

**FINAL
ENVIRONMENTAL IMPACT
STATEMENT**

**Proposed Recreational Subdivision
STARWATER**

**Kittitas County Office of
Planning and Community Development**

**Kittitas County, Washington
January, 1978**

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FINAL

ENVIRONMENTAL IMPACT STATEMENT

FOR

STARWATER

A RECREATIONAL SUBDIVISION

KITTITAS COUNTY PLANNING DEPARTMENT
KITTITAS COUNTY, WASHINGTON

In Compliance With

The State Environmental Policy Act of 1971
Revised Code of Washington 43.21.C

DATE OF ISSUE: January 1, 1978

COST: \$5.00

Section I

INTRODUCTION

Action Sponsor: Reintree Corporation
P. O. Box 2296
Lynnwood, Washington 98036

Action Proposal: The Action Sponsor has requested Kittitas County approval for the subdivision of 45 acres into 108 single-family recreational lots, hereafter referred to as "Division I". Concurrently, the sponsor requests environmental approval on the remaining five divisions comprising approximately 288 acres of land intrinsically suitable for second home development.

Project Location: The Action Sponsor owns in entirety: Section 11, T. 22 N., Range 11 E., which is located 2½ aerial miles East of Snoqualmie Pass and 1 mile NE of the Hyak Interchange on I-90.

Lead Agency: Kittitas County, Washington

Responsible Official: Tom Pickerel, County Planner
County Courthouse
Ellensburg, Washington 98926

Principal Contributors/
Location of Background Data: Subdivision Management, Inc.
16031 119th Place N. E.
Bothell, Washington 98011

Licenses and Permits Required:

EIS Draft and Final Approval	Kittitas County Office of Planning and Community Development
Subdivision Approval	Kittitas County Office of Planning and Community Development
Water & Sewer System Approval	Kittitas County Health Department
Burning Permits	Kittitas County Fire Marshall State Department of Natural Resources
Building Permits	County Building Inspection Department
<u>Date of Issue of Final EIS:</u>	January 1, 1978

Cost of Document: \$5.00

TABLE OF CONTENTS

	<u>Page</u>
I. <u>INTRODUCTION</u>	1
TABLE OF CONTENTS	2
RECIPIENTS OF THE DOCUMENT	4
SUMMARY	5
The Proposed Action	5
Direct and Indirect Impacts	6
Alternatives Considered	8
Mitigating Measures	8
Adverse Impacts Which Cannot Be Mitigated	9
II. <u>DESCRIPTION OF PROPOSAL</u>	11
III. <u>THE STUDY AREA</u>	16
Assumptions for Impact Analysis	16
List of Elements Of The Environment	19
IV. <u>EXISTING CONDITIONS, IMPACTS AND MITIGATING MEASURES</u>	22
A. Social Environment	22
Population - Development and Values	22
Land Use	24
Transportation	28
Noise	30
Services	31
Utilities	34
Visual Amenities	38
Archaeological/Historical	39
B. Physical Environment	40
Geology and Soils	40
Topographical Features	44
Water Resources	46
Air Quality	48
Fauna and Flora	49
V. <u>UNAVOIDABLE ADVERSE IMPACTS</u>	51
VI. <u>THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG TERM PRODUCTIVITY</u>	53

VII.	<u>IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES</u>	53
VIII.	<u>ALTERNATIVES TO THE PROPOSAL</u>	54
IX.	<u>APPENDICES</u>	56
	APPENDIX A	
	Letters of Correspondence	56
	References	58
	APPENDIX B	
	Draft EIS Review Comments	59
	APPENDIX C	
	Response to Draft EIS Comments	70
	APPENDIX D	
	Water Service Plan - Starwater	81

LIST OF TABLES

Table 1	Soil Logs	42
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LIST OF FIGURES

Figure 1	Starwater Divisions	12
Figure 2	Preliminary Plat Map - Division 1	13
Figure 3	Regional Location of Study Area	17
Figure 4	Study Area Boundaries	18
Figure 5	Land Use/Ownership	25

Recipients of the Final EIS

U. S. Forest Service, Mt. Baker - Snoqualmie National Forest
Washington State Department of Ecology
Kittitas County Board of Commissioners
Kittitas County Fire District No. 5
Kittitas County Health Department
Kittitas County Sewer District No. 1
Kittitas County Planning Commission
Kittitas County Road Department
Kittitas County Sheriff's Office
Ellensburg Daily Record
Burlington Northern
Sierra Club
B. Furseth & Associates

SUMMARY

A. THE PROPOSED ACTION

The proposed action is the subdivision of property for a recreational home development entitled 'Starwater'. The site is located in the Gold Creek Valley approximately two aerial miles east of the summit of Snoqualmie Pass. The property, located in Section 11, Township 22 N, Range 11 E, is 640 acres in size and is owned by the Reintree Corporation. The Starwater proposal excludes the existing 50 acre Ski-Tur Valley subdivision, and therefore, occupies the remaining 590 acres of land in Section 11. Of this amount, 333 acres have been determined to be intrinsically suitable for development, and 257 acres are to remain in permanent open space. This 590 acres will be subdivided into approximately 680 lots at an overall density of 1.1 lots per acre.

Division No. 1, the proposed subdivision, is the first plat to be submitted for approval. It is 45.1+ acres in size and is designed to accommodate 108 single-family lots, varying between 10,000-13,000 square feet in size. The five remaining divisions may be developed sometime in the future. A density of approximately 2 lots per acre will be used throughout the development of each division. The divisions with their respective acreage and number of units is outlined below. These figures exclude the existing approved plat of Ski-Tur Valley-Vikingdal Division which is approximately 50+ acres in size and includes 101 single-family recreational lots.

	<u>Usable Acres</u>	<u>Estimated Number of Lots</u>
Division 1	45	108
Division 2	66	132
Division 3	58	116
Division 4	46	92
Division 5	37	74
Division 6	81	162
Total:	333	680

These figures represent the maximum number of recreational homes which could be constructed. However, the number of homes typically constructed in a recreational subdivision are significantly lower. Approximately 5% of the homes are built soon after development, with an average of 1% new homes constructed during the following years. The maximum level of home construction reached in recreational subdivisions is normally 25% of the actual number of lots. It must be understood that these figures typify most recreational subdivisions. The actual number of developed home lots will vary according to these factors:

- Demand for use of the area
- Personal reasons for purchase of the property
- Cost of building a second home

In summation, a recreational subdivision is unlike a typical residential subdivision which becomes fully saturated with homes in a relatively short time. The likelihood of home construction in proportion to the number of lots sold is highly improbable. Therefore, much of the land on the site will remain in its present state, with the exception of road grading.

B. THE DIRECT AND INDIRECT IMPACTS

Community Structure and Attitudes

- Residents will utilize homes for recreational purposes, and therefore, population will increase in the immediate area during weekends, holidays and other vacation periods.
- The increase in recreational home development is consistent with trends in the Snoqualmie area.
- The proposal will increase the use of the area during all seasons.

Land Use, Zoning and Planning

- Change in land use on the site from a natural area to a more intensive residential use.
- Site is particularly suitable for meeting the demands for second-home recreational developments.
- Proposal is consistent with projected land use trends in the area.
- Proposal design complies with existing zoning and planning policies for the area.
- Proposal is a continuation of the existing Ski-Tur Valley which is located in Gold Creek Valley.

Transportation

- Peak hour volume of traffic on Interstate 90 will increase due to motorists driving to their second homes.
- A public road network will be utilized for the development with a 60 foot right-of-way.

Noise

- Increase in noise levels will occur on-site and in the entire Gold Creek Valley.

Fire Protection

- Increase in service will be required.

Police Protection

- Increase in service will be required.

Schools

- Since this is a second home development, additional school services are not required.

Parks and Recreation

- Prospective residents currently use recreational facilities for day use.
- Homeowners will use both private and public recreational areas and facilities.

Sewer

- Lots will be served by a community sewage disposal system.

Water

- The proposal will use a spring fed community water system.

Energy

- Increase in demand for local energy supplies attributed to second-home development.

Visual Amenities:

- Visual aspect alteration from a natural valley floor to a second home development.

Historical/Archaeological

- Potential for existence of archaeological remains in the area due to its location.

Economics

- Addition to the tax base proportionate to the number of homes constructed.
- Services rendered to the site would require less cost than suburban residential subdivisions.

Flora and Fauna

- Loss of approximately 30% of natural vegetation on the site.
- Outmigration or loss of most wildlife presently inhabiting the site.

Water Resources

- Possible increase in surface run-off volume.
- Possible decline in water run-off quality during the spring thaw.

Geology

- No excavation is necessary.

Air Quality

- Temporary increase in suspended dust particulates during construction.
- Slight increase in ambient air pollutants due to increased local traffic along gravel roads and the use of fireplaces.

C. ALTERNATIVES CONSIDERED

No Action

- No change in the present state of the proposed development site.

Higher Density Development

- The use of smaller lots resulting in an increase of homes.

Lower Density Development

- The construction of fewer homes on larger lots.

D. MITIGATING MEASURES

Community Structure and Attitudes

- Continued public involvement in the review process to identify and mitigate perceived impacts resulting from development.

Land Use, Zoning and Planning

- The Kittitas County Zoning Code permits 7,200 square feet for lots on approved community and water systems. This development proposes average lot sizes of 10,000-13,000 square feet and also includes approved community and water systems and an open space element.

Fire and Police Protection

- Development of the site will require less demand for protective services than normal subdivisions.

Schools

- This recreational development will not place any burden on the local school district.

Sewer and Water Services

- Approved community systems will be constructed on the site in compliance with County and Health Department regulations.

Visual Amenities

- Retention of natural vegetation whenever it is possible.
- Certain lots will remain undeveloped due to owner preference.

Historical/Archaeological

- Investigation of site by archaeologist if it is found necessary.

Flora and Fauna

- Placement of house sites and driveways to maximize preservation of trees.
- Retention of natural vegetation on 70% of the site.

Water Resources

- Run-off will be controlled by roadside drainage ditches.

Air Quality

- Measures to minimize dust generation on gravel roads.

E. ADVERSE IMPACTS WHICH CANNOT BE MITIGATED

Transportation

- Traffic increase on local roads during peak use periods.

Noise

- Increase of on-site noise and on adjacent roadways.

Fire

- Expansion of fire district to service the proposed development.

Visual Amenities

- Change in visual character of the area

Flora and Fauna

- Loss of about 30% of on-site vegetation.
- Outmigration or elimination of most wildlife presently using the site.

Water Quality

- Possible increase in water quality degradation during the spring melt.

Air Quality

- Some degradation of air quality in the vicinity of the site.

Section II

DESCRIPTION OF THE PROPOSAL

Proposed Action

The proposed action is the subdivision of property for purposes of developing a recreational home community entitled 'Starwater'. The entire property, comprising 640 acres, will be subdivided in divisions that are designed in accordance to the site suitability. The existing 50 acre Ski-Tur Valley Vikingdal Division is to be excluded from the Starwater proposal. Therefore, the entire Starwater proposal comprises 590 acres. Of this amount, 333 acres have been determined to be intrinsically suitable for development and 257 acres are to be retained as permanent open space. This 590 acres will be subdivided into an estimated 680 lots to achieve an overall density of 1.1 lots per acre.

Division 1 is the first of the consecutive proposals to be submitted for approval. It is 45.1+ acres in size and is designed to accommodate 108 single family lots. Community sewer and water systems and an open space plan will be utilized in all 6 divisions. The density of approximately 2 lots per gross acre will also be used throughout the development of each division.

The site is currently zoned Forest and Range according to Kittitas County Regulations. Minimum lot size for developments with approved community sewer and water systems is 7,200 square feet. The average lot size for this proposal will be significantly larger and varied over the entire property. (10,000-13,000 square feet) Open space areas will be located in each division. An additional 222 acres of open space will be contiguous to the proposed divisions.

