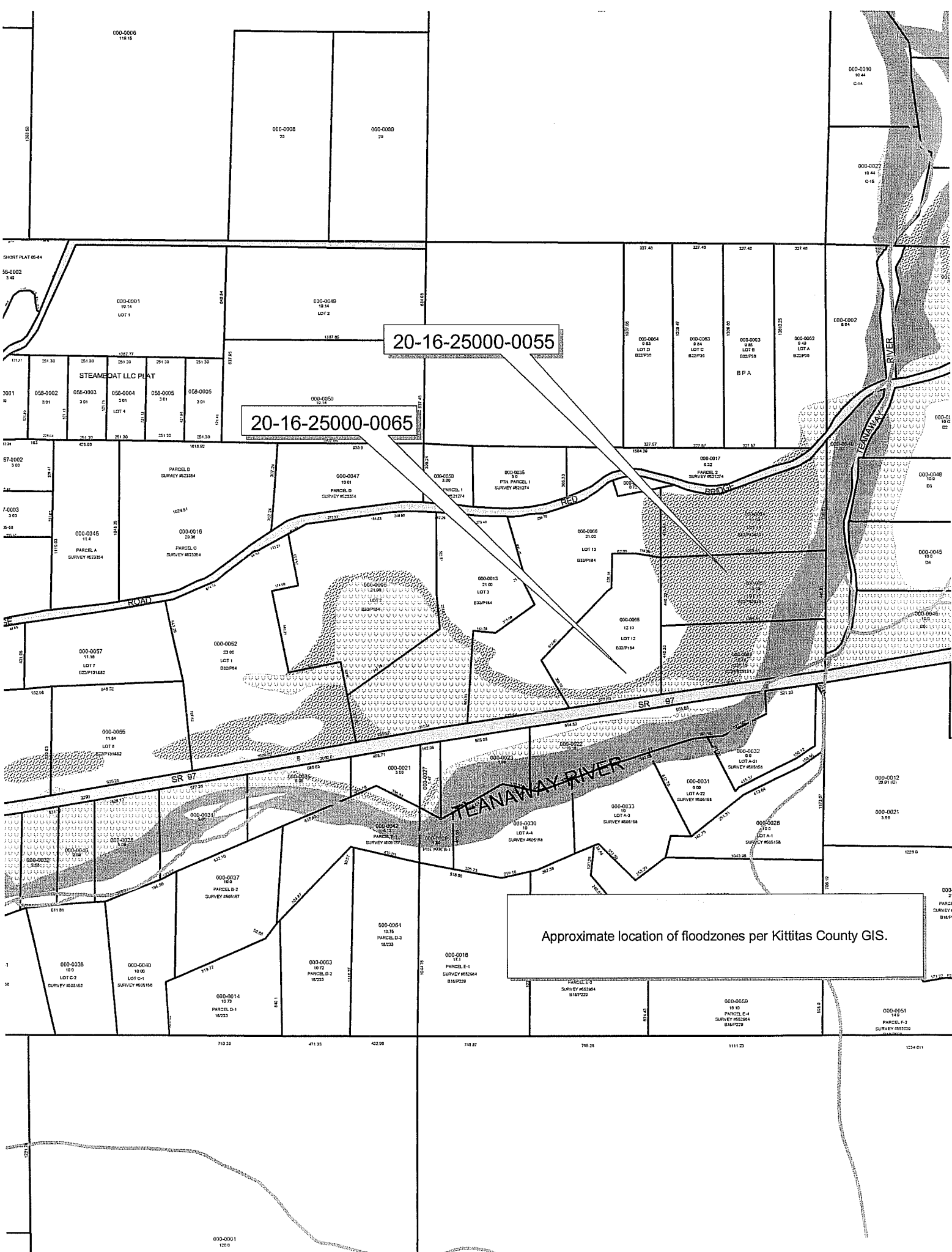
X. Appendices (as applicable)

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





20-16-25000-0055

20-16-25000-0065

Approximate location of floodzones per Kittitas County GIS.

