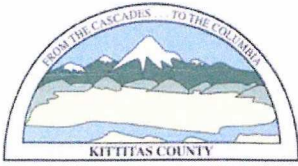


Plat of Yellowstone Trail Estates



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

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS 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 (parent parcel)

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
~~\$3305~~ *One check made payable to KCCDS \$470
 Fire Marshal \$195

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

6.18.09

RECEIPT #

5043

PAID



NOTES:

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

Landowner(s) signature(s) required on application form.

Name: Gary Maughan
Mailing Address: 22591 Road M
City/State/ZIP: Mattawa, Washington 99344
Day Time Phone: (509) 840-7299
Email Address: garycarol@smwireless.net

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: Encompass Engineering & Surveying
Mailing Address: 108 East 2nd Street
City/State/ZIP: Cle Elum, Washington 98922
Day Time Phone: (509) 674-7433
Email Address: wnelsen@encompasses.net

3. Street address of property:

Address: Yellowstone Road
City/State/ZIP: Snoqualmie Pass

4. Legal description of property:

See attached

5. Tax parcel number(s): see attached

6. Property size: 18.09 (acres)

7. 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):

The proposed project consists of a subdivision of approximately 18.09 acres into 56 single-family residential lots. The subdivision will be completed in two phases: Phase I - Lots 1-40 and Phase II - Lots 41-55. Phase I will be served by a proposed private roadway accessed from the end of Yellowstone Road and then continued to Phase II. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and would be dedicated to the County as an extension of Yellowstone Road. Both phases will be provided water and sanitary sewer services from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet. Approximately 3.51 acres of open space is proposed for Phase I and approximately 1.70 would be added in Phase II.

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: none


9. What County maintained road(s) will the development be accessing from? Yellowstone Road

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

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

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X 

6/2/09

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

Date:

X 

6-2-09

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N, R.11E, W.M.
KITTITAS COUNTY, WASHINGTON

P-09-XX



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH OFFICER
 I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES 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

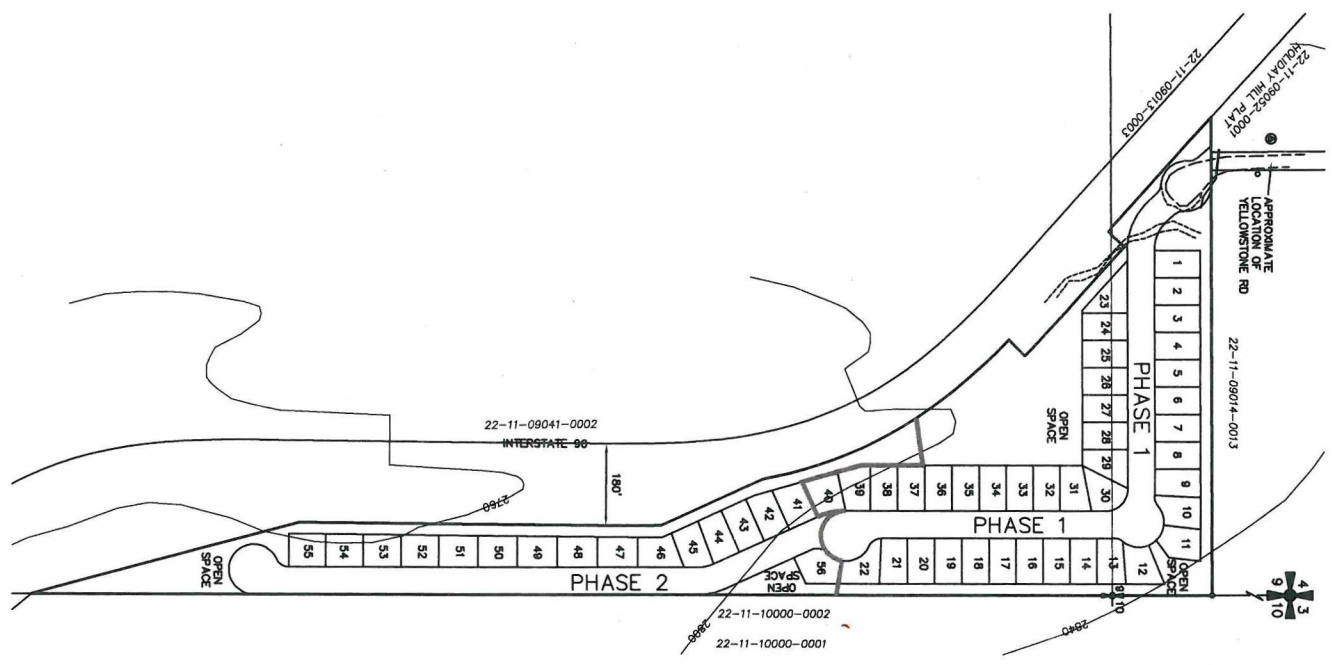
KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NOS: 22-11-09014-0014 (147835), 22-11-09014-0015 (317835) & 22-11-09014-0001 (357935)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