The divisions and their respective acreage and number of lots is outlined below. These figures exclude the existing plat of Ski-Tur Valley which includes 50+ acres with 101 single-family lots. These divisions are shown in Figure I.

<u>Division</u>	<u>Usable Acres</u>	<u>Estimated Number of Lots</u>
1	45	108
2	66	132
3	58	116
4	46	92
5	37	74
6	81	162
Total:	333	680

These figures are representative of the total number of recreational homes which could be constructed. However, past experience in recreational development has demonstrated that few lots are ever built upon. The speed at which homes are constructed on subdivided recreational lots will vary according to these factors:

- Demand for use of the area
- Personal reasons for purchase of the property
- Cost of building a second home

Therefore, actual home construction may never be proportional to the number of purchased lots. Examples of such limited

Section II

DESCRIPTION OF THE PROPOSAL

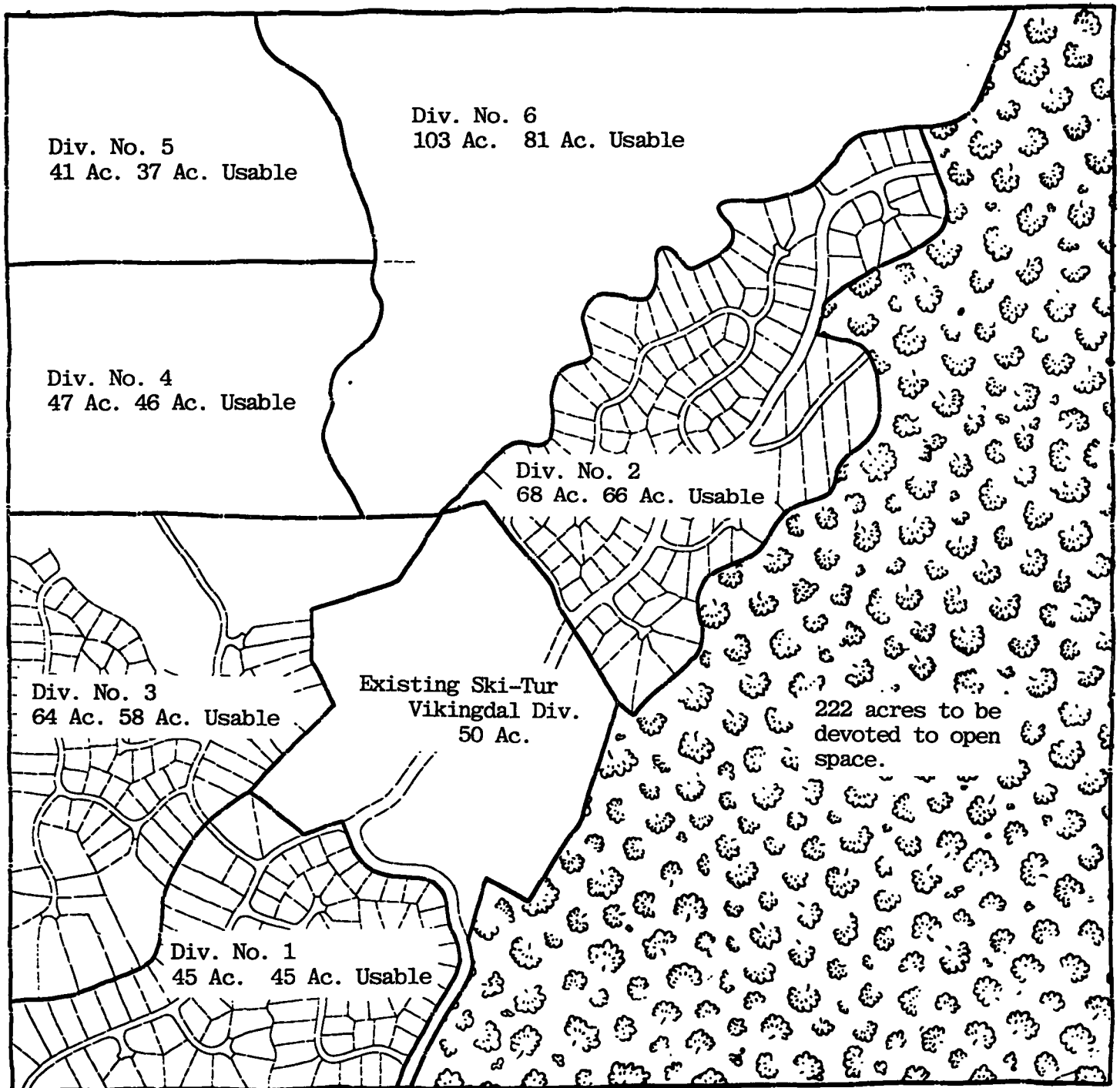


FIGURE I STARWATER DIVISIONS

saturation in recreational developments in the area are Hyak Estates and Alpentel. Both plats have been in existence for approximately 10 years. Hyak Estates has 300 platted lots of which only 19 single-family homes have been constructed. The site also has a 48 unit condominium, a clubhouse and some other uses. Alpentel has 130 platted lots of which 47 have been developed. This development also has 150 condominium units.

Description of the Project

The proposed recreational subdivision, Starwater Divisions 1-6, will include approximately 600-700 lots for single-family recreational oriented homes. Lot sizes will vary between 10,000-13,000 square feet. The projected price range of each lot in the initial stages of development will be approximately \$12,500. The cost of constructing the homes on the site is estimated to be in the vicinity of \$10,000-\$15,000.

Within the development natural vegetation will be retained except in areas that must be cleared for roads and houses. Approximately 20% of the land within each division will be retained as permanent open space. The recreational homes constructed on the site will be of various styles. Trails and gravel roads will connect the lots to the 257 acres reserved as permanent open space.

The developer has proposed a public road system for all the Starwater divisions. Division 1's layout is shown in Figure II. The roads will be located on 60 foot right-of-ways with open ditch. Road standards vary according to use with 15, 20 and 26 foot roadways. Access to the site will be via the Gold Creek Road (gravel) which is north of the I-90 frontage road.

Location

The proposal is located in Kittitas County approximately two aerial miles east of the summit of Snoqualmie Pass, 55 miles east of Seattle and 50 miles west of Ellensburg, Washington. More specifically, the site is located in the Gold Creek Valley which is in the general vicinity of the Snoqualmie Pass Recreation area. The town of Hyak lies south of the site as does Keechelus Lake. The site is contiguous to the Alpine Lakes Wilderness Area to the east and U. S. National Forest to the north and west.

Legal Description

The proponent of Starwater, a planned recreational community, owns in entirety Section 11, Township 22 N., Range 11 E.

Division 1 of the proposed Starwater development is in the extreme southwest corner of Section 11. The legal description for Division 1 is: That portion of the SW $\frac{1}{4}$ of Section 11, Twp. 22 N., R 11 E., W.M., Kittitas County, Washington. Lying southeasterly of the centerline of Gold Creek and southwesterly of the plat of Ski-Tur Valley-Vikingdal Division as recorded in Volume 4 of Plats, pages 60, 61 and 62, records of said county.

Timing of Construction Phases

Due to the short construction period which occurs during the summer months, it can be assumed that construction will commence around May, 1978. The actual date will be dependent on snowfall accumulation. Initially, roads will be cleared and all improvements will be installed. Water lines will be constructed simultaneously with the community water system. The community drain field and connections will also be built. All utilities, including electricity and telephone will be installed underground.

The first homes will be constructed soon after all the improvements have been completed. Therefore, a few homes may be built before the first snowfall in 1978.

Projecting the actual rate of home construction and development of subsequent divisions is extremely difficult to predict. Home construction for Division 1 may only result in a few homes per year, therefore, it may never be fully developed. However, it can be expected that as the lots are sold in Division 1, the remaining divisions will be developed. Therefore, the actual phasing of development of lots and home construction is dependent on consumer demand and the personal desire to construct a home on the site. Due to the short construction season it is readily apparent that all improvements and home construction will commence in the early part of the summer in order that they can be finished by the first snowfall.

Relationship to Existing Laws and Plans

Legislation:

The proposed project must be consistent with, and is designed to be in conformance with, the following legislation and codes:

- Washington State Environmental Protection Act of 1971 (WAC 197-10-440)
- Kittitas County Zoning Ordinance
- Subdivision Ordinance
- Sewage Disposal Ordinance
- Building Code

Plans:

The following plans are in effect and apply to the proposed project:

- Kittitas County Comprehensive Plan (1972)

Section III

THE STUDY AREA AND GENERAL CONSIDERATIONS

Section III

THE STUDY AREA

For purposes of evaluating the environmental impacts resulting from this proposal, development trends, projections in land use, recreational use patterns, population and economic characteristics have been reviewed within the Snoqualmie Pass Area. Figure III shows the location of the study area in a regional context. Due to the varied topography, and limited private land in the area it is evident that development occurs predominantly along the Interstate 90 corridor. The area covered by this analysis is defined by natural features which follow the I-90 alignment from the northern portion of Lake Keechelus on the eastern side of the pass to the area just west of the pass. The approximate boundaries of this area are shown in Figure IV.

ASSUMPTIONS FOR IMPACT ANALYSIS

This particular study area was chosen because of its relationship to the proposed development. Development of open land will inevitably have some impact on the surrounding area. In addition to the direct environmental impacts resulting from site development, secondary impacts may occur as a result of land conversion, and new residents living on the site.

In attempting to qualify and quantify both direct and secondary impacts of the proposed development, the following assumptions were used.

- 1) Population, economic and social trends were limited for this area due to inadequate data. This deficiency was a result of the small size of the study area, which is $\frac{1}{20}$ the size of Census Division 3. Therefore, only general conclusions could be made when compiling and reviewing data for purposes of analyzing trends and other relevant information.
- 2) Due to the relative isolation of the site, the natural site barriers and the National Forest Lands which surround the site, it is assumed that the Starwater proposal cannot act as a catalyst for development of contiguous parcels. Other privately owned parcels in the Snoqualmie area will be developed, but their succession will not be a direct result of this particular proposal.
- 3) Quantitative analysis of environmental impacts is difficult to obtain because of the unpredictable nature of home construction on the subdivided lots. Typically, recreational subdivisions do not demand full utilization of the lots which in effect, lessen the impact of the development. The role of home construction may be influenced by these factors:

- Demand for use of area
- Personal reasons for purchase of property
- Cost of building a second home

The greatest determinant for home construction on subdivided lots is user preference. Since the owners are unknown at this time, one cannot accurately predict the number of homes that will be constructed nor the rate at which they are built. Concurrently, it is assumed