000-0006
1916

000-0006
29

000-0009
29

000-0010
1544
C-14

000-0027
1544
C-15

000-0001
1914
LOT 1

000-0040
1914
LOT 2

STEAMBOAT LLC PLAT

058-0002
301

058-0003
301

058-0004
301

058-0005
301

058-0006
301

000-0050
1914

000-0064
623
LOT D
B22P25

000-0063
624
LOT C
B22P26

000-0063
625
LOT B
B22P28

000-0063
626
LOT A
B22P29

B P A

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PTN PARCEL 1
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PARCEL 2
SURVEY #21274

000-0045
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PARCEL A
SURVEY #22354

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PARCEL C
SURVEY #22354

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LOT 1
B22P94

000-0013
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LOT 3
B22P184

000-0056
2100
LOT 13
B22P184

000-0055
1210
LOT 12
B22P184

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LOT 8
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PARCEL E-4
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PARCEL F-2
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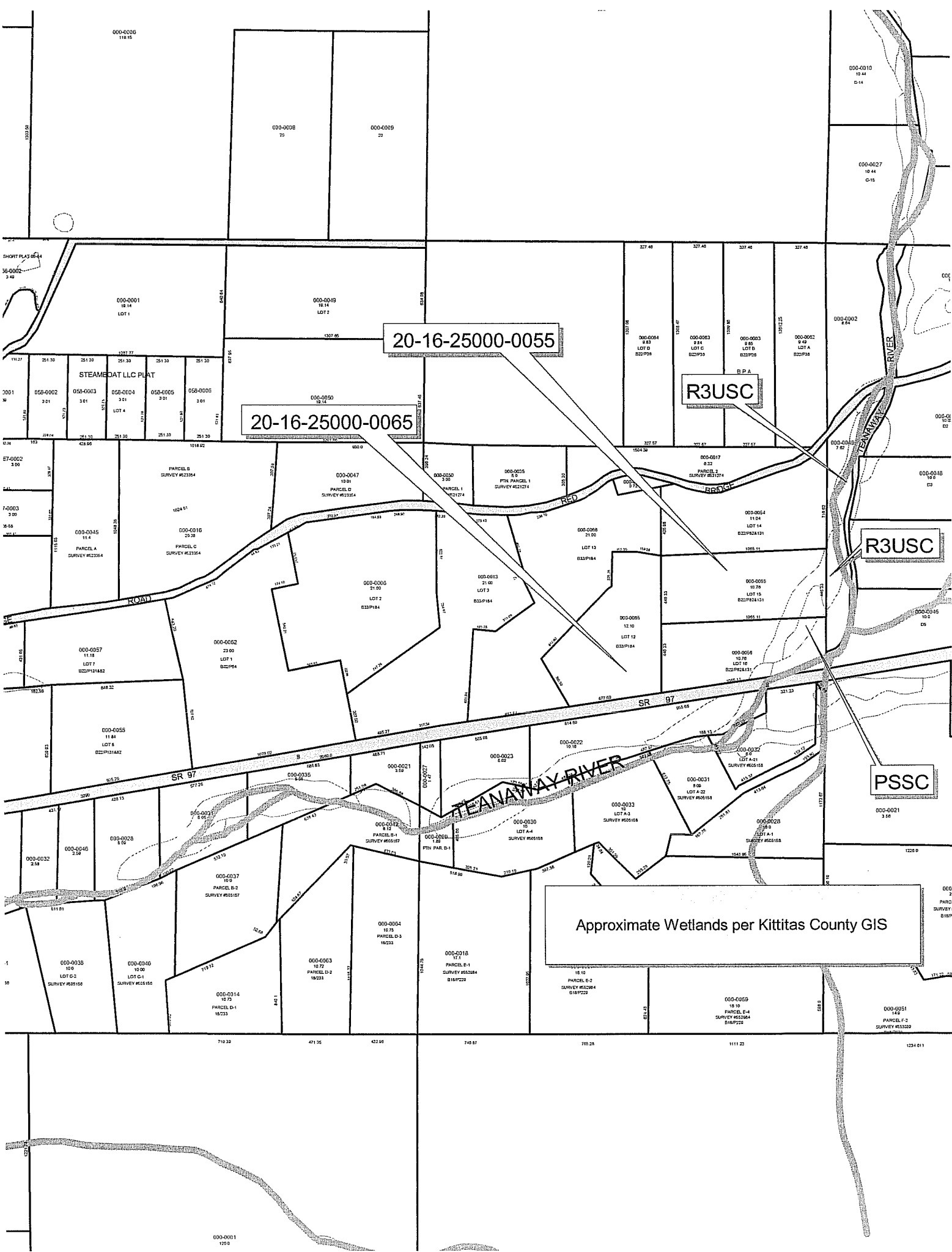
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20-16-25000-0055

20-16-25000-0065

R3USC

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PSSC

Approximate Wetlands per Kittitas County GIS

000-0030
18 16

000-0008
23

000-0009
23

000-0010
10 44
C-14

000-0027
10 44
C-15

000-0001
18 14
LOT 1

000-0049
16 14
LOT 2

000-0084
8 23
LOT D
B22P94

000-0083
8 24
LOT C
B22P95

000-0083
8 25
LOT B
B22P96

000-0082
9 20
LOT A
B22P98

000-0002
8 24

STEAMBOAT LLC PLAT

000-0050
18 14

000-0047
19 01
PARCEL D
SURVEY #62354

000-0050
2 30
PARCEL 1
SURVEY #621274

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8 30
PTN PARCEL 1
SURVEY #621274