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

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON
 BY: _____
 CHAIRMAN
 ATTEST: _____
 CLERK OF THE BOARD

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



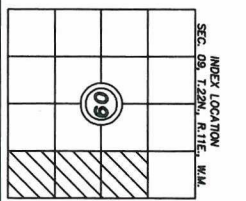
NOTE:
 OPEN SPACE AREAS ARE ALSO TO BE USED AS SNOW REMOVAL AREAS AND MAY INCLUDE COMMUNITY FACILITIES AND/OR RECREATIONAL USES.

LEGEND

- A QUARTER CORNER, AS NOTED
- PVD REBAR & CAP
- SET REBAR & CAP I.S.# 18092
- PHASE LINE

RECORDER'S CERTIFICATE

DAVID P. NELSON
 COUNTY AUDITOR



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF: **DAVID P. NELSON** SURVEYOR'S NAME
 IN, MDY, 20.08
 DAVID P. NELSON DATE
 CERTIFICATE NO. 18092

COUNTY AUDITOR DEPUTY COUNTY AUDITOR

PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N, R.11E, W.M.
 KITTITAS COUNTY, WASHINGTON

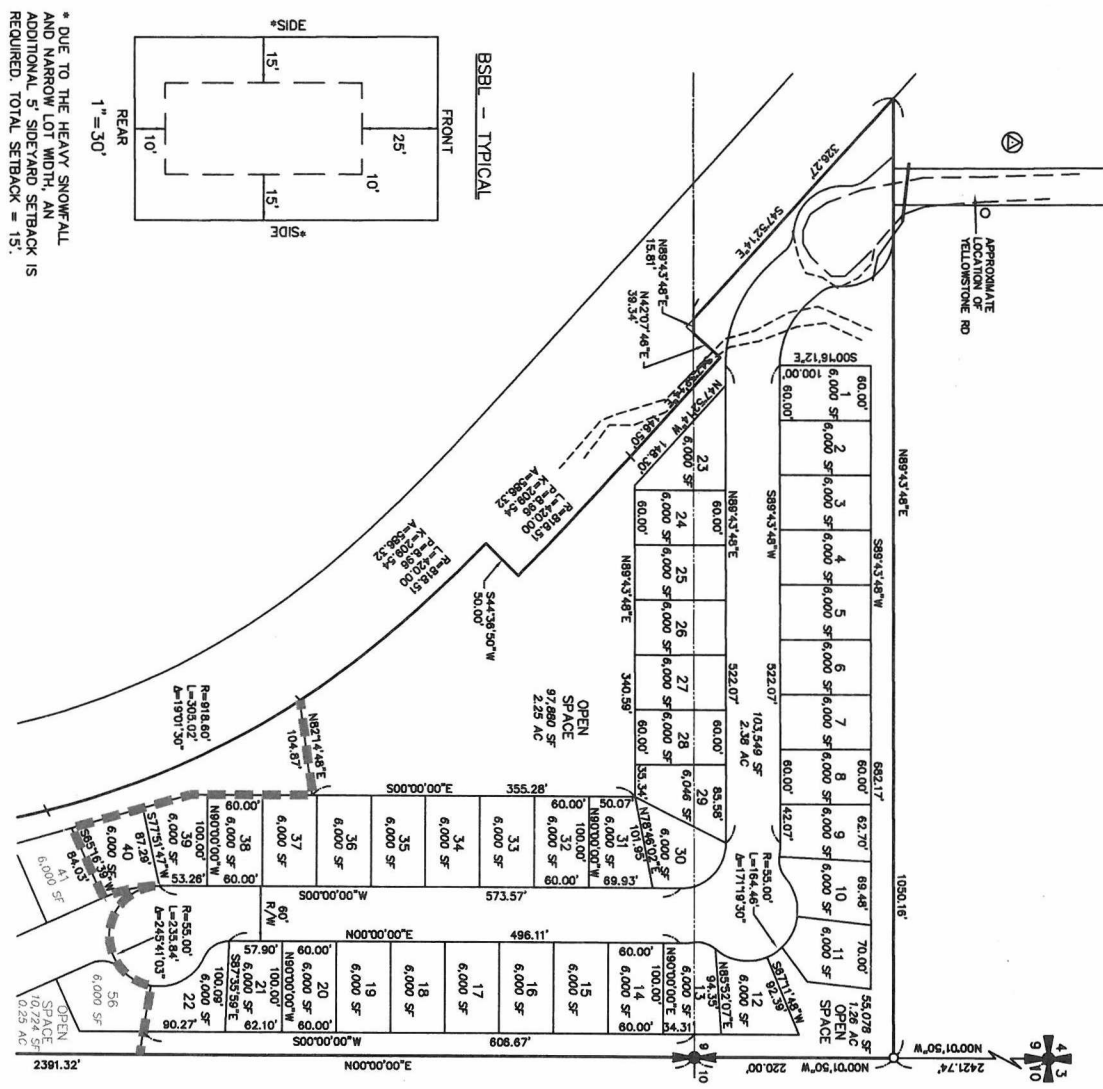
DWN BY	DATE	JOB NO.
T.R./G.W.	06/09	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

Encompass
 ENGINEERING & SURVEYING

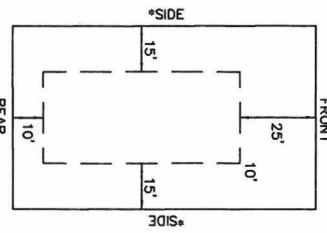
108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
KITITAS COUNTY, WASHINGTON

P-09-XX



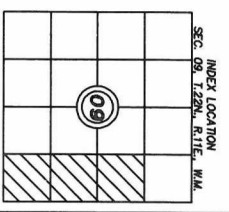