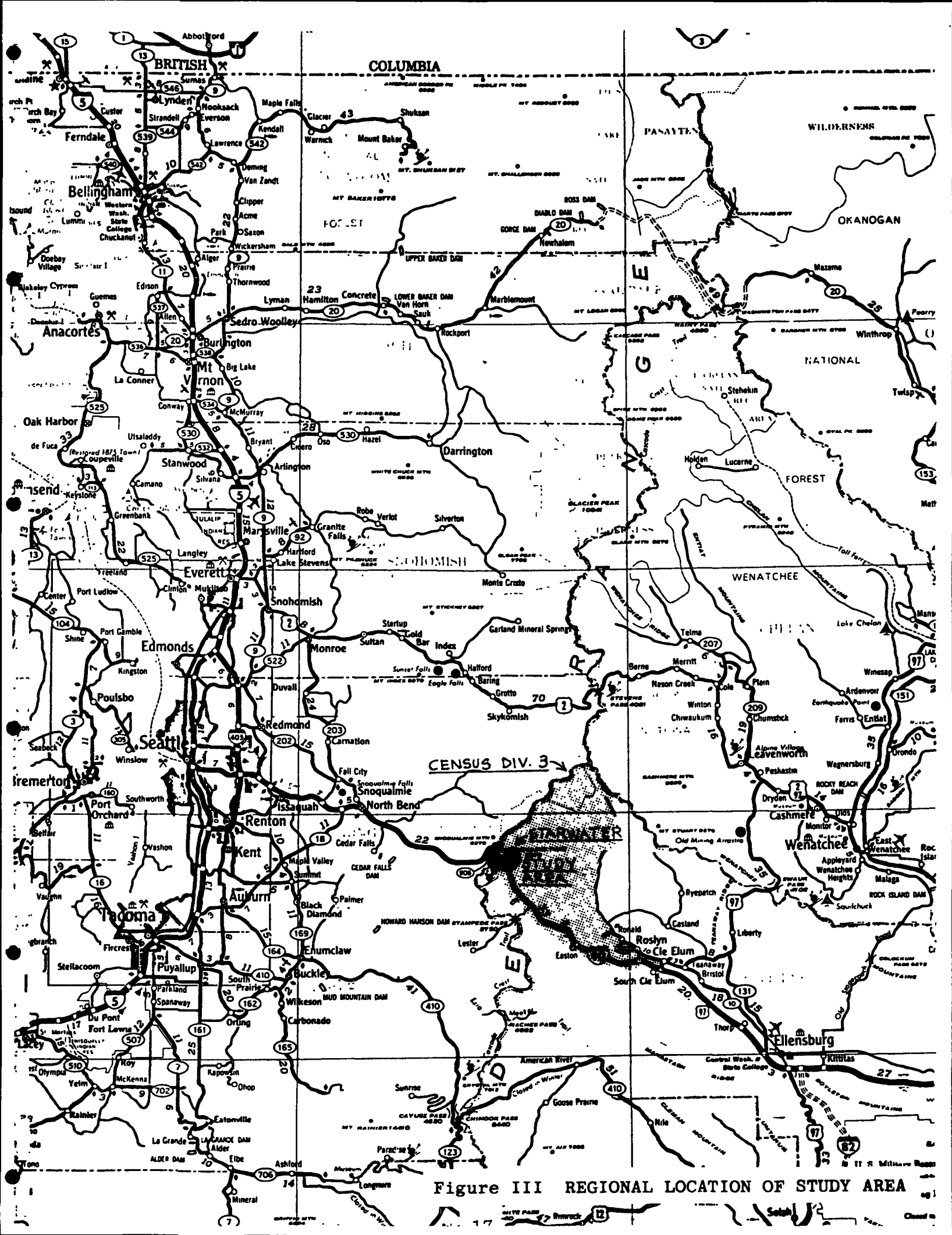


Figure III REGIONAL LOCATION OF STUDY AREA



← Starwater Division 1

Figure IV STUDY AREA BOUNDARIES

that environmental impacts from the development will be proportionate to the number of homes constructed and the frequency of use.

This premise is based on experience with other recreational subdivisions where the number of homes constructed are relatively few in comparison to the number of lots. Therefore, an accurate quantitative appraisal of the actual number of homes constructed is unattainable.

4) Impacts related to the use of this development will occur during peak use periods. Therefore, much of the time the site will be unoccupied and impacts attributed to use will not be evident.

5) The existing Ski-Tur Valley lots will continue to develop as they are sold. Since this plat has been previously recorded and filed, it has not been included in this proposal.

However, due to its location in the Gold Creek Valley, and its relationship to this proposal, the impacts resulting from continued development of this site will be included in the assessment of impacts from the entire Starwater proposal.

6) It is assumed that demand for various recreational pursuits will continue to increase. Reasons for this particular trend are varied, but may be correlated to new social and economic trends. Furthermore, it is assumed that the private land in the vicinity of Snoqualmie Pass will be developed in order to complement increased recreational activity and the transient and permanent population that will utilize the area as it becomes more popular.

The following sections of this study present known and potential impacts, including both beneficial and adverse impacts. The impacts are discussed in terms of the elements of the environment which are affected. These elements have been listed below pursuant to SEPA guidelines, WAC 197-10-444; which also specified the organization of the list. An element which is not predicted to receive significant impact is generally not discussed or listed in the following sections, and is marked by an N/A (not applicable).

LIST OF ELEMENTS OF THE ENVIRONMENT

Earth

- (1) Geology
- (2) Soils
- (3) Topography
- (4) Unique Physical Features
- (5) Erosion
- N/A (6) Accretion/Avulsion

Air

- (1) Air Quality
- (2) Odor
- (3) Climate

Water

- (1) Surface Water Movement
- (2) Runoff/Absorption
- (3) Floods
- (4) Surface Water Quantity
- (5) Surface Water Quality
- (6) Ground Water Movement
- (7) Ground Water Quantity
- (8) Ground Water Quality
- N/A (9) Public Water Supplies

Transportation/Circulation

- (1) Vehicular Transportation Generated
- (2) Parking Facilities
- (3) Transportation Systems
- (4) Movement/Circulation of People or Goods
- N/A (5) Waterborne, Rail and Air Traffic
- (6) Traffic Hazards

Public Services

- (1) Fire
- (2) Police
- (3) Schools
- (4) Parks or Other Recreational Facilities
- (5) Maintenance
- (6) Other Governmental Services

Energy

- (1) Amount Required
- (2) Source/Availability

Utilities

- (1) Energy
- (2) Communications
- (3) Water
- (4) Sewer
- (5) Storm Water
- (6) Solid Waste

Flora

- (1) Numbers or Diversity of Species
- (2) Unique Species
- (3) Barriers And/Or Corridors
- N/A (4) Agricultural Crops

Fauna

- (1) Numbers or Diversity of Species
- (2) Unique Species
- (3) Barriers And/or Corridors
- (4) Fish or Wildlife Habitat

Noise

Light and Glare

Land Use

Natural Resources

- (1) Rate of Use
- (2) Non-renewable Resources

N/A Risk of Explosion or Hazardous Emissions

ELEMENTS OF THE HUMAN ENVIRONMENT

Population

Housing

N/A Human Health (Including Mental Health)

Aesthetics

Recreation

Archaeological/Historical

Section IV

EXISTING CONDITIONS, IMPACTS AND
MITIGATING MEASURES

Section IV

A. SOCIAL ENVIRONMENT

POPULATION - DEVELOPMENT AND VALUES

Existing Conditions

An accurate demographic profile of residents is unobtainable through Census Statistics because of the rural nature of the area. The Bureau of the Census has divided Kittitas County into 10 parts for purposes of providing more accurate population data. The Study Area is located in Division 3, which is the area shaded in Figure III. Between 1960 and 1970 the population in Division 3 is shown to increase from 68 to 156 persons or by 129.4 percent. However, due to the large size of Division 3, one can readily determine that such population figures are not very reliable nor do they account for the changing trends within the study area.

It can be safely assumed that the population in the study area has continued to grow since the last census count in 1970. However, the actual rate of growth is difficult to quantify without a more accurate data base.

The Snoqualmie Pass Study Area is unique and not easily represented by census data. The area is inhabited by few permanent year-round residents. Many people migrate to the area between November and April when skiing is popular. Potential employment attracts the greatest majority of the transient population. Jobs can be found in many facets of the skiing industry. This temporary-permanent population serves an estimated 850,000 skiers that utilize the four ski areas each year. The majority of these skiers do not remain overnight.

Typical suburban services are extremely limited in the study area. For example, the nearest supermarket is more than 20 miles away. In addition, residents must drive great distances to purchase other consumer products.

In the last decade numerous recreational oriented developments have been proposed and/or platted in the area. While none of these developments have become fully developed, they contribute significantly to the resident population during weekends and holidays.

Impacts

While the proposed Starwater development may not have an immediate impact on population of the area, a gradual increase of temporary residents can be expected in the future. The actual number will be relative to the number of homes which are constructed and their frequency of use. Furthermore, at the present time, it is anticipated that no lots will be occupied by permanent residents.

However, if ski facilities increase in number and the area becomes more developed as a four season amenity, certain lots may be occupied by permanent residents.

Coupled with other developments in the study area, such an increase in local population may create a demand for new and/or improved services. This would probably entail the development of a few convenience stores and a large grocery store.

Existing Conditions

Presently, Gold Creek Valley is categorized as a Forest and Range Zone. Residential uses permitted in this zone include single family homes, mobile homes, trailer homes, cabins, duplexes, planned unit and cluster developments. The minimum residential/recreational lot size shall be determined pursuant to Section 15.03.01 of the Kittitas County Zoning Code. The specific development parameters include the following:

- (1) One acre lots serviced by individual wells and sewage disposal systems.
- (2) One-half acre lots served by a community water system and individual sewage disposal systems.
- (3) 7,200 square feet for lots on approved community water and sewer systems.

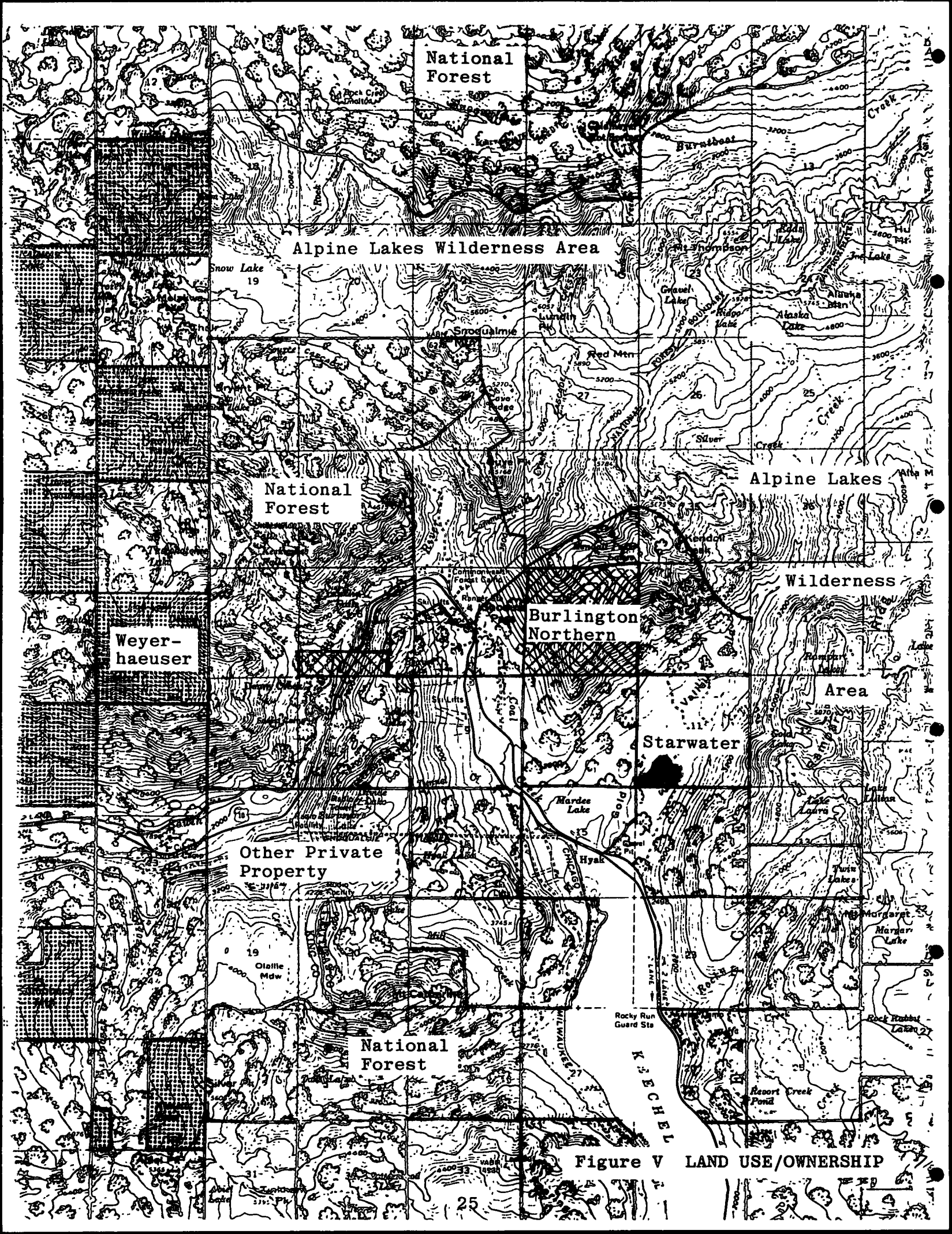
Planned unit or cluster developments which retain community or public open space shall be allowed to develop at densities indicated above according to provisions for water and sewer systems.

