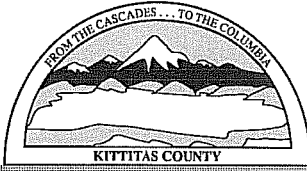


PROJECT NAME: **Eagle Nest Preliminary Plat (LP-08-00017)**

<b>Index #</b> <small>*Numbers in lower right hand corner</small>	<b>Document Name</b>
1	Long Plat Application & SEPA checklist
2	Affidavit of Posting
3	Determination of Application Completeness
4	Notice of Application
5	Affidavit of Publications
6	Notification Checklist – Notice of Decision
7	Comment letter from Kittitas County Environmental Health 4/25/08
8	Memorandum – Kittitas Co. Public Works 7/15/08
9	Comment letter from Dept. of Ecology 7/18/08
10	Comment letter from Kittitas Co. Environmental Health 7/31/08
11	Comment e-mail from Dept. of Health/Division of Environmental Health 9/04/08
12	SEPA Mitigated Determination of Nonsignificance issued 8/27/08
13	Notice of Decision SEPA Action & Public Hearing 8/27/08
14	Notification Checklist Notice of Decision SEPA Action & Public Hearing
15	Hearing Examiner's Staff Report



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## STAFF REPORT EAGLE NEST PRELIMINARY PLAT

TO: Kittitas County Hearing Examiner  
FROM: Kittitas County Community Development Services Staff  
RE: Eagle Nest Preliminary Plat (LP-08-00017)  
DATE: September 25, 2008

### I. GENERAL INFORMATION

Requested Action: Wayne Nelson, authorized agent for Jolly Mountain Group LLC, landowner, has submitted a Preliminary Plat application to subdivide approximately 43.28 acres into 14-lots. The proposed lot sizes range from 3.02 acres to 3.33 acres. The subject property is zoned Rural 3. The project is proposed to be served by a Group B water system and individual septic systems.

Location: The property is located five (5) miles north of the town of Ronald and east of Salmon La Sac Road, Ronald WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M in Kittitas County. Assessor's map numbers 20-14-21000-0017 & 20-14-210050-0014.

### II. SITE INFORMATION

Total Project Size: 43.28 acres  
Number of Lots: 14  
Domestic Water: Group B community system  
Sewage Disposal: Individual on-site septic system  
Power/Electricity: Puget Sound Energy  
Fire Protection: Outside Fire District #6 (WUIC)  
Irrigation District: Not applicable

#### Site Characteristics:

North: Vacant  
South: Vacant  
East: Vacant  
West: across Salmon La Sac Road is Lake Cle Elum

Access: The proposed project will have access from Salmon La Sac Road. The access road will be constructed to meet Kittitas County Road Standards. All required roadway improvements will be the responsibility of the developer. A second access route is not required.

Zoning and Development Standards: The subject property is located within the Rural 3 zoning district. The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands. Applicable development standards set forth in KCC Chapter 17.30 includes but are not limited to the following:

Lot Size: The minimum residential lot size shall be three acres in the Rural-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting.

Setbacks: There shall be a minimum front yard setback of twenty-five feet. Side and rear yard setbacks shall be fifteen feet.

Preliminary Plats: The requirements of KCC Chapter 16.12, "Subdivisions: Preliminary Plats," apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

### **III. ADMINISTRATIVE REVIEW**

Notice of Application: A long plat application and SEPA Environmental Checklist was submitted to Community Development Services on April 25, 2008 and was determined complete upon receipt of the Affidavit of Posting on June 4, 2008. The Notice of Application for the preliminary plat application was issued on July 8, 2008. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on July 23, 2008.

Posting of Site: In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as Rural. Kittitas County has established the following goals and policies to guide future housing developments. These goals and policies were developed in response to existing housing conditions and identified needs within the county, and support the County Wide Planning Policies:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

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

### **V. ENVIRONMENTAL REVIEW**

Based on review of the submitted application materials, correspondence received during the comment period Kittitas County issued a Mitigated Determination of Nonsignificance (MDNS) on August 27, 2008 in accordance with WAC 197-11-355 (Optional DNS process). There were no appeals filed.

## VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Exhibits in the Hearing Examiner packet.

No public comments were submitted on this proposal at the time of staff review.

## VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a Group B community water system and community drain fields. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that portions of the site have areas of steep slopes.

### Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

### Consistency with the provisions of KCC Title 12: Roads and Bridges:

The Kittitas County Department of Public Works has identified that Salmon La Sac Road is classified as a Collector. The road is required to meet all Kittitas County Road Standards as outlined in the July 15, 2008 memorandum issued by the Department of Public Works prior to issuance of a building permit. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

### Agency Comments:

The following agencies provided comments during the comment period: Department of Ecology, Kittitas County Department of Public Works, Washington State Department of Health, and Kittitas County Environmental Health. These comments have been included as conditions of approval to address these agency concerns.

### Public Comments:

No public comments were submitted on this proposal at the time of staff review.

## VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12 and Title 16.12 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Eagle Nest Preliminary Plat; file number (LP-08-00017), subject to the following findings of fact and conditions:

### **Suggested Findings of Fact**

1. Wayne Nelson, authorized agent for Jolly Mountain Group LLC, landowner, has submitted a Preliminary Plat application to subdivide approximately 43.28 acres into 14 lots on land that is currently zoned Rural-3.
2. The proposed lot sizes range from 3.02 acres to 3.33 acres. The project is proposed to be served by a Group B water system and individual on-site septic systems.

3. The property is located five (5) miles north of the town of Ronald and east of Salmon La Sac Road, Ronald WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M in Kittitas County. Assessor's map numbers 20-14-21000-0017 & 20-14-210050-0014
4. Site Information:
 

Total Project Size:	43.28 acres
Number of Lots:	14
Zoning district	Rural 3
Domestic Water:	Group B community system
Sewage Disposal:	Individual on-site septic system
Power/Electricity:	Puget Sound Energy
Fire Protection:	Outside Fire District #6 (WUIC)
Irrigation District:	Not applicable
5. Site Characteristics: The area is forested and relatively steep with portions of the property exceeding 30% slope. There is evidence that the land has been logged in the past 10-years. The property is separated from Lake Cle Elum by Salmon La Sac Road, there is no direct access to the shoreline.
6. Surrounding Property:
  - North: Vacant
  - South: Vacant
  - East: Vacant
  - West: across Salmon La Sac Road is Lake Cle Elum
7. The Comprehensive Plan designation is Rural.
8. The subject property is zoned Rural 3, which allows for one residential unit per 3 acres.
9. A long plat application and SEPA Environmental Checklist was submitted to Community Development Services on April 25, 2008 and was determined complete upon receipt of the Affidavit of Posting on June 4, 2008. The Notice of Application for the preliminary plat application was issued on July 8, 2008. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on July 23, 2008.
10. In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.
11. Kittitas County issued a Mitigated Determination of Nonsignificance (MDNS) on August 27, 2008 in accordance with WAC 197-11-355 (Optional DNS process). There were no appeals filed.
12. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a Group B community water system and on-site septic systems. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found that portions of the site have areas of steep slopes.
13. This proposal is consistent with the Kittitas County Subdivision Code Chapter 16.12 for Preliminary Plats

14. The Kittitas County Department of Public Works has identified that Salmon La Sac Road is classified as a Collector. The road is required to meet all Kittitas County Road Standards as outlined in the memorandum issued by the Department of Public Works prior to issuance of a building permit. As conditioned, the proposal is consistent with the provisions of KCC Title 12.
15. The following agencies provided comments during the comment period: Department of Ecology, Kittitas County Department of Public Works, Washington State Department of Health, and Kittitas County Environmental Health. These comments have been included as conditions of approval to address these agency concerns

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated April 25, 2008 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All current and future landowners must comply with the International Urban-Wildland Interface Code.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Based on the comments received during the public comment period and other information submitted with this project permit application, a SEPA Mitigated Determination of Nonsignificance (MDNS) was issued by Community Development Services on August 27, 2008. The following are the mitigations contained within the MDNS and shall be conditions of approval:

**I. Transportation**

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works.

**II. Air**

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust

is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

### **III. Water**

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Stormwater and surface runoff generated from this project shall be retained and treated onsite and shall not be allowed to flow into County road right-of-ways.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- E. The Eagle Nest Preliminary Plat (LP-08-17) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 14 proposed lots combined. The cumulative groundwater withdrawal of all lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology. Private covenants documenting the intention to use less than the amount of gallons per day of water assumed in WAC 173-539A-050 (2). Specifically the covenants' shall state that the Group B Water System will provide a maximum of 357 gallons per day to be used only for inside domestic use and not for irrigation of each lot.
- F. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

### **IV. Historic and Cultural preservation**

- A. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakima Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site.