* DUE TO THE HEAVY SNOWFALL AND NARROW LOT WIDTH, AN ADDITIONAL 5' SIDEYARD SETBACK IS REQUIRED. TOTAL SETBACK = 15'.
 1" = 30'



LEGEND

- A QUARTER CORNER, AS NOTED
- FWD REBAR & CAP
- SET REBAR & CAP LSH 18092
- PHASE LINE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft



- SURVEY NOTES:**
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY _____ AS FILED IN BOOK _____ OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NUMBER _____ OF RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED HEREON.
 2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-09014-0014 (147893), 22-11-09014-0015 (317893) & 22-11-09041-0001 (387983) INTO THE CONFIGURATION SHOWN HEREON.
 3. 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 COUNTERCLAIM BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 20..... AT M.
 IN BOOK OF AT PAGE AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME
 COUNTY AUDITOR DEPUTY COUNTY AUDITOR

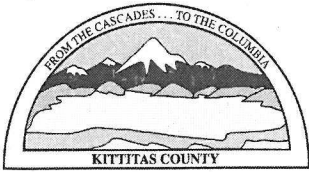
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING RECORDING ACT AT THE REQUEST OF GARY MALISHAN,
 N. MOY, 20.08
 DAVID P. NELSON DATE
 CERTIFICATE NO. 18092.....