While Section 15.03.01 refers to a P.U.D. concept as a development alternative in the Forest and Range Zone, such a concept is not specifically addressed.

The paragraph outlining the P.U.D. requirements stipulates that a P.U.D. must comply with all the above factors. Therefore, this is not a typical P.U.D. ordinance which allows for flexibility and deviation from standard zoning and land use policies. Consequently, the developer did not use the vague P.U.D. clause and designed the plat in conformance to standard zoning practices with the exception of open space areas which have been retained.

The proposed development is located in Section 11, Township 22 N., Range 11 E. Figure V shows the classification of contiguous parcels. Sections 2, 10 and 14 are National Forest property and are being used for many different purposes. The U.S. Forest Service is continually negotiating with private landowners in order to secure more National Forest property in specific places. Section 3, which is currently owned by Burlington Northern, is in the process of being exchanged with the U.S. Forest Service. Other acquisitions and trades have been made with private landowners in order to complete the Alpine Lakes Wilderness Area.

Since this property is located in an area which is principally used for recreational purposes and held in public ownership, zoning and land use designations are not as applicable to the site as they would be for a typical residential subdivision which is located in an urban area. More important to the overall development of the area are the present policies of the U.S. Forest Service and the Kittitas County Planning Department. Since the U.S. Forest Service retains control over the majority of land in the area, maintains leases on the ski areas and offers many diverse recreational amenities, the remaining private property should be developed in a complementary fashion.



The recreational uses of the National Forest Lands vary according to how the land has been developed. Persons utilize the Alpine Lakes Wilderness area year-round for hiking, camping, picnicing and mountaineering. Areas such as Gold Creek Valley are highly desirable for use as winter recreation areas for cross country skiing and snow shoeing. The ski areas are used only during the winter months and attract many people. Approximately 850,000 skiers use the four ski areas every year. These areas are Hyak, Alpental, Ski Acres and Snoqualmie Summit. Another 200,000 visitors cross country ski in portions of National Forest Lands and private property. It has been estimated by the U. S. Forest Service that 20,000 people use the Gold Creek Valley for winter recreation. Both the alpine lakes and the larger lakes such as Kachess, Keechelus and CleElum attract many fishermen during the summer months.

The private lands in the vicinity of Snoqualmie Pass are mainly used to service the ski areas and other recreational facilities. Such uses include lodge, hotel and motel accommodations, eating establishments, commercial services and scattered residential buildings. Private land which is currently undeveloped has been planned for various future uses. Such proposals include expanded ski area facilities, motels, condominiums and resorts. Proposals on National Forest Lands include expansion of ski areas and an aerial tramway to the summit of Kendall Peak. The proposed tramway is to help promote year-round use of the area.

From the above information, one can ascertain that these private lands will eventually be developed to accommodate the demand for increased services and facilities. Growth of this nature is inevitable in the Snoqualmie Pass Area for a number of reasons:

- Interstate 90 acts as a link between major population centers to the east and west of the Cascades.
- Year-round recreational enthusiasts.
- Increased leisure time.
- Demand for second homes.
- Increased level of income.
- Increase in recreational traveling - easy access from population centers.

Presently, the lots comprising Ski-Tur Valley are under a 99-year lease agreement with the owner of the property. This plat was developed by utilizing an 80' circle concept with an overall density of 2 dwelling units per acre. There are a total of 101 lots on the site. The lease agreement will be transferred concurrent with the sale of the property to Reintree Corporation. Persons presently leasing 30 of the 101 lots will have the option of continuing their lease or purchasing their lot. Persons residing in the 8 existing homes will also have the same option.

Impacts

The development will change the character of the site from a natural valley area to a long-term residential commitment. The proposed subdivision is in compliance with Section 15.03.01 of the Kittitas County Zoning Code. Utilizing an approved community water and sewer system, the minimum lot size allowed is 7,200 square feet.

Therefore, approximately 4-5 lots per acre are permissible under the Zoning Code. However, the developer intends to maintain an overall density of approximately 1.1 lots per acre. The lot sizes of this proposal will vary from 10,000 to 13,000 square feet. This will entail the development of 108 single-family lots on the 45 acres which comprise Division 1. The developer also intends to develop the remaining divisions at the same density and by utilizing similar community water and sewer systems.

Any development in this area will have minor impact on the existing uses of the Gold Creek Valley. Many people use the area in the winter months for cross-country skiing. Residential development will not prohibit further use of the area for such purposes, but will restrict skiing and snowshoeing activities by requiring that users remain on roads or pathways. Many of the logging roads will remain unplowed and will be available for skiers to use.

Development of Division 1 and the other divisions should not have any impact on adjoining land uses, since the site is surrounded by National Forest Land and the Alpine Lakes Wilderness Area. Subsequently, the Starwater Development cannot induce growth on these contiguous parcels. Concurrently, there will be no need to extend sewer and water lines from Hyak since the site is relying on its own sewer and water facilities. Such utility extensions normally dictate where development will take place.

While this development may not be the catalyst for further growth in the area, it is inevitable that other privately owned property will be developed as demand for recreational pursuits increase.

While the proposed use of the land is to develop a planned recreational subdivision, it is anticipated that relatively few homes will be constructed on the lots. The actual saturation level for home construction is difficult to ascertain because of the various reasons why people purchase the sites. Therefore, while the entire Starwater proposal may be developed with 600-700 lots, only 140 homes may be constructed on the site. This slow saturation of the site may have little impact on the land use of the area since the homes will be scattered throughout the entire proposal.

Mitigating Measures

The subdivision is being developed at an overall density of 1.1 lots per acre rather than 4-5 lots per acre as permitted by the Zoning Code. As stated previously, many of the lots will remain undeveloped, and therefore, houses will be scattered throughout the proposal which in turn reduces the impact on land use.

TRANSPORTATION

Existing Conditions

The Starwater subdivision is located approximately two aerial miles east of the summit of Snoqualmie Pass. Furthermore, it is located approximately 55 miles east of Seattle and 50 miles west of Ellensburg, Washington. Snoqualmie Pass, which is served by Interstate 90, has historically functioned and continues to function, as the most important mountain pass link between western and eastern Washington. The completion of Interstate 90 will make the area more accessible to the Puget Sound area, especially for those persons interested in winter recreational activity.

Increased use of the area for winter sports activities has led to a special skier bus service which operates during weekends. Concurrently, the increased use of the facilities in the vicinity of Snoqualmie Pass generate substantial traffic, especially on weekends when approximately 20,000 people travel to the site on a Saturday or Sunday. Roughly 13 million motorists traveled across the Interstate 90 corridor last year. As population grows on either side of the summit and as recreational facilities are expanded, this number can be expected to increase.

Access to Interstate 90 is limited to the Snoqualmie Pass Recreation Area exit and the Hyak exit. Access to the site is via a frontage road from the Hyak Interchange. The turn-off for Gold Creek Valley is 1 mile from the Hyak exit onto Gold Creek Road (No. 22019 U. S. Forest Service). Many other gravel logging roads branch off from this road. Public access along Gold Creek Road terminates at the southern boundary of Section 11 where a locked gate has been constructed to prevent motorists from traveling through the Ski Tur Valley subdivision.

Impacts

The development of the Starwater subdivision would not measurably increase traffic on Interstate 90. In fact, it could conceivably decrease the commuter traffic during peak use periods. However, any changes in automobile traffic on Interstate 90 will be negligible.

Conversely, the frontage road north of the Interstate Highway and the Gold Creek Valley access road will experience some increase in local traffic. Such a figure is difficult to quantify because of the random patterns of recreational users, and the actual number of homes to be constructed. As mentioned previously, it is not very likely that many lots will be developed with homes. Therefore, accurate traffic projections for the entire Starwater development are unattainable because of all these unknown variables. A cursory examination of other recreational developments shows that such impacts would be minor even in extreme instances where use of the site is frequent but dispersed.

The roads planned for this development vary according to use and their present status. All roads have 60 foot right-of-ways pursuant to County policy. The roads will also be open ditch design with varying widths. All roadways will have a 6" ballast with 2" of crushed rock. The existing Gold Creek Road will remain a 20' roadway. Figure II, the proposed plat for Starwater shows the circulation pattern and the appropriate dimensions for all roads in Division 1. These standards will be applied to all other Starwater Divisions.

A minimum of two parking spaces per lot will be required. Homes will be set-back off the access roads more than the standard distance so all residents will have parking adjacent to their dwellings. It is assumed that most residents will clear an area to accommodate 3-4 autos since parking along the access roads will be prohibited.

Mitigating Measures

Due to the fact that many lots will be sold but never developed with homes, the traffic generated from this proposal will be minimal.

NOISE

Existing Conditions

The only permanent source of noise in the area of Snoqualmie Pass is that which emanates from Interstate 90. The southernmost portion of the site is located 7/10 of a mile from this heavily traveled route. Noise generated by vehicular traffic and especially larger trucks, can be heard in the Gold Creek Valley. The level of noise is well within acceptable standards set by Federal and local governments. In addition, the noise level decreases as one ventures further into the Gold Creek Valley.

All other sources of noise in the vicinity of the site are a result of natural phenomena such as wind blowing through the trees, as it sweeps down through the valley. The small number of homes in the existing Ski-Tur Valley do not contribute noise, with the exception of an occasional auto passing the site.

Impacts

Noise will be increased temporarily during construction. Construction equipment normally create an increase in the ambient noise level. The actual amount cannot be quantitatively predicted because of the lack of information concerning (1) the exact construction schedule and mix of equipment and (2) the exact schedule and locations for home construction in the Starwater subdivision. However, since the proposed plat is for recreational purposes, residents will only visit the area during weekends and/or vacations. The greatest percentage of construction will take place during the week and therefore, few people will be affected by the construction noises, with the exception of the workers themselves.

The development of Starwater - Division 1 will have minimal impact on ambient noise levels. Automobile traffic will be the major cause of increased noise in the area. However, due to large lot dimensions and the infrequency of auto trips to and from the site, the increase in the noise level will be minimal (less than 5 dBA). As the remaining divisions of Starwater are developed, noise may be expected to increase at a rate proportionate to the amount of homes and their frequency of use. The area most impacted by this growth will be the sites contiguous to the major access roads. However, a buffer strip which includes the community drain field and trees lining the road have been designed to help mitigate any adverse noise problems.

Mitigating Measures

All motorized off-road vehicles will be prohibited from the site. The developer will utilize a covenant to halt the use of any off-road vehicles. Therefore, since no snowmobiles or motorcycles are permitted, people will be able to snow shoe, cross country ski and hike without the interference of motorized vehicles.