## V. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

## VI. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.
6. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
  7. Proof of potable water must be shown prior to final plat approval.
  8. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
  9. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylars that states: "
    - a. *"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provided no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."*
    - b. *"The Eagle Nest Plat No. LP-08-00017 currently has 5000 gallons of water per day for domestic-use from the exemption. Each parcel will receive 357 gallons per day."*"
  10. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
    - a. **Adjacent Property Owners:** The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
    - b. **Surrounding Area:** All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
  11. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
  12. All access shall be from the internal road system. No direct access to Salmon La Sac Road shall be allowed.

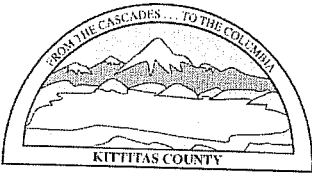


13. Hex Mountain Drive and Newport Creek Drive shall be labeled on the final plat.
14. Hex Mountain Road Improvements: Access from Salmon La Sac Road shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.
  - d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
15. Easement 'Z' shall be recorded prior to final approval.
16. Easement 'Z' Improvements: Access from Hex Mountain Drive to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. Surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade 8% flat, 12% rolling or mountainous.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
17. A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
  18. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  19. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  20. An approved access permit shall 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.
  21. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
  22. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  23. Private roads shall meet the following conditions:
    - a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
    - b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
    - c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
    - d. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
    - e. Will not result in land locking of existing or proposed parcels, and
    - f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and

- g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
  - h. The following note shall be placed on the face of the plat, short plat, or other development authorization:

*“Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.”*
24. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: “Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.”
25. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
26. Both sheets shall reflect the Plat number: LP-08-00017.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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NOTIFICATION CHECKLIST FOR PLANNING ISSUES  
(to be filled out and kept in the files at all times)

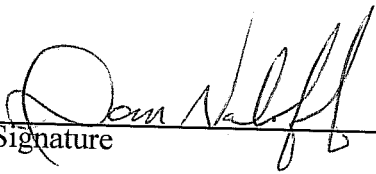
PROPOSAL NAME: Eagle Nest. Preliminary Plat LP-08-17  
Notice of Decision SEPA Action & Public Hearing

NOTIFICATION MAIL DATE: August 27, 2008

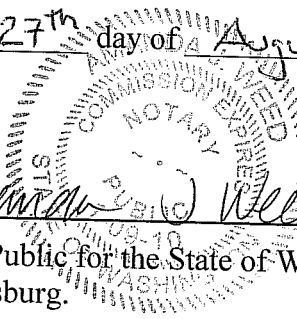
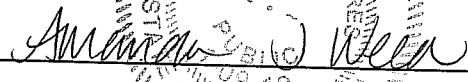
**Mailer:** In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington  
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

  
Signature

Subscribed and sworn to before me this 27<sup>th</sup> day of August, 2008.

  
  
Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires January 9, 2010

Washington Dept. of Ecology  
Derek Sandison, Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

DNR  
External SEPA Coordinator  
P.O. Box 47015  
Olympia, WA 98504-7015

WA Dept. of Natural Resources  
713 E. Bowers Rd.  
Ellensburg, WA 98926

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

Yakama Nation Dept. of Natural  
Resources  
Philip Rigdon  
P.O. Box 151  
Toppenish, WA 98948

James E Brooks Library  
Documents Dept.  
400 E. University Way  
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County  
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

Kittitas County Fire Marshal

Yakama Nation  
Kate Valdez  
Tribal Historic Preservation Officer  
PO Box 151  
Toppenish, WA 98948

Henry Fraser  
Yakama Nation Fisheries  
MS 7420 CWU  
400 E. University Way  
Ellensburg, WA 98926

Yakama Nation Cultural Resources  
Program  
Johnson Meninick, Program Manager  
PO Box 151  
Toppenish, WA 98948

Tom Justus  
WA State Department of Health  
Eastern Regional Office  
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Spokane, Washington 99201

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Dept. of Natural Resources  
Philip Rigdon  
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Washington State Department of  
Archaeology & Historic Preservation  
1063 S. Capitol Way, Suite 106  
Olympia, WA 98501

Liz Bryson  
Daily Record  
201 N Main  
Ellensburg, WA 98926

Washington Dept. of Ecology  
Attn: Cathy Reed  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

Cindy Preston  
DNR Aquatic Land Manager  
713 E Bowers Road  
Ellensburg, WA 98926

Kathy Garvey-Darda  
USDA  
Forest Service  
203 West 2<sup>nd</sup> Street  
Cle Elum, WA 98922

Rodney D. Smoldon  
District Ranger  
803 West Second Street  
Cle Elum, WA 98922

USA (WNF)  
WENATCHEE NATIONAL FOREST  
215 MELODY LN  
WENATCHEE WA 98801

STATE OF WASH WILDLIFE  
FISHERY AND GAME DIVISION  
100 N CAPITOL WAY  
OLYMPIA WA 98502

Wayne Nelson  
P.O. Box 52  
Cle Elum, WA 98922

Bob Bailey  
808's Professional Land Surveying  
4201 Hwy 970  
Cle Elum, WA 98922

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
600 N CAPITOL WAY  
OLYMPIA WA 98502-

NEWPORT HILLS LAND CO INC  
PO BOX 687  
ROSLYN WA 98941

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941-

JOLLY MOUNTAIN GROUP LLC  
PO BOX 687  
ROSLYN WA 98941

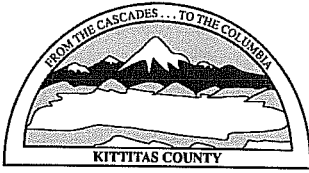
BOROZAN, KAREN ET VIR  
346 SUNSET AVE N  
EDMONDS WA 98020-

BALL, JAMES G ET UX  
10525 176TH CT NE  
REDMOND WA 98052-

SHARP, DAVID W  
PO BOX 50501  
BELLEVUE WA 98015-

MONJAZEB, ARASTOU  
13817 NE 20TH ST  
BELLEVUE WA 98005-

CEDAR GROVE LLC  
PO BOX 289  
RONALD WA 98940-



# 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

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## NOTICE OF DECISION SEPA ACTION & PUBLIC HEARING

**To:** County Departments & Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Dan Valoff, Staff Planner

**Date:** August 27, 2008

**Subject:** **Eagle Nest Preliminary Plat (LP-08-14)**

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Enclosed please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. The submitted application and related file documents were mailed with the Notice of Application on July 8, 2008.

Wayne Nelson authorized agent for Jolly Mountain Group LLC landowners, has applied for a 14-lot preliminary plat on approximately 43.28 acres of land that is zoned Rural-3. The property is located five (5) miles north of Ronald and east of Salmon La Sac Road, Ronald, WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M. in Kittitas County. Map numbers: 21-14-21000-0017 & 21-14-21050-0014.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 10, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (LP-08-17) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926.  
Staff Planner: Dan Valoff

NOTICE IS HEREBY given that an open record public hearing on the Eagle Nest Preliminary Plat application has been scheduled before the Kittitas County Hearing Examiner on Thursday, September 25, 2008 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

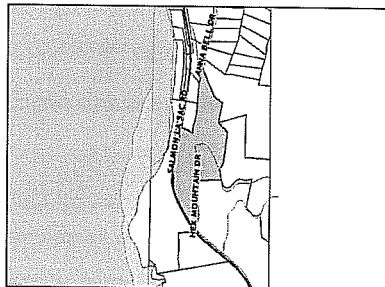
## Notice of Decision SEPA Action & Public Hearing Eagle Nest Preliminary Plat (LP-08-14)

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on August 27, 2008 issued a Mitigated Determination of Non-Significance (MDNS) on an application from Wayne Nelson authorized agent for Jolly Mountain Group LLC landowners, for a 14-lot preliminary plat on approximately 43.28 acres of land that is zoned Rural-3. The property is located five (5) miles north of Ronald and east of Salmon La Sac Road, Ronald, WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M. in Kittitas County. Map numbers: 21-14-21000-0017 & 21-14-21050-0014

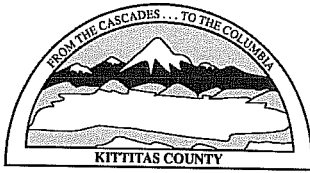
Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 10, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (LP-08-17)) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Dan Valoff

NOTICE IS HEREBY given that an open record public hearing on the Eagle Nest Preliminary Plat application has been scheduled before the Kittitas County Hearing Examiner on Thursday, September 25, 2008 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: August 25, 2008  
Publish: August 27, 2008







# 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

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** Eagle Nest Preliminary Plat LP-08-17

**Description:** A 14-lot Preliminary Plat, each lot approximately 3 acres in size on 43.28 acres of land zoned Rural-3.

**Proponent:** Wayne Nelson authorized agent for;  
Jolly Mountain Group LLC  
1332 G Street  
Lewiston, ID 83501

**Location:** The project is located five miles north of the town of Ronald, WA, east of Salmon La Sac Road in a portion of the West ½ of Section 21, T 21N., R 14E., WM in Kittitas County. Map number 21-14-21000-0017 & 21-14-21050-0014.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following::

**The following conditions shall also apply based on the project specific analysis:**

### I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works.

### II. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

### **III. Water**

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Stormwater and surface runoff generated from this project shall be retained and treated onsite and shall not be allowed to flow into County road right-of-ways.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- E. The Eagle Nest Preliminary Plat (LP-08-17) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 14 proposed lots combined. The cumulative groundwater withdrawal of all lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology. Private covenants documenting the intention to use less than the amount of gallons per day of water assumed in WAC 173-539A-050 (2). Specifically the covenants' shall state that the Group B Water System will provide a maximum of 357 gallons per day to be used only for inside domestic use and not for irrigation of each lot.
- F. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

### **IV. Historic and Cultural preservation**

- A. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakima Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site.