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.11E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T.R./G.W.	06/09	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 4

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 OLE ELIJAH, WA 98243
 PHONE: (509) 674-7433
 FAX: (509) 674-7419



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

FEE \$470.00

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

For non-project 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.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Plat of Yellowstone Trail Estates

2. Name of applicant:

Gary and Carol Maughan and Michael Alberg

3. Address and phone number of applicant and contact person:

*Wayne Nelsen
Encompass Engineering & Surveying
108 East 2nd Street
Cle Elum, WA 98922
(509) 674-7433*

KIRK HOLMES, INTERIM DIRECTOR
JAN OLLIVIER, TRANSPORTATION MANAGER

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

4. Date checklist prepared:

June 1, 2009

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Phase I construction (Lots 1 – 4) to occur in 2010 and Phase II (Lots 41 – 46) to be completed within five years.

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

None proposed at this time.

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

A Custom Soil Resource Report was prepared by USDA NRCS.

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 known.

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

Preliminary and final plat approval by Kittitas County Community Development Services and Construction Stormwater General Permit by Washington State Department of Ecology.

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.)

The proposed project consists of a subdivision of approximately 18.09 acres into 56 single-family residential lots. The subdivision will be completed in two phases: Phase I - Lots 1-40 and Phase II - Lots 41-55. Phase I will be served by a proposed private roadway accessed from the end of Yellowstone Road and then continued to Phase II. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and would be dedicated to the County as an extension of Yellowstone Road. Both phases will be provided water and sanitary sewer services from Snoqualmie Utility District. Pursuant to KCC 17.56.040(3), each lot will be a minimum of 6,000 square feet. Approximately 3.51 acres of open space is proposed for Phase I and approximately 1.70 would be added in Phase II.

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.

The subject property is located in the East Half of Section 9, T. 22N., R. 11E., W.M., within Kittitas County and is accessed from the end of Yellowstone Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Hilly- 5 to 30 percent slopes.

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

Thirty percent.

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.

According to the NRCS Custom Soil Resource Report, the site consists Of Chinkmin ashy sandy loam.

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

None known or observed during the May 29, 2009 site visit.

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

Approximately 2,500 lineal feet of roadway and underground utilities will be constructed. It is estimated that approximately 7,500 cubic yards of grading and road material will be required. The source of fill and/or road materials is unknown at this time, but will meet or exceed WSDOT specifications.

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

Erosion could occur as a result of clearing and grading if disturbed soils are left exposed during the wet season and/or during storm events.

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

Less than 5% of the site will be covered with impervious surfaces after project construction.

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

A SWPPP will be prepared prior to any ground disturbing activities and a Construction Stormwater General Permit obtained. BMP's will be employed prior, during and after construction activities until such time that the site has been stabilized.

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.

Normal emissions from construction equipment will occur during construction activities. Post-construction emissions will likely include wood smoke from chimneys and automobile emissions commonly associated with residential traffic.

- 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:

All vehicles and equipment will be properly fitted with emissions devices in compliance with Washington State emissions and/or air quality standards.

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.

Coal Creek flows through the property, parallel to I-90.

- 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.

Road construction and future residences will be constructed within 200 feet of Coal Creek.

- 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 proposed.

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

None proposed.

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

According to FIRM Community-Panel Number 530095 015 B, the property is not located within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None proposed.

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.

None proposed.

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.