SERVICES

SCHOOLS

Existing Conditions

School age children who reside on the east side of Snoqualmie Pass attend the Easton School District. Easton is located 20 miles east of the summit and all students from kindergarten through grade 12 travel to Easton. One school accomodates the entire student population in this area. (Grades K-12) This school has a present enrollment of 107 children and has the capacity to handle more students. The school district is anticipating that the schools will continue to grow as more families move into the area and they are ready to keep pace with educational demands.

Impacts

Since this proposal is a second home development, additional school services will not be required.

FIRE

Existing Conditions

Kittitas County Fire District No. 5 and King County Fire District No. 49 serve the area. The combined fire station is located at the top of Snoqualmie Pass. The force is entirely composed of volunteer personnel. Response time from the fire station to the site is estimated to be 10 minutes. The fire department has a key to the entrance of Ski-Tur Valley and knows the location of the fire hydrant which is near the south entrance to the Ski-Tur subdivision.

Equipment and manpower for fighting fires includes the following:

- 2 fire trucks and 1 pumper with a total capacity of 3,000 gallons per minute.
- Ambulance (privately owned)
- 4 emergency medical technical personnel.
- 14 volunteer fire fighters.

Impacts

The proposed project will introduce the possibility of a structural fire in the development, thereby creating a hazard for other residents in the area and potentially impacting the wildlife

habitat in Gold Creek Valley. Fire hydrants will be placed in each of the divisions at locations which will be readily accessible during all seasons. The number of calls generated on account of the new development is difficult to quantify due to the uncertainty of the total number of units to be constructed and their frequency of use.

POLICE

Existing Conditions

Police services are provided to county residents in unincorporated areas by the Kittitas County Sheriff's office. The Sheriff has indicated that the Sheriff's Office is currently understaffed for the services that they are required to provide. The staff consists of 23 persons who are supposed to provide service to county residents spread out over 2,400 square miles. At the present time, there are only seven active officers on patrol, two of which are supported by annual grants from the U. S. Forest Service. Such a grant is necessary in Kittitas County because 52 percent of the county is in National Forest lands.

Since the Sheriff's office is understaffed there is not a regular patrol in the Snoqualmie Pass Region. The policy of the department is to patrol the more populated regions of the county. However, the Sheriff's office will respond to calls when necessary. Response times will vary according to the nature of the complaint. Past experience has shown that most calls are in reference to cabin break-ins and lost people.

The State Highway Patrol is also present in the vicinity of Snoqualmie Pass. They patrol the Interstate Highway and the State roads in the area. They handle traffic accidents and also direct traffic when the need arises.

Most land in the area is National Forest Property, and therefore, the U. S. Forest Service is the principal agent which regulates and patrols property.

Impacts

The proposed project will increase the number of calls to the Sheriff's office with respect to burglary and vandalism in the area. These crimes do not necessitate immediate response, and therefore, would not demand additional personnel from the Sheriff's office. However, as development increases in the Snoqualmie Pass Region an increase in police manpower may be required to service the area.

PARKS AND RECREATION

Existing Conditions

Parks and recreation areas are ubiquitous in the Snoqualmie Pass area. Recreational pursuits are extremely varied.

Persons travel from major population centers for many types of recreational activity. The Alpine Lakes Wilderness Area attracts people year-round for hiking, camping, picnicing, snow shoeing and mountaineering. During the summer months, this area receives its greatest use due to its accessibility. Areas of more level terrain are used more heavily during the winter months when cross-country skiing is popular. These areas, which include the lake shores and other level areas such as Gold Creek Valley are highly desirable winter recreation areas. It has been estimated by the U. S. Forest Service that 200,000 visitors cross-country ski in portions of National Forest Lands and private property. The same estimates show that 20,000 people use the Gold Creek Valley for winter recreation. In addition, the four developed ski areas attract 850,000 visitors every year. These areas are Hyak, Alpental, Ski Acres and Snoqualmie Summit.

More passive enjoyment of the alpine surroundings can be experienced at numerous private and public campgrounds located close to Interstate 90. The numerous alpine lakes and the more accessible larger lakes such as Kachess, Keechelus and CleElum attract many fishermen during the summer months. Hunting is also a popular sport in the area.

Impacts

The proposed development will have no impact on the existing recreational use patterns. Demand for various recreational uses will continue to grow and the Snoqualmie Pass Area is capable of absorbing such demand without ill effects. Persons residing on the site may even lessen the commuter traffic that moves from the populated areas to the summit area.

Since all of Section 11 is private property it has limited recreational use. Off-road vehicles are not permitted on the property because they would disturb residents and the serenity of the area. However, the owner places no restrictions on hikers, backpackers, cross-country skiers and snowshoers. Therefore, people will continue to use the area as they have in the past.

MAINTENANCE

Existing Conditions

Presently, the road network in Section 11 is private. A gate at the entrance to Ski-Tur Valley indicates that the general public is not permitted in the area. Gold Creek Road, which is a U. S. Forest Service road is maintained by that agency. However, they do not plow the road during the winter months. Access to Ski-Tur Valley must be on foot during the winter months.

Impacts

All roads in the proposed Starwater development will be public. Therefore, limited maintenance will be provided by Kittitas County. The Starwater Homeowners Association will provide winter access to the site by plowing Gold Creek Road and some public roads that are constructed in the development. The impact on governmental agencies for maintenance of the roads is negligible.

There will be no county maintenance required for the community water and sewer facilities. However, the county will have to make periodic checks to determine if the systems are operating properly.

Mitigating Measures

Since the Starwater Community Homeowners Association will plow the U.S. Forest Service Road and the public roads within the development it is assumed that this proposal will not create any additional costs to the county or the U.S. Forest Service. However, these agencies will be required to provide some maintenance when there is a need to repair or grade roadways. Since the site will be served by public roads, vehicular access to hiking trails will be available to the general public. The developer also intends to develop a parking area at the north end of the valley for trail users.

OTHER GOVERNMENTAL SERVICES

This proposal will not place any significant demands on library facilities, hospitals, health care facilities or any governmental agencies outside of those required to implement the proposal. Prospective residents of Starwater will use the services that are available in their primary-home communities.

UTILITIES

SEWER

Existing Conditions

Homes in the existing Ski-Tur Valley development are presently on individual septic tank systems. There are two sewer districts operating in the pass area. They are the King County Summit Sewer District and the Kittitas County Sewer District No. 1. Currently, the King County Summit Sewer District obtains treatment by agreement with the Kittitas County Sewer District No. 1. The treatment facility is located at Hyak and is operating at below capacity although on peak-use days it approaches design capacity. These two districts are negotiating at present to combine in order to serve the area more efficiently. Two sewer manholes are located on the north side of Interstate 90 in the vicinity of the Hyak Interchange.

Impacts

A community sewage disposal system is planned for Starwater. The system will include a septic tank at each unit coupled to a sewage pump which will pump through a check valve to a common force main. The force main would be located in the street and lead to a community clarifying tank and then through two dosing siphons towards two large independent drainfields of approximately 5,000 feet in length.

The community sewage disposal system would be managed by a septic tank-drainfield maintenance management organization formed in accordance with State guidelines and operated by the community Homeowners Association.

If this system is properly maintained and built to county and state specifications, this sewage disposal system should not have any adverse impact on the Gold Creek Valley ecosystem.

The probability of overloading the system is minimal because of the low utilization of the lots. Since the system is designed for the total amount of homes potentially constructed it doesn't seem possible that overloading could occur.

A potential malfunction of the system could be caused by a power failure. Each unit has a pump, and therefore, sewage would not be pumped up to the drainfield if a power failure occurred. This problem will be mitigated by designing the septic tanks with additional storage above the level of the pump. This reserve volume would be able to absorb the overload until the power is resumed. (Refer to Comments & Responses in the Appendices.)

Mitigating Measures

The community sewage disposal system has numerous advantages over the conventional individual septic tank and drain field systems, especially in relationship to development in Gold Creek Valley.

The advantages of this system are outlined below:

- The community drainfield is located as far away from Gold Creek as possible.
- Soil in the drainfield area has the deepest layers of silty organic sand on the site.
- The access road which is contiguous to the drainfield acts as a barrier for uphill drainage.
- Effluent is clear and better filtered than with individual drain systems due to the three clarification chambers that catch and settle solid matter.
- A community system such as the one being proposed is more closely monitored than individual septic systems.

WATER

Existing Conditions

Water for the Ski-Tur Valley subdivision is currently being provided by a ground water infiltration gallery system which is located in an area of spring activity at the base of a draw lying south of the existing development. The infiltration gallery is connected to a 5,000+ gallon storage tank which feeds the Ski-Tur homes through a 6" water main. The system is entirely gravity flow and is self regulating with an overflow pipe connected to the storage tank. A fire hydrant is located on this line near the south entrance to the Ski-Tur Village.

An integrated water system is presently being planned to serve the entire Snoqualmie Pass area. At the present time all water is supplied by individual systems. (Refer to Water Service Plan, Appendix D.)

Impacts

The initial phases of Starwater will utilize the existing water source system augmented with a larger infiltration gallery and storage tank. The size of the infiltration gallery and volume of storage would conform to Department of Social and Health Services standards. A native growth protection area will be established to protect the drainage basin within the draw leading to the infiltration system.

As the remaining divisions of Starwater require water services an additional source development may be necessary. A draw south of the existing system will be developed in a similar manner in order to increase the water supply and storage capacities. The water lines extending to the home sites will be located in the middle of the gravel roads.

TELEPHONE

Existing Conditions

Communication services in the area will be provided by the Ellensburg Telephone Company.

Impacts

Service to the development will be underground, originating from the lines along Interstate 90. The telephone company has indicated that no complications should develop in serving the site.

ELECTRICITY

Existing Conditions

Puget Sound Power and Light Company will serve the Starwater development. Power lines have been constructed up to the intersection of the Forest Service road (Gold Creek Road) and the frontage road.

Impacts

The developer has requested a permit from the Forest Service to extend the electric power lines along the Forest Service road to the site. The power lines will be installed underground along with the telephone lines. All homes will exclusively utilize electric power.

NATURAL GAS

There will be no natural gas lines extended to the site.

SOLID WASTE

There are currently no provisions for the removal of solid waste.

Rules and regulations regarding solid waste disposal will be part of the Home Owners Association documents and said rules will be part of the covenants running with the land.

VISUAL AMENITIES

Existing Conditions

The proposed plat is in the Gold Creek Valley which lies approximately 2½ miles east of Snoqualmie Pass. The valley, approximately 2 miles in length, runs in a north to south direction where Gold Creek emanates from the mountains to the north.

Views from the site vary. Looking up the valley are vistas of peaks in the Alpines Lakes Wilderness area. Kendall Peak and Rampart Ridge are two of the most prominent features. These mountains surround the valley on the north, east and west. The southern portion of the Valley widens where Gold Creek drains into Keechelus Lake.

Many people use this area for access into the Alpine Lakes Wilderness area. In the summer months wildflowers are numerous and the area becomes overgrown with herbaceous plants. The winter snow blankets the area and attracts many cross-country skiers.

Impacts

The visual aspect of the site will be changed by the proposed subdivision from an undeveloped valley floor, scattered with trees, to a vacation home development. As development intensifies some evidence of the subdivision may be visible from Interstate 90. While motorists will not be able to see any homes due to the large trees along the highway, they may see the smoke emanating from individual fireplaces. Evidence of light and glare will not be visible from Interstate 90 or the frontage road. Lights from homes may be visible depending on location, house orientation and tree cover in the area of the house.

Mitigating Measures

The developer intends to retain all natural vegetation except in areas that must be cleared and graded for roads, driveways, housepads and the community drain fields. Special care will be taken to retain as many trees as possible, in order to soften the view of homes and keep light and glare from disturbing adjacent property owners.

ARCHAEOLOGICAL/HISTORICAL

The following is a summarization of a letter sent, upon request, by Central Washington State College, Department of Anthropology and Museum of Man, in reference to the proposed development. This letter has been included in the Appendix of this report.