### **V. Light and Aesthetics**

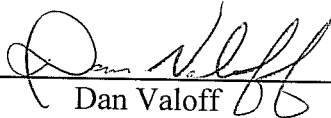
- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

**VI. Noise**

- A. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, September 10, 2008).

**Responsible  
Official:**

  
\_\_\_\_\_  
Dan Valoff

**Title:** Staff Planner

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX 962-7682

**Date:** August 27, 2008

**Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 10, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**

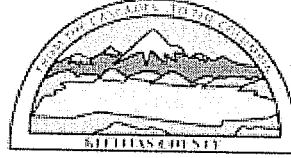
## Dan Valoff

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**From:** Mandy Weed on behalf of CDS User  
**Sent:** Thursday, September 04, 2008 9:15 AM  
**To:** Dan Valoff  
**Subject:** FW: Eagle Nest Preliminary Plat (LP-08-14)

**Mandy Weed**  
**Administrative Assistant II**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mandy.weed@co.kittitas.wa.us](mailto:mandy.weed@co.kittitas.wa.us)  
P: 509.962.7047  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.*

**From:** Cannon, Heather (DOH) [<mailto:Heather.Cannon@DOH.WA.GOV>]  
**Sent:** Thursday, September 04, 2008 8:48 AM  
**To:** CDS User  
**Subject:** Eagle Nest Preliminary Plat (LP-08-14)

To: Dan Valoff, Staff Planner

Please consider the following comments for the Eagle Nest Preliminary Plat (LP-08-14) application:

This project is a new 14-lot subdivision proposing a Group B water system. Water systems proposed to serve 15 or more residential connections, or 25 or more residents, are classified as a Group A water systems and must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins.

If one or more public water systems are proposed to supply some or all of the 14 lots, then the applicant must gain Department of Health approval of these systems(s) before construction begins. If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

Thank you-

*Heather Cannon*

Regional Planner  
Office of Drinking Water  
DOH / Division of Environmental Health  
1500 W 4th AVE, STE #305  
Spokane, WA 99201  
Phone: (509) 456-5067



To Protect and Promote the Health and the Environment of the People of Kittitas County

July 31, 2008

Dan Valoff  
Community Development Services

Dear Dan:

Thank you for the opportunity to comment on the Eagle Nest Preliminary Plat No. LP-08-17. In order to meet the requirements set forth by Kittitas County Public Health's Environmental Health Division and Kittitas County Code Chapter 13, the following items must be submitted:

- Soil logs for each lot where installation of a septic system is intended;
- A well site inspection must be performed to approve the site where the well is. The group B workbook and all associated paperwork must be turned in and the system design approved and installed or bonded for prior to final plat approval.
- Covenants documenting the intention to use less than the amount of gallons per day of water assumed in WAC 173-539A-050 (2). Specifically the covenants' shall state that the Group B Water system will provide a maximum of 357 gpd to be used only for inside domestic use and not for irrigation of each lot.
- *The following plat notes shall be included on the final mylar:*
  - "The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."
  - "The Eagle Nest Plat No. LP-08-17 currently has 5000 gallons of water per day for domestic-only use from the exemption. Each parcel will receive 357 gallons per day".

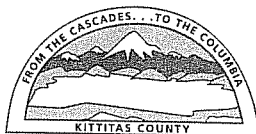
I look forward to assisting you if you have further questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Holly Myers".

Holly Myers  
Environmental Health Director  
Kittitas County Public Health  
(509) 962-7584

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

RECEIVED

JUL 21 2008

KITTITAS COUNTY  
CDS

July 18, 2008

Dan Valoff  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Mr. Valoff:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Eagle Nest Plat, proposed by the Jolly Mountain Group, LLC [LP-08-17]. We have reviewed the documents and have the following comments.

### **Water Resources**

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more that .5 acre of lawn and garden.

According to Chapter 173-539A-050(2) WAC, Upper Kittitas Emergency Ground Water Rule, "In determining compliance with the 5,000 gpd exemption limit for a new residential development, each lot will be assumed to use a minimum of 1,250 gpd for



Mr. Valoff  
July 18, 2008  
Page 2 of 2

domestic and irrigation purposes, unless a condition is recorded as a covenant to use a lesser amount."

With guidance from the rule referenced above, unless recorded in covenants to use a lesser amount, it is assumed each lot will require 1,250 gpd. The project, Eagle Nest Plat, proposing 14 lots will require a total of 17,500 gpd. This far exceeds the groundwater exemption and therefore will require a water right

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

### **Water Quality**

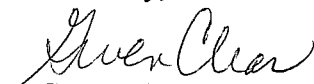
#### Project Greater-Than 1 Acre with Potential to Discharge Off-Site

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.

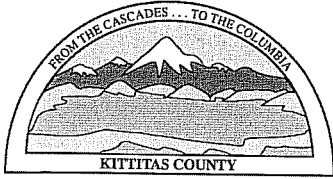
The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. 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 Bryan Neet at the Dept. of Ecology, (509) 575-2808, with questions about this permit.

Sincerely,



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



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Dan Valoff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: July 15, 2008

SUBJECT: Eagle Nest Plat LP-08-17

Our department has reviewed the plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended, based on the information provided. See below for conditions of preliminary approval:
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

#### The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Access: All access shall be from the internal road system. No direct access to Salmon La Sac Road shall be allowed.
3. Road Names: Hex Mountain Drive and Newport Creek Drive shall be labeled on the final plat.
4. Hex Mountain Road Improvements: Access from Salmon La Sac Road shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.

Page 1 of 4



- d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
5. Easement 'Z': Easement 'Z' shall be recorded prior to final approval.
6. Easement 'Z' Improvements: Access from Hex Mountain Drive to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. Surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade 8% flat, 12% rolling or mountainous.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

- j. All easements shall provide for AASHTO radius at the intersection with a county road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
7. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Access Permit: An approved access permit shall 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.
11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Current Kittitas County Road Standards, as adopted 9/6/05.

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms

compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



To Protect and Promote the Health and the Environment of the People of Kittitas County

April 25, 2008

Jolly Mountain Group LLC  
1332 G. Street  
Lewiston, ID. 83501

RE: Eagle Nest Plat submission fee received (\$625/receipt #801)

Dear Jolly Mountain Group LLC:

We have received the application for your proposed Plat (located in Section 21, Township 21N, Range 14 E.W.M., off of Salmon La Sac Road).

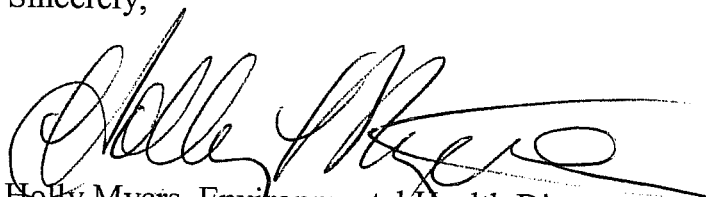
Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

***Your plat application will not be approved until you meet the enclosed requirements.***

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

If you have any questions or concerns, please feel free to contact our office.

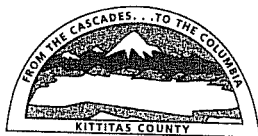
Sincerely,



Holly Myers, Environmental Health Director  
Kittitas County Public Health Department

cc: Community Development Services & Wayne Nelson  
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052

## Checklist

*Prior to receiving approval* of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

*Choose and follow instructions for one of the five following options:*

**Group "A" public well**

Provide written approval from Washington State Department of Health

**Group "B" public well**

Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)

**Individual wells**

Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.

**Shared two-party well**

Submit existing well log and a water user's agreement signed by both parties

**Public utility water supply**

Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

*Choose and follow instructions for one of the two following options:*

**On-site sewage**

You must schedule a soil log and prepare the site (dig holes)

**Public utility sewer**

You must submit a signed letter of agreement from the public utility official

# Instructions for Completing Environmental Health Requirements

## I. ADEQUATE POTABLE WATER SUPPLY:

### PUBLIC UTILITY WATER SUPPLY APPLICANTS

Submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.

### PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 is currently the only SMA.

#### PUBLIC GROUP "A" WELL

If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

#### PUBLIC GROUP "B" WELLS

Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

\*\*All Group B applications with **3-9 connections** should be submitted to Kittitas County Public Health Department; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

## **INDIVIDUAL WELLS**

Submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines. To obtain well logs, contact Department of Ecology at (509) 575-2490.

**After July 1, 2008** (as per MOA signed on April 7, 2008 by Kittitas County and the Department of Ecology) all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "*

Prior to July 1, 2008 the required note read:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

## **II. SATISFACTORY SEWAGE DISPOSAL**

### **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

### **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per WAC 246-272A or as amended (see attached soil log instruction sheet). The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

### **SET BACK REQUIREMENTS**

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

## Soil Log Requirements for Land Division

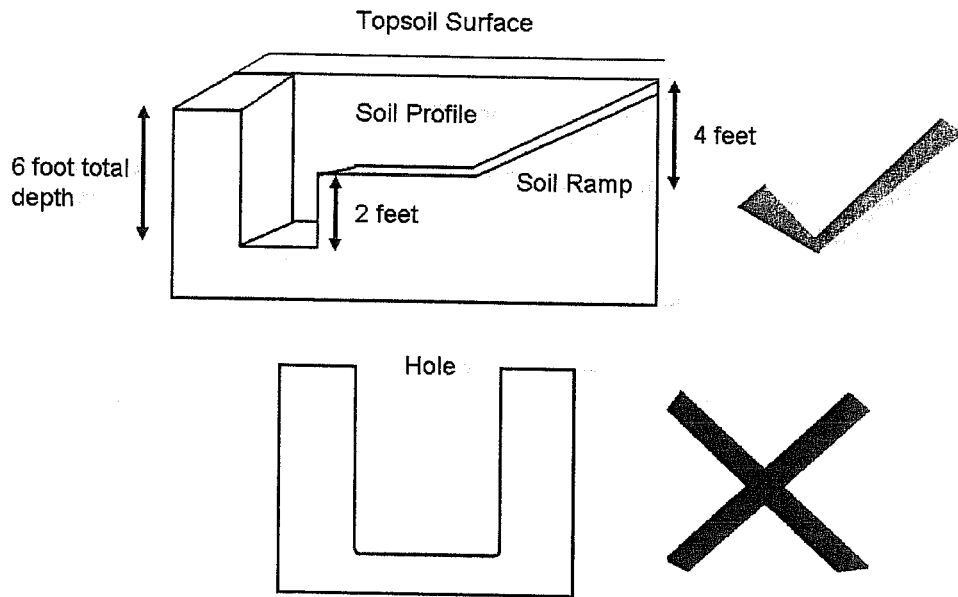
**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.





**Minimum Land Area Requirements:** According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

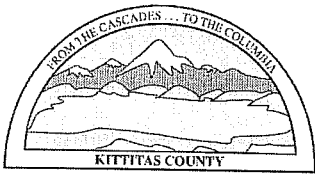
**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 962-7506 to arrange an appointment.



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

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME: Eagle Nest. Preliminary Plat LP-08-17

NOTIFICATION MAIL DATE: Friday July 8, 2008

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

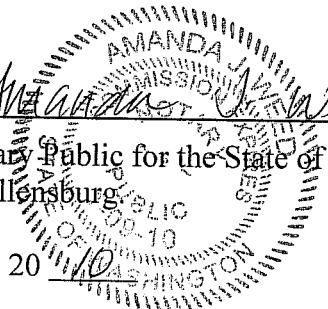
Handwritten signature of Dan Naboff

Signature

Subscribed and sworn to before me this 8th day of July, 2008.

Handwritten signature of Amanda J. Needham

Notary Public for the State of Washington residing in Ellensburg



My appointment expires January 9, 2010

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
600 N CAPITOL WAY  
OLYMPIA WA 98502-

NEWPORT HILLS LAND CO INC  
PO BOX 687  
ROSLYN WA 98941

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941-

JOLLY MOUNTAIN GROUP LLC  
PO BOX 687  
ROSLYN WA 98941

BOROZAN, KAREN ET VIR  
346 SUNSET AVE N  
EDMONDS WA 98020-

BALL, JAMES G ET UX  
10525 176TH CT NE  
REDMOND WA 98052-

SHARP, DAVID W  
PO BOX 50501  
BELLEVUE WA 98015-

MONJAZEB, ARASTOU  
13817 NE 20TH ST  
BELLEVUE WA 98005-

CEDAR GROVE LLC  
PO BOX 289  
RONALD WA 98940-

Washington Dept. of Ecology  
Derek Sandison, Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

DNR  
External SEPA Coordinator  
P.O. Box 47015  
Olympia, WA 98504-7015

WA Dept. of Natural Resources  
713 E. Bowers Rd.  
Ellensburg, WA 98926

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

Yakama Nation Dept. of Natural  
Resources  
Philip Rigdon  
P.O. Box 151  
Toppenish, WA 98948

James E Brooks Library  
Documents Dept.  
400 E. University Way  
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County  
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

Kittitas County Fire Marshal

Yakama Nation  
Kate Valdez  
Tribal Historic Preservation Officer  
PO Box 151  
Toppenish, WA 98948

Henry Fraser  
Yakama Nation Fisheries  
MS 7420 CWU  
400 E. University Way  
Ellensburg, WA 98926

Yakama Nation Cultural Resources  
Program  
Johnson Meninick, Program Manager  
PO Box 151  
Toppenish, WA 98948

Tom Justus  
WA State Department of Health  
Eastern Regional Office  
500 West Fourth Avenue Suite 305  
Spokane, Washington 99201

Yakama Nation  
Dept. of Natural Resources  
Philip Rigdon  
PO Box 151  
Toppenish, WA 98948

Washington State Department of  
Archaeology & Historic Preservation  
1063 S. Capitol Way, Suite 106  
Olympia, WA 98501

Liz Bryson  
Daily Record  
401 N Main  
Ellensburg, WA 98926

Cindy Preston  
DNR Aquatic Land Manager  
713 E Bowers Road  
Ellensburg, WA 98926

Patty Garvey-Darda  
USDA  
Forest Service  
803 West 2<sup>nd</sup> Street  
Cle Elum, WA 98922

Rodney D. Smoldon  
District Ranger  
803 West Second Street  
Cle Elum, WA 98922

USA (WNF)  
WENATCHEE NATIONAL FOREST  
215 MELODY LN  
WENATCHEE WA 98801

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
100 N CAPITOL WAY  
OLYMPIA WA 98502

Wayne Nelson  
P.O. Box 52  
Cle Elum, WA 98922

Bob Bailey  
808's Professional Land Surveying  
4201 Hwy 970  
Cle Elum, WA 98922

# AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

## NOTICE OF APPLICATION Eagle Nest Preliminary Plat LP-08-17

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

JULY 8, 2008

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 104.68 rate of \$5.30 per column inch for each insertion.

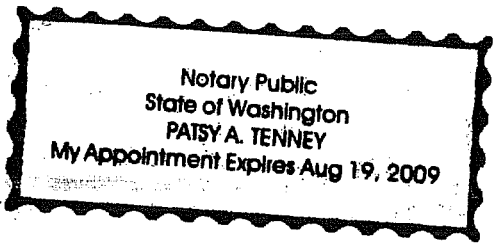
Diane Ewing

Subscribed to me this 28 day of July, 2008.

Patsy A Tenney

**PATSY A TENNEY**

Notary Public in and for  
The State of Washington  
Residing at Ellensburg,  
Washington (SEAL)



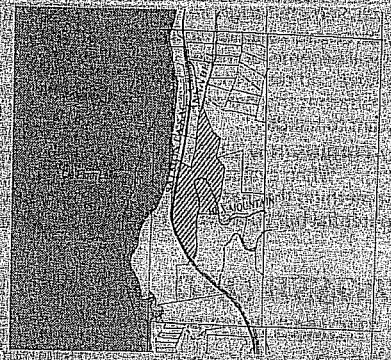
RECEIVED

JUL 31 2008

KITTITAS COUNTY  
CDS

**Eagle Nest Preliminary Plat  
LP-08-17**

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 10, 2008 deem complete an application from Wayne Nelson authorized agent for Jolly Mountain Group LLC landowners, who have applied for a 14-lot preliminary plat on approximately 43.28 acres of land that is zoned Rural-3, located five (5) miles north of Ronald and east of Salmon La Sac Road, Ronald, WA 98940, located in a portion of the west half of Section 21, T21N, R14E, W.M. in Kittitas County. Map numbers: 20-14-21000-0017 & 20-14-21050-0014.



Written comments from the public may be submitted to Community Development Services no later than July 23, 2008 by 5:00 p.m. After which the environmental threshold determination will be issued pursuant to RCW 43.21C (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. A Determination of Non-Significance (DNS) is expected to be issued. A copy of the environmental 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.