None proposed.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be generated from the proposed roadway and future impervious surfaces, such as driveways and rooftops. Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

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

None known or anticipated.

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

Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Existing Fir trees and understory will be removed to facilitate road construction and underground utilities.

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

None known or identified.

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

Approximately 5.21 acres of the site will be retained as open space.

5. ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known or identified.

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

None known.

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

Approximately 5.21 acres of the site will be retained as open space.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy sources for future residences will likely include electricity and wood stoves. The use of solar and/or other alternative energy sources will be encouraged.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

None known.

- 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.

Energy-efficient and "green" building practices will be encouraged for future residences.

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.

None known.

- 1) Describe special emergency services that might be required.

None known.

- 2) Proposed measures to reduce or control environmental health hazards, if any.

None proposed or necessary.

- b. Noise

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

The property is located adjacent to I-90. Normal freeway noise occurs, but should not affect the 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.

Construction noise will occur during normal daytime hours.

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

Construction hours will be limited to normal daytime hours, 7:00 a.m. – 6:00 p.m.

8. LAND AND SHORELINE USE

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

The subject property is currently vacant. The site is located within an area of mountain cabins.

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

None known.

- c. Describe any structures on the site.

None.

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

None.

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

Forest and Range

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? _____

Not applicable.

h. Has any part of the site been classified as an environmentally sensitive area? _____

None known.

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

None.

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

Based upon 2.3 persons per household, approximately 128 people would reside in the subdivision at full build-out.

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

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

The proposed development is consistent with the Comprehensive Plan designation (Rural), is in compliance with the underlying zoning (Forest & Range) and applicable development regulations and compatible with the existing neighborhood. No additional measures are proposed or necessary.

9. HOUSING

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

No units are proposed at this time, but at full build-out, the subdivision will provide for 56 residences. The residences will likely be middle to high-income.

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

None.

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

None proposed or necessary.

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?

Future residences likely will not exceed 35 feet in height.

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

Portions of the proposed subdivision and future residences will be visible from I-90 and adjacent properties.

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

Future CC&R's should encourage the use of natural building materials and natural or earth-tone colors..

11. LIGHT AND GLARE

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

Light and glare commonly associated with residential development will likely occur during daytime and nighttime hours.

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

No significant hazards or interference with views is anticipated.

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

None known.

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

Exterior lighting should be shielded and hooded and directed downward.

12. RECREATION

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

The site is located on Snoqualmie Pass, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.

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

None known.

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

None proposed or necessary.

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.

None known or identified.

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

None known or identified.

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

If ground disturbance or other activities related to the proposed development should result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact made with the Washington State DAHP, SHPO and/or affected tribes. Work shall remain suspended until the find is assessed and appropriate consultation is conducted.

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.

The site is accessed from Yellowstone Road, which will be extended to serve the proposed subdivision.

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

None known.

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

No on-street parking is proposed and no parking spaces would be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yellowstone Road will be extended as a private road to serve Phase I of the proposed subdivision. Prior to completion of Phase II, that portion of the private roadway within Phase I will be improved to County road standards and dedicated to the public and Phase II roadway will likely remain private.

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

None known.

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

According to the Institute of Transportation Engineers, the finished project would generate approximately 560 trips per day. Peak volumes would likely occur during weekend and holiday traffic.

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

The extension of Yellowstone Road is proposed to be constructed to County Road standards and dedicated to the public. Further, dedicated areas for snow removal have been included within the proposed open space.

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.

An incremental increase in public services would be generated at the time of residential construction and occupancy.

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

No significant direct impacts are anticipated and no special measures to reduce or control direct impacts on public services are proposed.

16. UTILITIES

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

The Snoqualmie Utility District will provide water and sanitary sewer service and PSE will provide electric service to the site. All utilities will be constructed underground and in compliance with the respective purveyor's requirements.

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 for Encopass Engineering & Surveying

Date: 6/3/09

Print Name: Wayne A. Nelson