Existing Conditions

There have been no archaeological or other cultural resource surveys made in the Gold Creek Valley. Little attention has been paid to this type of high mountain valley and any predictive statements as to cultural resources would be meaningless.

Impacts

The proposed project would involve some disturbance to the existing ground surface as roads are constructed and house sites are cleared. Such modification could have significant adverse impacts to any cultural resources which might be located in any of the areas to be cleared and/or graded.

Mitigating Measures

The letter sent by the Department of Anthropology and Museum of Man indicated that there is a possibility that unknown cultural resources may be found on the site and that an on-site archaeological investigation should be undertaken prior to development. The developer will comply with such a request if such a study is necessary. This action will ensure that no potential cultural resources will be disturbed by the Starwater development.

Section IV

B. PHYSICAL ENVIRONMENT

GEOLOGY AND SOILS

Existing Conditions

The area comprising the Cascade Mountains in the vicinity of Snoqualmie Pass were formed by volcanic action. The area comprising Section 11 consists of a valley floor which is approximately 2,560 feet above sea level. Mountains of volcanic origin ascend from the valley floor to an elevation of approximately 6,000 feet. The igneous strata has been shaped by glacial action. The valley areas have been formed by repeated glacial action. A morainal shelf along the southeastern valley slope indicates at least two recent glacial stages.

The soils which make up the valley floor are composed of glacial outwash and water deposited silts and sands. The more moderately sloped portions of the valley floor are overlain with a layer of organic silt and fine sand varying from 1 foot to greater than 5 feet in depth.

Soils Investigation

A preliminary soils investigation was conducted on October 20, 1976 for the proposed plat of Starwater, Division 1. The scope of this investigation was limited to a surficial soil analysis of the site to determine the ability of the on-site surficial soils to operate in a septic tank drainfield environment. The purpose of the investigation was to serve as a planning tool for determining optimum road, lot and lot density configuration for the proposed plat.

Test pits were dug by backhoe to a typical depth of approximately 7 feet along several routes to yield a sample of test holes that would: (1) uncover any major variations in surficial soil type and (2) develop an average surficial soil type if no major variations were found. The location of the test pits is shown in Figure II and the soil log is exhibited in Table 1.

No major variations were encountered during the investigation. The soil type encountered can be characterized by the following generalized soil layers.

The upper layer consists of a sandy gravelly loam layer varying from 1 foot in thickness to over 7 feet deep. This layer appears to be organically active with root penetration at all levels. Organic silts and sand, medium to fine in grain predominate in this layer along with a small amount of pea gravel. No mottling was noticed in this layer. Mottling is an indicator of high long-term seasonal water table. Although no percolation tests were conducted at this time, it is believed that this soil layer would yield moderate percolation rates under average moisture content conditions.

The next layer typically encountered was found at soil depths of from 1 foot to over 8 feet in depth. This layer consisted of a higher percentage of sand, medium to coarse, and gravel from 1 inch diameter to 4 inches in diameter. Cobbles to 1½ feet in diameter were also scattered throughout this layer. Root penetration occurred to a lesser degree indicating that this layer may be less biologically active. Although gravel and cobbles were more predominate, it is believed that a high enough percentage of sand and silt is present to yield percolation rates in a range that is normally acceptable for drainfield design. Some mottling was found in this layer. These areas appeared to be confined to a low area at the northwesterly portion of the proposed plat that showed signs of collecting snow melt during spring runoff. Careful planning of roads and surface drainage should alleviate this condition.

Impacts

The proposed subdivision will have minimal impact on the soils or geology of the site or the surrounding area. However, minor topographical changes will influence runoff rates and patterns and can contribute to erosion. Concurrently, the internal structure and composition of the soils will be affected by grading activities. In general, this alteration will make the soils more suitable for supporting loads and less suitable for vegetation. Very little, if any, soil will be removed from the site.

Mitigating Measures

Since construction will be limited to the summer months, minimal erosion or run-off will be evident. Clearing and grading will be done in divisions so that no more than one third of the site is exposed at one time.

Roads proposed for the development have been aligned with the topography in order to minimize surface changes and house sites will be developed to retain as many trees as possible and to minimize excavation and surface changes. Accordingly, the actual number of homes constructed on the site will be minimal, and therefore, most lots will remain in a natural state. The developer also intends to develop covenants which prevent property owners from destroying trees and clearing large areas.

Table 1

Soil Logs for Starwater, Division 1

10/20/76

SOIL LOG #1

0	-	6"	Forest duff
6"	-	36"	Sandy loam with 15-20% pea gravel (brown)
36"	-	7'	Gravelly sandy loam with some cobbles to 1' \emptyset No W.T.

SOIL LOG #2

0	-	12"	Forest duff
12"	-	42"	Sandy loam - some 6" lenses of pea gravel
42"	-	7'	Gravelly sandy loam - cobbles to 1' \emptyset - No W.T.

SOIL LOG #3

0	-	2½"	Sandy loam
2½'	-	3½'	Gravel lense pea - 3" \emptyset
3½'	-	5'	Fine sand brown roots in this layer
5'	-	7'	Sand medium to fine - brown No W. T.

SOIL LOG #4

0	-	2½'	Sandy loam, roots to 3½'
2½'	-	6'	Cobbles and gravel with sand and pea gravel - good percent of fines with gravel

SOIL LOG #5

0	-	3'	Sandy gravelly loam - roots to 4'
3'	-	4'	Sandy loam - silt and fine sand
4'	-	5'	Sand and gravel - No W.T.

SOIL LOG #6

0	-	43"	Sandy loam, some gravel
43"	-	5'	Sand and gravel, brown No W.T.

SOIL LOG #7

0	-	47"	Mixed lenses of coarse sand pea gravel and lenses of gravel 0-2" \emptyset - lenses root layer at 47"
			(0 - 18" more loamy) No W.T.

SOIL LOG #8

0	-	3'	Sandy loam, root layer at 3½'
3'	-	8'	Silty sandy loam - No W.T.

SOIL LOG #9

0	-	3'	Sandy loam
3'	-	5'	Unsorted gravel sand and cobbles Mottling at 36" to 5' - Definite W.T. at 3' in wet seasons Root layer at 4'

SOIL LOG #10 (low snow melt area)

0	-	6"	Sand and gravel
6"	-	18"	Gravel 0-9" mottling
18"	-	4'	Cobbles - gravel and coarse sand

TOPOGRAPHICAL FEATURES

Existing Conditions

The major portion of Section 11 can be characterized as a glacial valley with gentle terrain. The valley floor sits at approximately 2,560 feet above sea level. This area is situated in the heart of the Cascade Mountain Range, which is of volcanic origin. Numerous glacial stages have shaped the valley and the surrounding mountains.

Gold Creek Valley is approximately 2½ miles in length from where it meets Interstate 90. At this point it is approximately 1½ miles in width. Gold Creek flows from the mountains to the north into Keechelus Lake. Mountains of volcanic origin ascend from the valley floor to elevations in the vicinity of 6,000 feet. Rampart Ridge to the east, Kendall Peak to the north and numerous ridges encircle the valley on three sides.

A gravel pit is located one-half of a mile south of the site. The land dedicated to gravel operations is leased from the National Forest under a special use permit by the Washington State Highway Department. The present status of the gravel pit is that it will remain in use until construction is terminated in the area. The use permit stipulates that the resulting ponds from quarrying operations will be rehabilitated and landscaped when use is terminated.

Certain topographic features in the vicinity of the site are hazardous. During the winter months when snow is abundant there are potential avalanche areas. These areas are visible on Kendall Peak and in places along Rampart Ridge. While they do not present hazards or funnel into areas that have been designated for second-home development, they are apt to create hazards for recreational users. These areas should be identified and precautions should be made to avoid these areas.

Numerous logging roads which are located throughout Section 11 and adjoining public and private land are visible on hillsides and have caused certain topographical changes. Timber harvests in this area have also left scars which will take years to mend.

Impacts

Since the level valley floor has been designated for development, only minor topographical changes will occur. Road grading will be the single operation causing topographical alterations.

Mitigating Measures

Steep areas have been avoided and will remain in a natural state. Proposed building sites are located far away from avalanche areas. Roads proposed for the development have been aligned with the topography in order to minimize surface changes. In addition, any house sites which are cleared will be required to retain as many

trees as possible and minimize excavation and surface changes. Such standards will be administered through the use of covenants, and an active Homeowners Association.

WATER RESOURCES

Existing Conditions

Gold Creek Valley and the surrounding mountains are dissected by numerous seasonal water courses. During the spring run-off these water courses experience high flows. This phenomenon is compounded because of the low elevation of the site. Fresh or melting snow may be supplemented with additional rains due to the elevation which makes all the streams, creeks and water courses susceptible to flooding. All the small tributaries which carry water down into the valley drain into Gold Creek which eventually flows into Keechelus Lake. Therefore, during the high spring run-off period, Gold Creek may experience flooding. The severity and duration of the high run-off depends on the amount of snowfall during the past winter.

Evidence of high run-off is visible along the Gold Creek flood plain. New channels are formed and/or water is diverted during high water. However, this meandering of the main flow channel remains within the confines of the river basin. Some erosion is occurring along the banks of the creek during high water spring run-off. This erosion is a naturally occurring feature which coincides with the short lived high flows.

During the peak spring flow Gold Creek carries silt and colloidal suspensions. However, the creek remains clear during moderate to low flows.

By mid to late summer these water courses usually dry up. The actual moment when this occurs is dependent upon the amount of snowfall. While there is no visible sign of water movement, there are numerous springs which drain continuously throughout the summer and into the fall.

The ground water movement is moderate to high in the central river corridor and moderate along the mid slope area between the river basin and the steeper slopes. The ground water movement is slow to moderate along impervious soil-rock interface in areas of steep slope.

Water quality is presumed to be good in all areas and is within County Health Standards at the point of the existing community water supply system which serves the Ski-Tur Valley subdivision. This existing ground water infiltration system is located at the base of the draw which lies on the steep south slope face off Rampart Ridge. This is an area of spring activity and presently supplies all the domestic water for the existing community.

Impacts

The project will have the effect of causing slight changes in existing run-off patterns. However, since the road section has been designed with an open ditch storm drainage system, the increase in peak run-off should be negligible.

Run-off will be minimal due to the absorptive quality of the soil and the lack of any impervious surfaces other than cabins. In addition, the actual surface area of the cabins will be small and the green belts around the cabin location will absorb the surface run-off from the cabins.

Some increase in silt run-off will occur during construction. After construction of the streets and other plat improvements, silt run-off will decrease as vegetation reestablishes itself.

The actual quantity of surface water run-off will increase by approximately 10-15%. Run-off during the spring snow melt is naturally high. The proposal should not contribute any additional run-off during this peak period.

The community drainfield will have a localized effect on ground water quality, however fine organic silt and sand will filter out the majority of the bacteria and virus within a short distance of the drainfield. Some organic nutrients will probably enter the underlying aquifer but will be greatly diluted by the time they reach Gold Creek.

Mitigating Measures

Construction will occur during the summer months. Since the project site is located on the leeward side of the Cascades, annual precipitation is less than on the western slopes. This climatic condition will help to alleviate many of the run-off and erosion problems that are normally associated with development of a site. Furthermore, run-off and erosion will be minimal due to the lack of impervious surfaces and the retention of the natural ground cover.

AIR QUALITY

Existing Conditions

Due to the relative isolation of the site from potential air pollution sources, it is evident that the presence of air pollutants in the Gold Creek Valley is rare. An infinitesimal amount of auto emissions may be found near the site. These pollutants emanate from vehicular traffic along Interstate 90. Temporary air quality deterioration may be caused by logging activity in the area. The fact that either of these phenomena will have a deleterious effect on plant, animal or human inhabitants of Gold Creek Valley is negligible. This is a result of local climatic conditions which tend to disperse the source of any pollutants over a wide area.