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7 23

000-0048
9 23

000-0045
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PARCEL A
SURVEY #62354

000-0016
2 28
PARCEL C
SURVEY #62354

000-0006
21 00
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B33P184

000-0013
21 00
LOT 3
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B22P824121

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10 20
LOT 40
B22P824121

SR 97

SR 97

TEANAWAY RIVER

TEANAWAY RIVER

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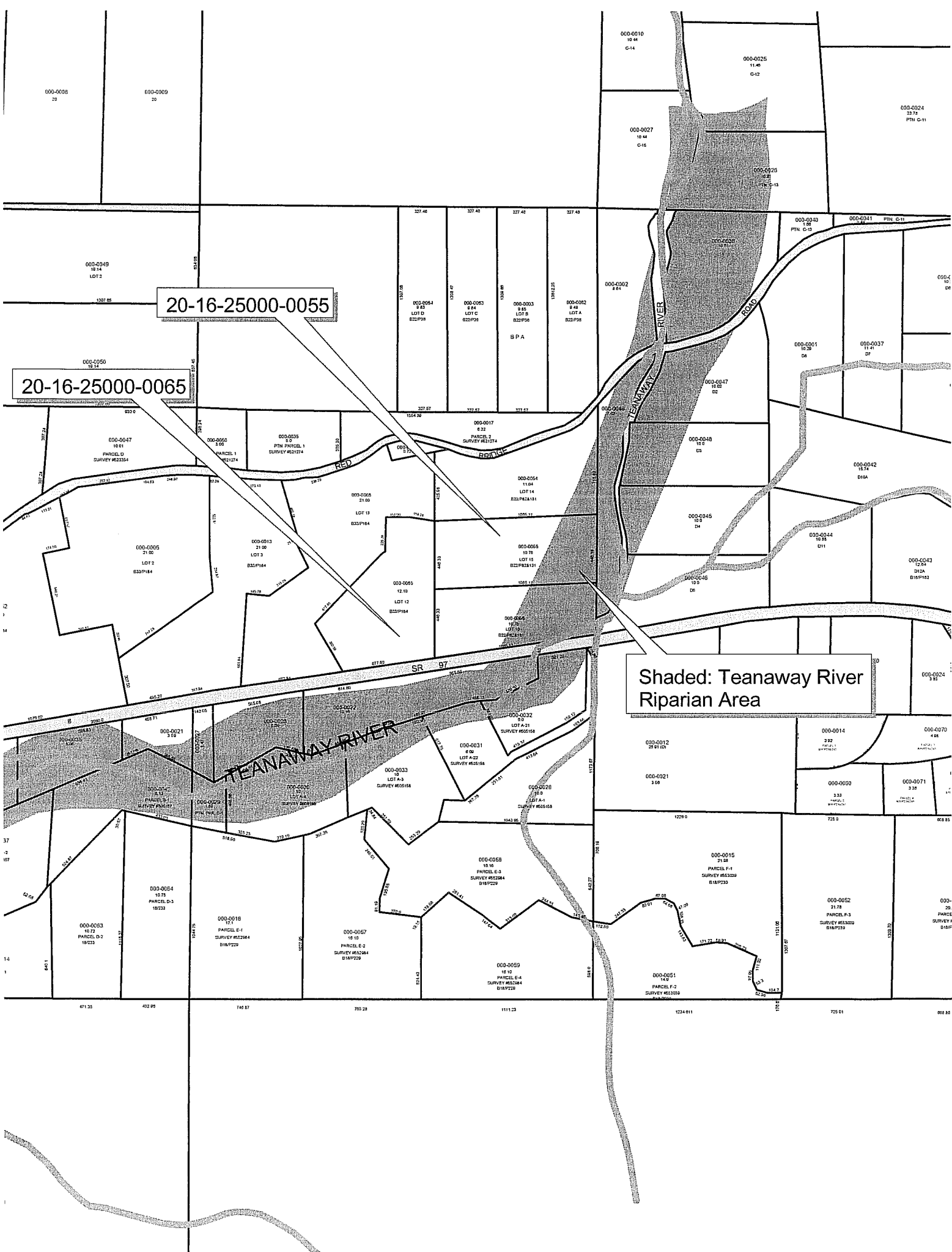
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Shaded: Teanaway River Riparian Area

TEANAWAY RIVER

TEANAWAY RIVER

RED RIVER

SR 97

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