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 (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506 Staff Planner, Dan Valoff.

An open record hearing will be scheduled to go forward before the Kittitas County Planning Commission after the SEPA environmental threshold determination has been issued and the appeal period has ended. A Public Hearing Notice will be issued establishing the date, time and location of said hearing. Contact CDS at (509)962-7506 if you have any questions.

Dated: July 2, 2008  
Publish: Daily Record: July 8, 2008 &  
Northern Kittitas Co. Tribune: July 10, 2008

# Advertising Invoice

Kittitas County Community  
Development Services  
411 N. Ruby St, Suite 2  
ELLENSBURG, WA 98926

ELLENSBURG DAILY RECORD  
401 N. MAIN  
Ellensburg, WA 98926  
Phone: (509) 925-1414  
Fax: (509) 925-5696

Cust#: a0104728-000  
Ad#: 03523084  
Phone: (509)962-7506  
Date: 07/11/08

# Northern Kittitas County Tribune

P.O. Box 308  
Cle Elum, WA 98922  
(509) 674-2511



## Invoice

### Bill To:

Kittitas County Community Development  
Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

Invoice #: 00054597

Date: 7/10/08

Page: 1

DATE	DESCRIPTION	AMOUNT								
7/10/08	Application (LP-08-17) Eagle Nest Preliminary Plat	\$116.00								
		<p style="text-align: center;"><b>RECEIVED</b> AUG 11 2008 KITTITAS COUNTY CDS</p> <table border="1"><tr><td data-bbox="1031 1739 1282 1800">Sales Tax:</td><td data-bbox="1282 1739 1506 1800">\$0.00</td></tr><tr><td data-bbox="1031 1800 1282 1851">Total Amount:</td><td data-bbox="1282 1800 1506 1851">\$116.00</td></tr><tr><td data-bbox="1031 1851 1282 1902">Amount Applied:</td><td data-bbox="1282 1851 1506 1902">\$0.00</td></tr><tr><td data-bbox="1031 1902 1282 1958"><i>Balance Due:</i></td><td data-bbox="1282 1902 1506 1958"><i>\$116.00</i></td></tr></table>	Sales Tax:	\$0.00	Total Amount:	\$116.00	Amount Applied:	\$0.00	<i>Balance Due:</i>	<i>\$116.00</i>
Sales Tax:	\$0.00									
Total Amount:	\$116.00									
Amount Applied:	\$0.00									
<i>Balance Due:</i>	<i>\$116.00</i>									



**AFFIDAVIT OF PUBLICATION**

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KITTITAS )

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

APPLICATION (LP-08-17)

EAGLE NEST

PRELIMINARY PLAT

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of one consecutive weeks,

commencing on the 10<sup>TH</sup> day of JULY, 2008 and ending on

the 10<sup>TH</sup> day of JULY, 2008,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 116<sup>00</sup>, which amount has been paid in full.

Jana E. Stoner

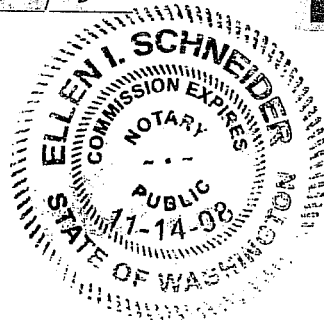
Subscribed and sworn to before me this 18<sup>th</sup> day of July, 2008.

Ellen I. Schneider

Notary Public in and for the State of Washington, residing at

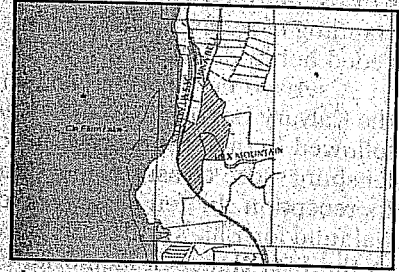
Cle Elum WA 98943

County of Kittitas. Expires 11-14-08



**Notice of Application  
Eagle Nest Preliminary Plat  
LP-08-17**

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applied for a 14-lot preliminary plat on approximately 43.28 acres of land that is zoned Rural-3, located five (5) miles north of Ronald and east of Salmon La Sac Road, Ronald, WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M. in Kittitas County. Map numbers: 20-14-21000-0017 & 20-14-21050-0014.

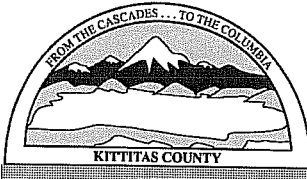
Written comments from the public may be submitted to Community Development Services no later than July 23, 2008 by 5:00 p.m. After which the environmental threshold determination will be issued pursuant to RCW 43-21C (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. A Determination of Non-Significance (DNS) is expected to be issued. A copy of the environmental 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.

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 (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

An open record hearing will be scheduled to go forward before the Kittitas County Planning Commission after the SEPA environmental threshold determination has been issued and the appeal period has ended. A Public Hearing Notice will be issued establishing the date, time and location of said hearing. Contact CDS at (509)962-7506 if you have any questions.

Dated: July 2, 2008

(Published in the N.K.C. TRIBUNE, July 10, 2008.)



# 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

"Building Partnerships – Building Communities"

## NOTICE OF APPLICATION

**To:** Interested County Departments and Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Dan Valoff, Staff Planner

**Date:** July 8, 2008

**Subject:** Eagle Nest Plat a 14-lot Preliminary Plat (LP-08-17)

Enclosed please find the Long Plat Applications, SEPA Environmental Checklist and associated materials for the above referenced project. Wayne Nelson authorized agent for Jolly Mountain Group LLC landowners, have applied for a 14-lot preliminary plat on approximately 43.28 acres of land that is zoned Rural-3, located five (5) miles north of Ronald and east of Salmon La Sac Road, Ronald, WA 98940, located in a portion of the west half of Section 21, T21N R14E, W.M. in Kittitas County. Map numbers: 21-14-21000-0017 & 21-14-21050-0014.

At the end of the comment period an environmental threshold determination will be issued pursuant to RCW 43.21C (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 the State Environmental Policy Act. A Determination of Non Significance (DNS) is expected to be issued. A copy of the threshold determination will be available to the public upon request.

The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509)962-7506.

Please send any comments regarding potential adverse environmental impacts by July 23, 2008 by 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing will be scheduled to go forward before the Kittitas County Planning Commission after the SEPA environmental threshold determination has been issued and the appeal period has ended. A Public Hearing Notice will be issued establishing the date, time and location of said hearing. Contact CDS at (509)962-7506 if you have any questions.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**Notice of Application  
Eagle Nest Preliminary Plat  
LP-08-17**

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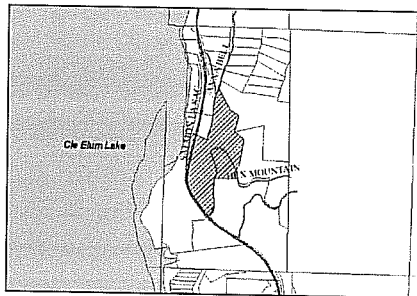
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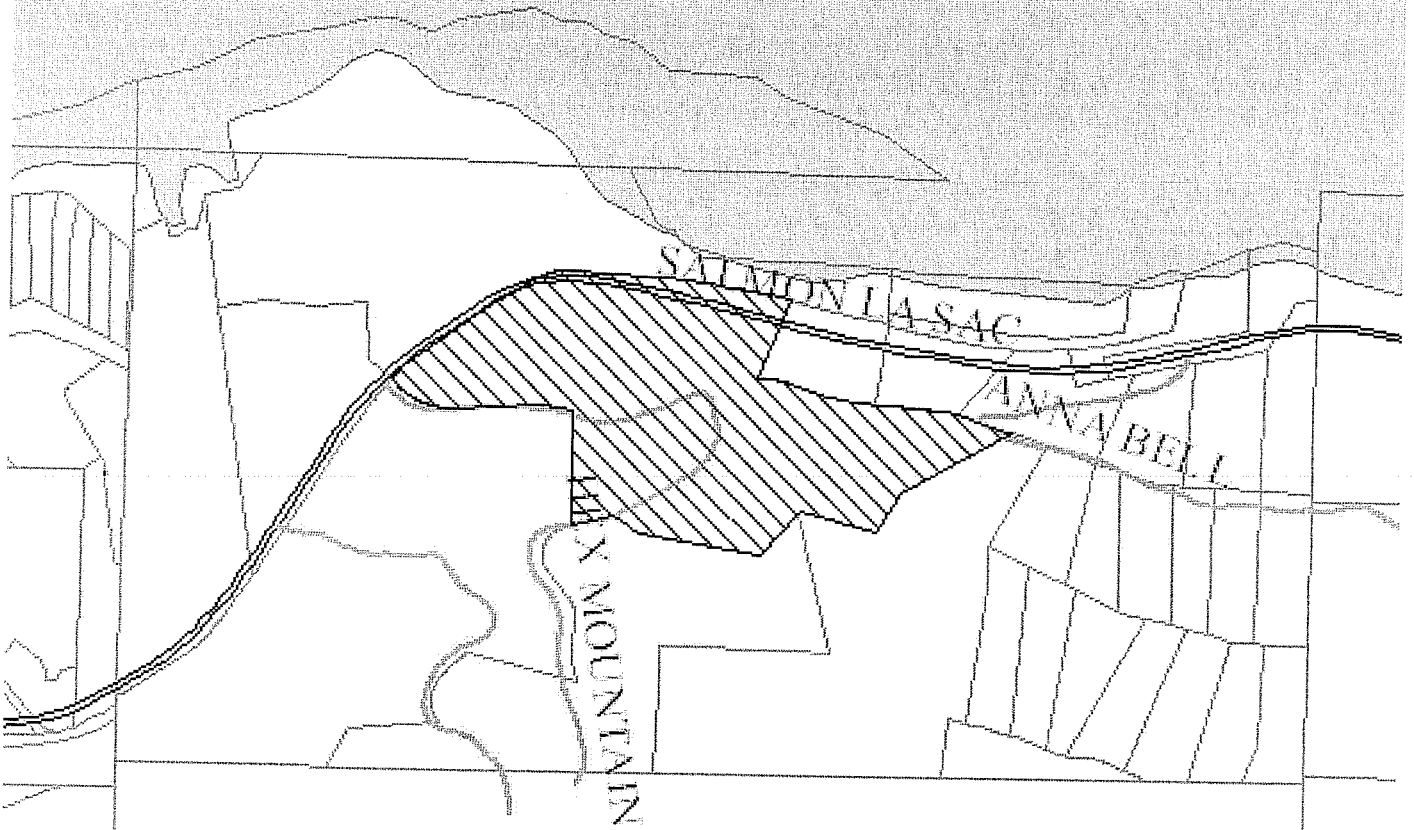
Dated: July 2, 2008