Impacts

Temporary air quality degradation will occur as homes in the Starwater plat are constructed. Since the area is blanketed by snow in the winter months, construction will occur during the summer dry period. Therefore, suspended dust particulates caused by grading will be the most significant form of air pollution. Coupled with the construction vehicles traveling along the gravel roads in the area, this will be the major source of pollution. Since there are no residents living on the site, it is apparent that the short term construction impacts will only affect local flora and fauna and the construction workers themselves.

Long-term air quality impacts which result from development may be caused primarily from individual fire places and dust from the gravel roads during the summer months. As development intensifies degradation due to smoke may be discernable throughout Gold Creek Valley. However, these impacts are difficult to quantify due to rapid changes in local climatic conditions.

Mitigating Measures

In order to minimize suspended dust particulates from the gravel roads it may be necessary to water or oil the roads on occasion.

FLORA AND FAUNA

Existing Conditions

There are many varieties of plants and animals which are present in Gold Creek Valley, where the development will occur. The site is located between the drier region east of the Cascades and the more humid western region. The valley floor which is situated at an altitude of approximately 2,600 feet has a sparse tree cover with a dense understory which consists of a variety of herbaceous annuals, perennials and grasses. The tree species which comprise the principal canopy include Douglas Fir, Western Hemlock, Mountain Hemlock and some Red Alder. Numerous wild-flower species may be observed during the summer months in areas which are not covered with a dense understory.

Many bird species have been observed and it is assumed that small mammals also inhabit the site. Other animals spotted include mule deer, elk, mountain goat, beaver and black bear. No rare or endangered species of flora or fauna were observed on the site.

For an analysis of vegetation and wildlife common to the Pacific Northwest refer to E. N. Kozloff's Plants and Animals of the Pacific Northwest. This analysis should not be considered to be definitive but is included to indicate the range and diversity of the biotic community.

Impacts

Conversion from the existing natural environment to a second-home development will result in an alteration of the existing habitat. As each division is developed and more roads and house sites are cleared and graded, a greater variety and number of flora and fauna will be impacted.

The amount of wildlife habitat lost will be proportional to the number of sites which are eventually developed. Approximately 70% of the site will remain in its natural state, with the exception of roads. Consequently, many animal species will not be displaced by development. Those animals which are displaced by the development will move into adjoining undisturbed habitats by migration. Since Gold Creek Valley extends beyond the boundaries of this development, it is possible that displaced animals will be able to migrate into similar ecosystems. However, this movement of species would only be possible if the community is not currently carrying its maximum capacity of fauna. The natural ecosystems which surround the site are so large that adaptation of migrating species seems to be possible.

The introduction of housepets during visits to the site will tend to drive away native wildlife.

Mitigating Measures

Approximately 8 acres of open space will be retained internally in Division 1 and a similar standard will be applied in the

remaining divisions. No development will take place along Gold Creek nor within the potential flood plain. Accordingly, approximately 70% of the site will remain in a natural state. Any house sites which are cleared will be required to retain as much vegetation and trees as possible. These standards will be administered through the use of covenants. Due to the amount of surrounding National Forest land and diversity of ecosystems it is assumed that most animals which are displaced by the development of Starwater will be able to adapt in the adjoining habitats if they have an adequate carrying capacity. Since adjacent parcels will not be developed, it is felt that these areas will be able to support a slight increase in animal population. Animals capable of living in areas of human development will likely increase. These animals may include numerous birds (Canadian Jay's, sparrows, robins, house finch, crows, etc.) and other adaptable wildlife (deer, racoons, squirrels, etc.).

Section V

UNAVOIDABLE ADVERSE IMPACTS

UNAVOIDABLE ADVERSE IMPACTS

Land Use

This portion of the Gold Creek Valley would be irretrievably committed to a residential development.

Transportation

During peak-use periods an increased amount of automobile traffic will be generated in the vicinity of the site.

Noise

Construction will create a short-term increase in noise in Gold Creek Valley which may have an adverse effect on wildlife. Noise impacts, from this recreational development will be minimal when residents occupy the site.

Energy

Electrical energy and fossil fuel would be required by the project. This increased demand could have an adverse impact if supply is likely to or should become very limited, especially since second homes would be constructed on the site.

Visual Amenities

The proposed project, if implemented, would change the visual character of the area through the subdivision of lots and the addition of new homes.

Historial/Archaeological

The Department of Anthropology and Museum of Man at Central Washington State College feels that there is potential for archaeological remains in the area and that such remains could be disrupted if an archaeological reconnaissance is not conducted before development commences.

Flora and Fauna

Development of the site will reduce the native tree cover, feeding place and habitat for many animals. As their habitat is altered, most of the smaller animals will be eliminated. Larger species will be more capable of relocating in adjacent habitats, although their survival is dependent upon the carrying capacity of such a habitat.

Soil Erosion

Some erosion will occur during development of the site. Careful design and implementation of an erosion control plan by the developer should be able to keep the resultant sedimentation to a minimum.

Air Quality

A small increase in air pollution from autos and homes may occur when residents utilize the site.

Section VI

THE RELATIONSHIP BETWEEN LOCAL SHORT TERM
USES OF MAN'S ENVIRONMENT AND MAINTENANCE
AND ENHANCEMENT OF LONG TERM PRODUCTIVITY

and

Section VII

IRREVERSIBLE OR IRRETRIEVABLE
COMMITMENTS OF RESOURCES

Section VI

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The site of the proposed project is currently in a natural state, with the exception of the existing Ski-Tur Valley homes and the roads which run throughout the area. The sites present distance from human-oriented developments and actively enhances its productivity as far as wildlife is concerned. However, since the site is surrounded by National Forest Lands and the Alpine Lakes Wilderness Area, the impacts of this proposal should have minimal affect on the productivity of wildlife in the area.

The site has been designated as Forest and Range Zone by Kittitas County. Under such a classification many types of residential uses are permitted. Residential development will result in a more productive short-term economic use of the site. Development of lots and home construction will not create any long-term risks to human health.

Since this land is currently in a natural state, it would be irreversibly lost to future generations. However, because of its location in relation to land dedicated for National Forest use, and the lack of suitable land for development in the Snoqualmie Pass Area, this parcel seems most appropriate for accomodating future development.

Section VII

IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES

Physical and Natural

- (1) The land itself
- (2) Building material and labor
- (3) Water and other service facilities
- (4) Electrical and other energy sources

The most valuable resource irretrievably committed will be the land itself. In its present natural state, this property would be irreversibly lost to future generations. At the present time, all of the material necessary for completion of this development is readily available. The monetary commitments would be dispersed among several industries and trades involved in construction.

Energy would be expended temporarily during construction and on a permanent basis for lighting, heating, transportation and other domestic uses that are related to recreational developments. Long-term maintenance requires the committment of services such as limited fire and police protection and the continual use of water resources.

Such committments of resources are not unique to this particular site. They would be required wherever recreational homes are constructed.

Section VIII

ALTERNATIVES TO THE PROPOSAL

Alternatives to the Proposal

The alternatives considered include the following:

- 1) No development
- 2) Increased density
- 3) Decreased density

No Action

This alternative would have the site remain in its present state, at least temporarily, leaving the existing ecosystems of the site unchanged. However, the existing Ski-Tur Valley recreational development would continue to expand in size as new homes are constructed. Since these homes lack any improvements, this action would not increase the demand for services, utilities or energy resources, at least in the immediate area. The revenue generated from this site would continue to increase in proportion to the number of new homes constructed. The no action alternative would assure that the land use of this site would not limit planning options for the Kittitas County Comprehensive Plan, and that if development should occur in the future, it will be coordinated with the land use and development timing advocated by the plan.

Due to demand for recreational homes in the vicinity of Snoqualmie Summit, no action on this site would possibly mean transfer of the impacts of development to another site. The costs and benefits, the environmental impacts and the resource commitments of developing another site may be more or less depending on the available services, existing ecosystems and location of the new site. Since this site is privately owned it would remain available for development at a future time.

Higher Density Development

An increase in density would create a substantial burden on the surrounding environment. More intensive use of the land would generate more adverse impacts such as destruction of the natural habitat, less visual amenity and increase the possibility of water quality degradation.

While a higher density development could be accommodated under this existing zoning ordinance,* the present proposal seeks to minimize impacts by maintaining an overall density of 1.1 dwelling units per acre. The developer feels that a higher density development would not be aesthetically compatible with the surrounding scenery.

*(7,200 square feet for lots on approved community water and sewer systems.)

Lower Density Development

This alternative is the construction of fewer homes on larger lots. With larger lot sizes, more of the on-site vegetation could be retained and the houses would be less visible to one another. The

street and open space design would be similar to that of the proposed plat. This alternative would result in a smaller on-site population that would require less commitment from services and water and energy consumption. However, the demand for recreational homes could conceivably shift to another less desirable location in the area, thus creating an increase in environmental impacts.

The lowest density that is considered to be marginally feasible for the site is 5 acre lots without any improvements. While larger lot sizes with fewer homes may be viewed as a positive maneuver, it is not the highest and best use of the land. The property is capable of supporting the overall density of 1.1 dwelling units per acre with minimal impact. If density is reduced, demand for recreational homes could increase pressure for development of other parcels.

Section IX

APPENDICES

APPENDIX A

DEPARTMENT OF ANTHROPOLOGY
AND MUSEUM OF MANCENTRAL WASHINGTON STATE COLLEGE
Ellensburg, Washington 98926

August 15, 1977

Mr. Ted Beeler
Subdivision Management Inc.
16031 - 119th Pl. N.E.
Bothell, WA 98011

Dear Mr. Beeler:

Herewith is my formal response to the question you raised in our personal conversation last week regarding potential cultural resources in the Gold Creek Valley of Kittitas County.

I understand that you represent investors who are interested in expanding recreational potential in the vicinity of Snoqualmie Pass. More specifically I refer to the so-designated "Starwater" development which might eventually cover significant acreage in the lower portion of Gold Creek Valley, which is located in Kittitas County in Section 11, T.22N, R 11 E, as located on the Snoqualmie Pass Quadrangle.

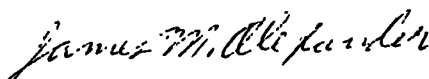
I must tell you that this particular section of Kittitas County has remained virtually untouched as to potential cultural resources. I know of no archaeological or other cultural resource surveys which have been done in that region. There are no archaeological sites of record in our files. That is meaningless, however, in view of the fact that no assessments have been made. Furthermore, this particular type of ecological zones (high mountain valleys) has had so little attention in the past that predictive statements as to cultural potential would appear foolhardy.

In terms of an environmental impact assessment my recommendation is as follows. In light of the absence of both significant previous assessment in the vicinity of the proposed project and our lack of general knowledge about these kinds of specific ecological zones, a cultural resource survey (including on-ground inspection) should definitely be made prior to the issuance of a permit for significant alteration or construction.

In thinking about the best interests of your clients, you should also be aware of the following. If a decision is made to proceed with the development, and a cultural resource survey is carried out, there is at least some possibility that historical or prehistorical resources will be located within the boundaries of the proposed development. If that should prove to be the case, I feel

reasonably sure that scientific excavation or other protective measures will be required. From the scientific standpoint such sites would be somewhat unique and of great value. The point is that scientific excavation does take time. This might lead to some delay in the initiating of the actual construction phase of such a development. Considering the climate of that particular area and the relatively short working season for major construction, I would urge you to initiate a cultural resource survey of the area as soon as possible following a decision to proceed with the development.