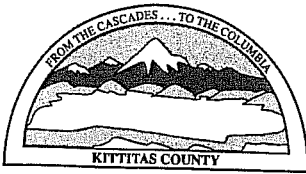
Publish Daily Record: July 8, 2008

Publish Northern Kittitas Co. Tribune: July 10, 2008



Cle Elum Lake





# 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

June 10, 2008

Wayne Nelson  
P.O. Box 52  
Cle Elum, WA 98922

Subject: Determination of Application Completeness  
Eagle Nest Plat (LP-08-17)

Dear Wayne:

Your Preliminary Plat application to develop 14-lots located northwest of the City of Cle Elum located off of Salmon La Sac Road, Ronald, WA 98940. Map number: 21-14-21000-0017 was received April 25, 2008. Your application has been determined complete upon receipt of the Affidavit of Posting as of June 4, 2008.

Continued processing of your application will include, but is not limited to, the following actions

1. A Notice of Application will be sent to all adjoining property owners, interested persons, and SEPA reviewing agencies.
2. The consideration of written comments from SEPA Reviewing Agencies, and from adjacent property owners.
3. Notification of the SEPA Environmental Threshold Determination and Public Hearing date. The Notice of SEPA Action will be final unless appealed within 10 working days following the date of the decision.

If you have any questions regarding this matter, please call me at (509) 962-7637, or by e-mail; dan.valoff@co.kittitas.wa.us.

Sincerely,

Dan Valoff  
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# 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

## AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE:	PLANNER: <b>Dan Valoff</b>
PROJECT NAME: <b>Eagle Nest Plat</b>	FILE NUMBER: <b>P-08-17</b>

### PLEASE COMPLETE THE FOLLOWING:

I, Wayne Nelson, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.

Wayne Nelson

Signature

6/4/08

Date

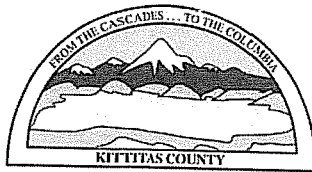
Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:  
Received \_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

PLEASE NOTE: This is a fill-in-and-print PDF form. It cannot be edited and saved to your hard drive unless you have the full version of Adobe Acrobat. If you are not using the full version you must complete this form and then print it, or print it and complete it by hand.

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LP-08-00017

## LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.

Please pick up a copy of the Checklist if required)

### 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; \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required \*One check made payable to KCCDS

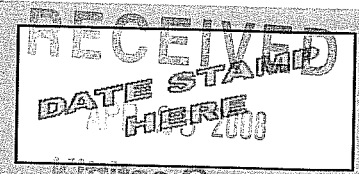
### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

x Kat B...

DATE: 4/25/08

RECEIPT # 801



NOTES:

Kittitas County  
CDS

**1. Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Jolly Mountain Group LLC  
Mailing Address: 1332 G. Street  
City/State/ZIP: Lewiston, ID 83501  
Day Time Phone: 509-649-5218  
Email Address: \_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):** *If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Wayne Nelson  
Mailing Address: PO Box 52  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 206-465-5061  
Email Address; waynenelson@hotmail.com

**3. Street address of property:**

Address: No address Assigned  
City/State/ZIP: Ronald, WA 98940

1 **Legal description of property:** Lot 11 Section 21, Township 21 North, Range 14 East; W.M., Kittitas County, State of Washington

2 **Tax parcel number(s):** 21952 & 951663 21-14-21000-0017

3 **Property size:** 43.28 (acres)

4 **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):

This proposal is to create approximately fourteen residential lots, each approximately three acres in size. The property is located about 8 miles northwest of the City of Cle Elum on the east side of Salmon La Sac Road. A existing private road off Salmon La Sac Road provides access to the property. Lots will be serviced by private individual wells or a shared water system, and on-site septic systems.



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

9. What County maintained road(s) will the development be accessing from? Salmon La Sac Rd.

10. 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. hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

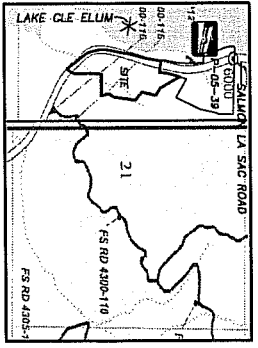
**All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.**

Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
**(REQUIRED if indicated on application)**

X Wayne A. Nelson 4/25/08

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

X Gregory B. Martin 4-25-2008



STATEMENTS OF APPROVAL

THIS COUNTY DEPARTMENT OF PUBLIC WORKS HAS REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

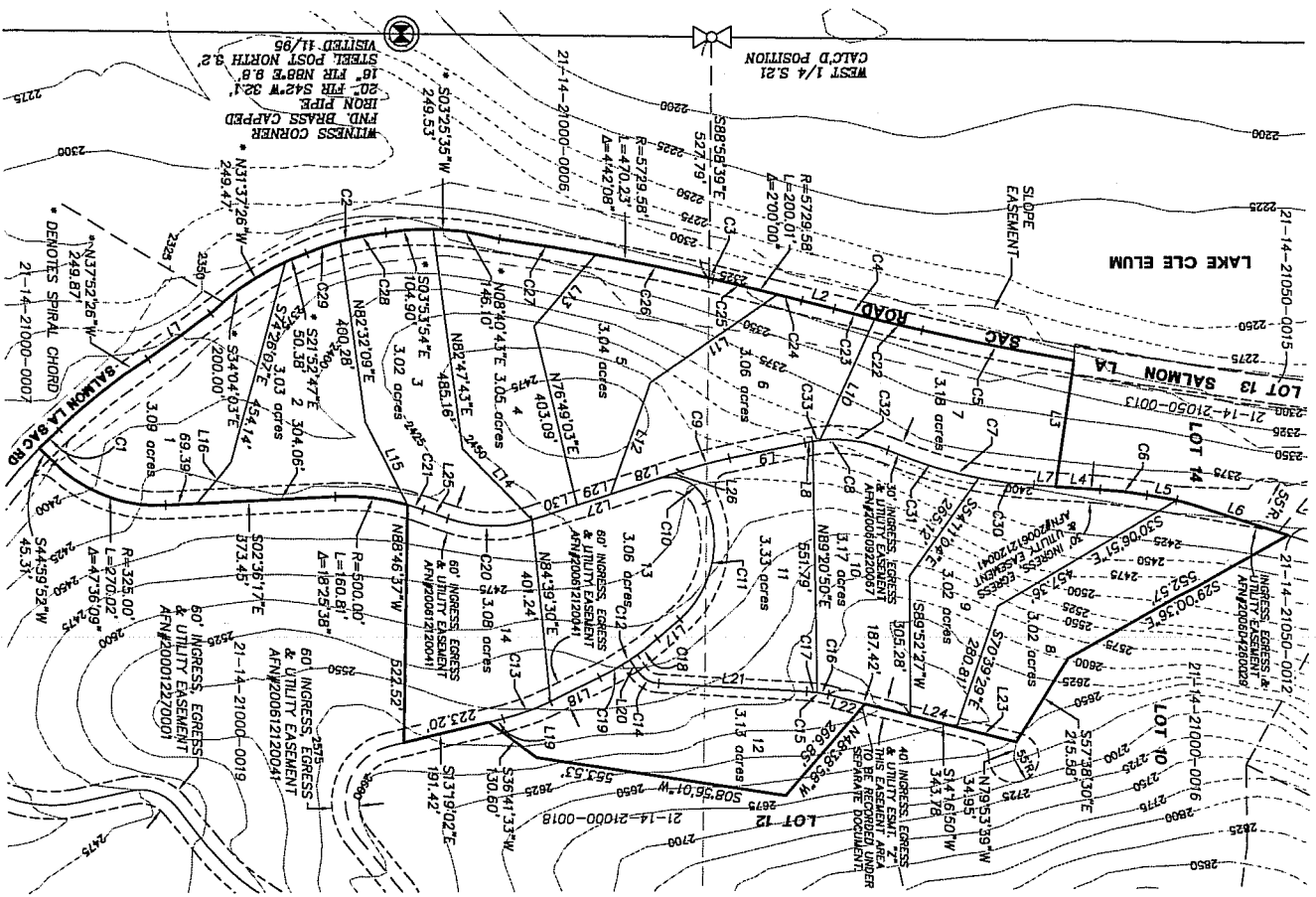
KITTITAS COUNTY ENGINEER  
I HEREBY CERTIFY THAT THE EAGLE NEST PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SPACING AND WATER SPECIAL DESIGN SHOWS DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY HEALTH OFFICER  
I HEREBY CERTIFY THAT THE EAGLE NEST 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\_\_

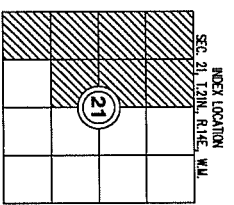
KITTITAS COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE EAGLE NEST PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE EAGLE NEST 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 BOARD OF COMMISSIONERS  
I HEREBY CERTIFY THAT THE EAGLE NEST 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\_\_



LEGEND  
CALCULATED QUARTER CORNER COMMON TO TWO SECTIONS  
WITNESS CORNER, AS NOTED



AUDITOR'S CERTIFICATE  
FILED OF RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ IN \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
Kittitas County Auditor, by: \_\_\_\_\_  
Deputy County Auditor

SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS THE DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYOR'S RECORDING ACT AT THE REQUEST OF \_\_\_\_\_  
DOLLY MOUNTAIN GROUP LLC  
ROBERT L. BAILEY, PE/PLS #9743

EAGLE NEST PLAT  
P/N: W/2 OF SECTION 21, T21N, R14E, W4M, KITTITAS COUNTY, STATE OF WASHINGTON  
RECEIVING NUMBER \_\_\_\_\_  
NAME & ADDRESS: ORIGINAL TRACT OWNERS  
NAME: DOLLY MOUNTAIN GROUP LLC, A WA LIMITED LIABILITY CO  
ADDRESS: PO BOX 189, ROSINA, WA 98841  
EXISTING ZONE: R-3  
SOURCE OF WATER: GROUP B WATER SYSTEM  
SEWER SYSTEMS: SEPTIC/DRAINFIELD  
NO. OF PLATTED LOTS: 14  
SCALE: 1" = 200'  
EXISTING PARCEL NOS.: 21-14-21000-0017 (21952) & 21-14-21000-0014 (93163)  
TOTAL ACREAGE: 43.28 TOTAL ACRES  
SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

808's LLC  
Professional Land Surveying  
4201 Highway 970  
Cle Elum, WA 98922  
509 674 5551

RECEIVING NUMBER  
**EAGLE NEST PLAT**  
 PTN, W/1/2 OF SECTION 21, T21N, R14E, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

ADJACENT PROPERTY OWNERS.

- 21-14-2100-0016
- 21-14-2100-0018
- 21-14-2100-0019
- 21-14-2100-0013
- 21-14-2100-0012
- 21-14-2100-0011
- PO BOX 601
- ROSELIN WA 99941
- 21-14-2100-0019
- CDMR GROUP LLC
- PO BOX 687
- ROSELIN WA 99941
- 21-14-2100-0006
- 21-14-2100-0007
- ANASTOU HOLDINGS
- 13817 NE 20TH ST
- BELLEVUE WA 98005

**EXISTING LEGAL DESCRIPTION:**

LOTS 11 AND 14 OF SURVEY BOX 34 AT PAGE 136, AUDITOR'S FILE NO. 20070900070, AS RECORDED ON SEPTEMBER 10, 2007, KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRVERSE IN EXCESS OF 110,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTENSION PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 17.10140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE GROWTH OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO ROW 90.444.004, THE CUMULATIVE EFFECT OF WATER WITHDRAWS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 60% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. BASIS OF BEGINNINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: BOOK 31 OF SURVEYS, PAGE 89; BOOK 34 OF SURVEYS, PAGE 136; AND THE SURVEYS REFERENCED THEREON.
12. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 11 OF THAT CERTAIN SURVEY AS RECORDED BY ENCUMBRAS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 20070900070.
13. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF PORTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

LINE	LINE TABLE	BEARING
L1	189.96	N183°27'22"W
L2	73.60	N84°13'14"E
L3	279.94	S94°10'55"W
L4	87.39	S107°03'32"W
L5	66.28	N17°51'52"E
L6	253.46	S04°10'55"W
L7	49.03	S11°23'29"E
L8	17.36	S11°19'05"E
L9	169.21	S55°08'44"E
L10	292.46	N43°11'42"W
L11	342.39	N43°11'42"W
L12	207.02	N48°17'06"W
L13	218.07	S48°53'33"W
L14	218.07	S92°58'19"E
L15	474.90	S04°10'55"W
L16	64.80	S04°10'55"W
L17	64.80	S04°10'55"W
L18	120.23	S04°10'55"W
L19	31.78	S11°19'05"E
L20	30.10	S56°38'03"W
L21	356.77	S03°19'57"W
L22	83.97	S14°16'50"W
L23	133.43	S14°16'50"W
L24	104.80	S14°16'50"W
L25	56.78	S20°00'59"W
L26	54.97	S17°42'55"E
L27	268.34	S17°42'55"E
L28	182.99	S17°42'55"E
L29	182.99	S17°42'55"E
L30	104.80	S17°42'55"E

COURSE	LENGTH	BEARING	DEPTA
C1	58.24	N14°43'29"E	253.262
C2	179.67	S172.96	1759.017
C3	9.77	S172.96	103.552
C4	200.01	S172.96	2000.000
C5	340.92	S172.96	324.433
C6	104.32	S100.00	536.339
C7	332.28	S100.00	1920.217
C8	169.29	S00.00	3279.500
C9	113.11	S00.00	6238.917
C10	134.07	S00.00	6521.000
C11	291.79	S25.00	7144.000
C12	183.83	S00.00	1431.577
C13	110.62	S00.00	631.937
C14	23.92	S20.00	5318.056
C15	23.92	S20.00	539.487
C16	24.64	S20.00	539.487
C17	24.64	S20.00	539.487
C18	76.97	S00.00	220.939
C19	76.97	S00.00	220.939
C20	188.10	S25.00	3748.544
C21	38.60	S00.00	471.138
C22	107.95	S172.96	1034.466
C23	92.06	S172.96	925.744
C24	54.56	S172.96	529.244
C25	145.45	S172.96	1271.666
C26	236.23	S172.96	2332.444
C27	214.00	S172.96	2108.244
C28	101.64	S172.96	1019.550
C29	101.64	S172.96	1019.550
C30	131.27	S00.00	1438.111
C31	210.51	S00.00	1920.447
C32	153.17	S00.00	2935.029
C33	16.12	S00.00	3104.441

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE JOINT MOUNTAIN GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SHARE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, STIPULATE AND PLAT AS HEREBY RESORDED.  
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON  
 COUNTY OF KITTITAS  
 SS  
 STATE OF WASHINGTON  
 COUNTY OF KITTITAS  
 SS  
 THIS IS TO CERTIFY THAT ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT AND WHOSE NAMES AND OFFICIAL POSITIONS ARE SET FORTH IN THE FOREGOING DEDICATION AND ACKNOWLEDGMENT. I HAVE READ THE FOREGOING DEDICATION AND ACKNOWLEDGMENT AND I HEREBY CERTIFY THAT THE SAID DOCUMENTS WERE VOLUNTARILY AND KNOWINGLY EXECUTED BY THE SAID PERSONS AND THAT THE SAID DOCUMENTS WERE PROPERLY SIGNED, SEALED, DATED AND VERIFIED IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON.  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFROM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

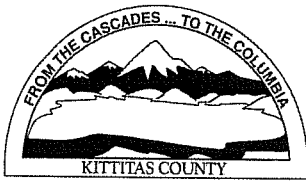
Call Before You Dig  
 1-800-553-4344

**808's LLC**  
 Professional Land Surveying  
 4201 Highway 970  
 Cle Elum, WA 98922  
 509 674 5551

ROBERT L. BAILEY, PE/PLS #9743  
 Deputy County Auditor

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JOINT MOUNTAIN GROUP LLC

**AUDITOR'S CERTIFICATE**  
 FILED OF RECORD THIS \_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_ OF PLATS, PAGE \_\_\_ AT THE REQUEST OF \_\_\_\_\_  
 Kittitas County Auditor, by: \_\_\_\_\_  
 Deputy County Auditor



# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$400.00**

**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**

**A. BACKGROUND**

- 1. Name of proposed project, if applicable: **Eagle Nest Plat** \_\_\_\_\_
- 2. Name of Applicant: **Wayne Nelson**
- 3. Address and phone number of applicant and contact person:  
**Wayne Nelson, Po Box 52, Cle Elum, WA 98922**  
**206-465-5061**
- 4. Date Checklist prepared: **2/21/2008**
- 5. Agency requesting checklist: **Kittitas County CDS**
- 6. Proposed timing or schedule (including phasing, if applicable):  
**Begin lot clearing and construction summer 2008** \_\_\_\_\_  
\_\_\_\_\_
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
\_\_\_\_\_  
\_\_\_\_\_

No



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

**Forest Practices Application #2702237,  
Stormwater Permit issued by the Department of Ecology. WAR-010166**

\_\_\_\_\_

\_\_\_\_\_

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

\_\_\_\_\_

\_\_\_\_\_

**None**

10. List any government approvals or permits that will be needed for your proposal, if known. **Kittitas County Final Plat Approval**

\_\_\_\_\_

\_\_\_\_\_

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**To divide 43.28 acres into fourteen 3 + acre lots.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

\_\_\_\_\_

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**The property is approximately five miles north of Ronald and east of Salmon La Sac A private road, Hex Mountain Drive serves the property. The property is Lot 11, being A portion of Section 21 in Township 21N Range 14E**

**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)?

**The steepest slope is estimated to be approximately a 55% slope.**

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.

\_\_\_\_\_

\_\_\_\_\_

**No prime farmland or agriculture soils are located on property.**

**Soil Analyses showed:**

**5243 Natkim Gravelly Sandy Loam (5-25% slope)**

**5244 Natkim Gravelly Sandy Loam (25-45% slope)**

**5245 Natkim Gravelly Sandy Loam (45-65% slope)**

**6839 Roslyn Sandy Loam (5-25% slope)**



**6845 Roxer Gravelly Sandy Loam (45-65% slope)**

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

None

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

Very little grading will be done. A private gravel road currently serves the property. The only imported material would be for the paving of the road.

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

**During the general course of construction and earth disturbance, some erosion may occur. All Necessary BMP's will be in place during any possible disturbance that may occur during construction.**

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

**The paved roads and structures will result in about 2% of the site being covered with impervious surfaces.**

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

**Best management practices, including but not limited to silt fencing, road ditches, water bars, straw bales, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.**

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.

**Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust, and wood smoke from fire stoves and fireplaces.**

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

None known.

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

**The Washington Department of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.**

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.

**Their is one Type NF (Non Fish) un-named seasonal stream that runs southwest 2000 feet to Lake Cle Elum once it leaves the property.**

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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.

\_\_\_\_\_

\_\_\_\_\_

**No**

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 waste material is expected to be discharged to surface water.

\_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

**Ground water may be withdrawn for domestic use**

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.

**Discharge would be from future home sites that will utilize septic systems that are required to be certified and designed in accordance with Kittitas County and Washington Dept. of Health regulations.**

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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).

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\_\_\_\_\_

Where will this water flow? Will this water flow into other waters?  
If so, describe.

**Storm water could be generated on site, which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual and associated Stormwater permit issued by Department Of Ecology for the property, such as straw bale barriers, silt fencing, and perhaps a sediment pond.**

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

**The only known potential source of waste materials that could enter ground or surface waters would be effluent from approved septic systems and drain fields.**

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

**Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.**

#### 4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: **alder, maple**, aspen, other- **Cottonwood**
- evergreen tree: **fir, cedar, pine**, other- **larch**
- 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?

**Vegetation removal will include removal of fir trees, pine trees and other types of trees, and vegetation where structures and roads will be placed.**

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

**None that we are aware of.**

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

**None**



5. ANIMALS

a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

\_\_\_\_\_

\_\_\_\_\_

  x   birds: **hawk**, heron, **eagle**, songbirds, other: **woodpecker**  
  x   mammals: **deer, bear, elk**, beavers, other : **cougars, squirrels**  
\_\_\_\_\_ fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**None that we are aware of.**

c. Is the site part of a migration route? If so, explain.

\_\_\_\_\_

\_\_\_\_\_

**No**

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

\_\_\_\_\_

\_\_\_\_\_

**None**

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.

\_\_\_\_\_

\_\_\_\_\_

**Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well.**

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 at this time.**

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.

\_\_\_\_\_

\_\_\_\_\_

**We anticipate no environmental health hazards with this project.**

1) Describe special emergency services that might be required.

\_\_\_\_\_

\_\_\_\_\_

**All roads will meet the International Fire Code and county requirements. Police and medical response services would be provided for through the local county contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.**

2) Proposed measures to reduce or control environmental health

\_\_\_\_\_

hazards, if any.

\_\_\_\_\_

**There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.**

b. Noise

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

\_\_\_\_\_  
\_\_\_\_\_

**Some general construction noise will be generated during construction and noise impacts are not expected from the finished project.**

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.

\_\_\_\_\_  
\_\_\_\_\_

**On a short term basis during construction, there would be noise associated with construction equipment and other work being done on site, typically from dawn to dusk.**

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

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\_\_\_\_\_

**In an effort to reduce or control possible noise impacts construction hours could run from 6 am to 8 pm Monday thru Saturday.**

8. LAND AND SHORELINE USE

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

\_\_\_\_\_  
\_\_\_\_\_

**Property is vacant land with adjacent rural residential lots all about three acres in size.**

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

\_\_\_\_\_  
\_\_\_\_\_

**No**

c. Describe any structures on the site.

\_\_\_\_\_  
\_\_\_\_\_

**None**

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**

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?

No

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

None

j. Approximately how many people would reside or work in the completed project?

**The number of workers is unknown. The proposed plat is for fourteen residential lots. It is not known when all lots will be occupied.**

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

**There will be no displacement therefore no measures are required.**

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

**The project will comply with local zoning and land use laws and be consistent with the Kittitas County Comprehensive Plan.**

9. HOUSING

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

A maximum of fourteen lots will be created.  
**Housing will be middle to high -income level.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

None

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?

**Height restrictions will comply with Kittitas County Codes and would not exceed 35 feet. The principal exterior building material would be wood, masonry or metal materials.**

b. What views in the immediate vicinity would be altered or obstructed?

**No views would be impacted by this project.**

c. Proposed measures to reduce or control aesthetic impacts, if any.

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None

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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**Typical lighting to support residential use.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

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No

c. What existing off-site sources of light or glare may affect your proposal?

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None

d. Proposed measures to reduce or control light and glare impacts, if any.

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None

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

**Recreation opportunities associated with Lake Cle Elum are available as well as dispersed outdoor recreation opportunities such as hunting, hiking, snowmobiling, cross country skiing, and mountain biking.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

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No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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None

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.

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**Mr. David Powell from the Yakima Nation Cultural Resources Dept. visited the site on July 26<sup>th</sup>, 2004, and a plan to protect cultural values were agreed upon should any be discovered during development of the project.**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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None known.

c. Proposed measures to reduce or control impacts, if any.

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Not applicable none known.

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.

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**A private road off Salmon La Sac Road, Hex Mountain Dr will serve as access to the property with private driveways serving lots.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

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No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

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**Lots will have private or shared driveways. No parking spaces will 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).

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**The existing private road, Hex Mountain Dr., will be paved and will comply with Kittitas County Road Standards.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

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**At full build out, there could be up to 140 trips per day.**

g. Proposed measures to reduce or control transportation impacts, if any.

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**Provide adequate traffic signage at and before the intersection of the Hex Mountain Dr., including speed limit signs within the property.**

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.

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**The plat will rely on existing public services. The addition of a maximum of fourteen lots in a rural area is not expected to bring a substantial increased need for public services.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

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\_\_\_\_\_

16. UTILITIES

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

\_\_\_\_\_

\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

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**Residential utilities will be provided to the project such as electricity, phone, cable, and high speed internet connection. Service providers will include Inland Telephone, Inland Internet, R&R cable and Puget Sound Energy.**

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: Wayne A. Nelson

Date: 4/25/08