Sincerely yours,



JAMES M. ALEXANDER
Chairman

JMA/me

cc: William C. Smith
CWAS Director

Jean M. Welch
State Historic Preservation Officer

Washington Archaeological Research Center

REFERENCES

Easton School District; Jack Spithill, Superintendent, Personal Communication, 1977

King County and Kittitas County Combined Fire District; Rod Rodriguez, Personal Communication, 1977

Kittitas County Health Department; Gordon A. Kelly, Director of Environmental Health, Personal Communication, 1977

Kittitas County Office of Planning and Community Development; Tom Pickerel, Planning Director, Personal Communication, 1977

Kozloff, Eugene N.; Plants and Animals of the Pacific Northwest, 1976

Schmidt, Dick; Engineering Consultant for the Snoqualmie Pass Sewer and Water Systems, Personal Communication, 1977

Snoqualmie and Wenatchee National Forests; An Intensive Land Classification Study, August, 1973

Snoqualmie - Mt. Baker National Forest; Skip Damoth, District Ranger, Personal Communication, 1977

U. S. Forest Service Planning; Dale Potter, Personal Communication, 1977

DRAFT EIS REVIEW COMMENTS

APPENDIX B



KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

November 18, 1977

Mr. Ted Beeler
Subdivision Management, Inc.
16031 - 119th Pl. N.E.
Bothell, Washington 98011

Dear Mr. Beeler:

The following comments are submitted by the County Planning Department in response to the Starwater draft environmental impact statement:

P. 35-36 Utilities The proposed community septic tank system is described in favorable terms when compared to conventional individual septic tanks. No mention is made of consideration given to more efficient alternatives of sewage collection and treatment. This appears to be a significant omission in view of the potential for 672 structures on 333 acres in an area virtually saturated with groundwater approximately five months per year.

P. 46 Water Resources No figures are given for annual precipitation, snow-pack, etc.

Also enclosed is a response from the Kittitas County Sewer District No. 1. The deadline for public comment is November 20, 1977.

Sincerely,

Tom Pickerel
County Planning Director

TP:gh

Enclosure

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street Ellensburg, Washington 98926 Tel. 925-1465
305 Wright Street Cle Elum, Washington 98922 Tel. 674-5513

October 28, 1977

STARWATER

RECEIVED

NOV 02 1977

KITTITAS REGIONAL
PLANNING DEPT.

Mr. Tom Pickerel, County Planner
County Courthouse
Ellensburg, Washington 98926

Dear Mr. Pickerel:

We have reviewed the draft environmental impact statement for the proposed recreational subdivision of Starwater. We have the following comments and/or questions:

- 1.) Page 8, under D. Mitigating Measures Land Use, Zoning and Planning.
No mention is made of the use of a community sewage disposal system.
- 2.) Page 11. In reality, density is almost twice as dense. 257 acres are being retained as permanent open space. This area is not within or surrounding the lots. Realistically, 672 lots are being developed on 333 acres.
- 3.) Page 24. Is the proposed development being talked about as an inclusion into the Alpine Lakes Wilderness Area?
- 4.) Page 29. Are roads going to be plowed of snow in the winter? If not, where are parking facilities for this season?
- 5.) Page 30. The developer plans to limit off-road vehicles by covenant. It is our opinion covenants would not work well to control these vehicles. Covenants only apply to owners within the plat. The roads are public roads, subject to use by non-owners as well.
- 6.) Page 31. We feel it is presumptuous to assume that this is a second home development. Many more people are becoming permanent residents of the Snoqualmie Pass area and commuting to their places of employment.
- 7.) Page 35. The feasibility of annexing to and utilizing the services of Kittitas County Sewer District #1 have not been seriously explored.
- 8.) Page 37. Solid waste hauling services are available.
- 9.) Page 47. Surface erosion runoff times will be extended because of the slow recovery of the subalpine environment once disrupted (short growing season).

- 10.) What is the actual impact of the proposed on-site sewage disposal system on the groundwater quality? We feel this may be significant.
- 11.) Page 48. There is a likelihood that burning fireplaces within the valley during stagnant air conditions could cause local air quality problems. In addition, deposition of soot on snow speeds melting and runoff
- 12.) Page 51. What is the significance of this valley as a wintering area for animals? Suitable habitat is scarce in areas where winters are severe

The most significant problem we can foresee deals with the planned sewage disposal system. An on-site sewage disposal system cannot be installed in an area in which the ground is saturated for a significant portion of the year by melting snow. No treatment and procedure failure results.

If you have any questions, please do not hesitate to contact us.

Yours truly,

Gordon A. Kelly

Gordon A. Kelly, RS
Director of Environmental Health

GAK/ig

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NOV 18 1977

KITTITAS REGIONAL
PLANNING DEPT.

KITTITAS COUNTY SEWER DISTRICT No. 1

POST OFFICE BOX 131
SNOQUALMIE PASS, WASHINGTON 98068

November 10, 1977

Mr. Tom Pickerle, Planning Director
Kittitas County Regional Planning Office
Room 217, Court House
Ellensburg, Washington 98926

Re: Draft Environmental Impact Statement
STARWATER

Dear Mr. Pickerele,

Thank you for the opportunity to review the draft Environmental Impact Statement for the proposed subdivision STARWATER.

After reviewing the report we find there are several areas which must be recognized as a problem for a "recreational" development in this area.

ITEM 1., on page 20 "Water" line (9).

Public water supplies, not applicable, please be informed this proposed development is within a Ground Water Permit Zone which has been determined by the Kittitas County Sewer and Water District as one area to be utilized for future water sources.

The permit (see enclosed) is issued by the Department of Ecology and will be placed in use in the future as development warrants. Permit No. G-322067. It would be against the desires of the Kittitas County Sewer & Water District to see this valuable water source disrupted by the development as proposed.

ITEM 2. Please be advised the Kittitas County Sewer District at considerable expense has developed a complete sanitary sewer collection system, (secondary treatment) and are currently designing a Tertiary plant for this facility to comply with the Environmental Protection Agency requirements for effluent discharge levels in and around Gold Creek, tributaries, and Lake Keechelus.

It would not be in the best interest of the community to allow a recreational development of any size to utilize individual septic systems in the area to to the above service which could be made available to the developer upon reaching adequate agreements for this service.

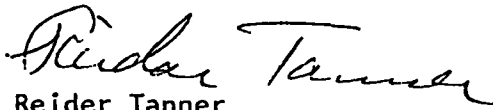
The District believes this draft report should be forwarded to the other following agencies for their review and comments:

1. Bureau of Reclamation, Yakima (controls this entire drainage basin for water run-off, ie. irrigation of the Yakima Valley).
2. Department of Social & Health Services, Seattle.
3. U.S. Forest Service, Cle Elum-Wenatchee N.F.
4. Washington State Highway Department, Hyak, Washington.
5. E.P.A., Yakima Washington.

The District encourages new development in this recreation area and would encourage the proponent to seek out the District for possible utility services at their convenience.

Sincerely yours,

KITTITAS COUNTY SEWER DISTRICT NO. 1


Reider Tanner
Chairman

\$10.00 examination fee should accompany each application.

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PRIORITY stamp with date 11/15/73, time 11:04 AM, and initials.

Handwritten notes: OK to Apr 1, 1977, per Don Beery, COE / Vicks Corp.

APPLICATION FOR A PERMIT

To Appropriate Public Ground Waters OF THE STATE OF WASHINGTON

RECEIVED stamp

NOV 13 1973 11:04 AM DEPARTMENT OF ECOLOGY SPOKANE REGIONAL OFFICE

Application No G. W. 322067

I, KITITAS COUNTY WATER DISTRICT NO. 1 (Name of applicant)

P.O. BOX 131, SNOQUALMIE PASS, WASHINGTON, 98063 (Complete post office address)

do hereby make application for a permit to appropriate the following described public ground waters of the State of Washington, subject to existing rights. This application is made under the provisions of Chap. 263 of the Session Laws of 1945, and amendments thereto of the State of Washington and subject to the rules and regulations of the Department of Ecology.

1. The proposed appropriation will be from infiltration trench and/or well (Well, tunnel, infiltration trench)

located GOLD CREEK 2 Miles S.E. of Snoqualmie Pass (Give approximate distance and direction from nearest city or town)

Area Sub-area (Leave blank)

Zone (Leave blank)

Applicant's name or number of well or other works, if any NONE

2. The quantity of water which applicant intends to withdraw for beneficial use is 90 gallons per minute; acre feet per year.

3. The use or uses to which water is to be applied Municipal, Domestic, Fire Protection for areas within Kittitas County, Water District No. 1 (Domestic supply, irrigation, municipal, manufacturing, industrial use, etc.)

4. The time during which water will be required each year Continuously

5. Location of well or other works for withdrawal of water: In county of KITTITAS

(a) 1500' East of S.W. Section Corner 11-22-11 (Give distance and bearing from nearest corner of section or legal subdivision)

being within the SW 1/4, SW 1/4 of Sec. 11, Twp. 22 N., Rge. 11 (Give smallest legal subdivision) (E. or W.)

or (b) If within limits of recorded platted property, town or city: Lot, Block

of See attached Report and Plat I and Plat II (Give name of plat or subdivision) (If within town or city give name)

(c) Show this location on accompanying section plat. Other adequate maps or drawings will be acceptable. See Report

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PLANNING DEPT.

November 2, 1977

Mr. Tom Pickerel, Planning Director
Kittitas County
County Courthouse
Ellensburg, Washington 98926

Dear Mr. Pickerel:

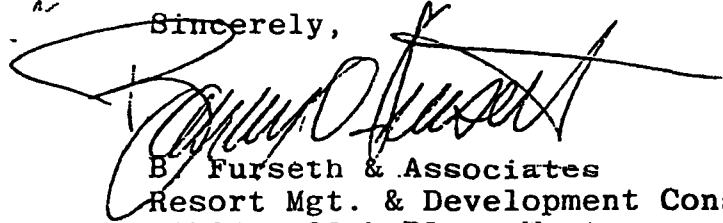
I have reviewed the enviromental impact statement for "Starwater" a recreational subdivision in Section 11, T 22 N, R 11 E, in the Snoqualmie Pass Area, and the following are my comments.

I have been retained by an adjacent land owner to assist in the preparation of a overall development plan for the pass area. The developments in Section 11 are of considerable interest, and concern.

It is my understanding that there is presently a building moritorium at Snoqualmie Pass. This moritorium was imposed to encourage the up-grading of an existing sewerage treatment facility and consolidation and development of an area wide water system. Although the proposed "Starwater" development is not within the Kittitas County Sewer District No. 1 boundary, it is adjacent to said boundary. Both real estate and other business interests incorporated these districts to encourage responsible development at the pass, and have carried and continue to carry the heavy financial burden of providing sanitary facilities and services.

It would appear that two sets of standards would be applied to sanitary facilities at the Pass if the "Starwater" development were approved as presented. Equal treatment of "Starwater" and the adjacent "Ski Tur Valley" subdivision related to other Snoqualmie Pass developments should be recommended, and encouraged.

Sincerely,



B. Furseth & Associates
Resort Mgt. & Development Cons
22124 - 90th Place West
Edmonds, Washington 98020
(206) 778-3308

BOF/nw

Box AA
North Bend, WA 98045

November 16, 1977

Mr. Tom Pickeral
Kittitas County Planning Director
Kittitas County Regional Planning Office
Room 217, Courthouse
Ellensburg, WA 98926

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NOV 30 1977

KITTITAS COUNTY
PLANNING DEPT.

Dear Mr. Pickeral:

Thank you for the opportunity to reply to the draft Environmental Impact Statement on the proposed Starwater Subdivision near Snoqualmie Pass.

We have three main areas of concern - Access, Impacts on Resources, and Utilities.

Access - It must be emphasized that the present U.S. Forest Service road system (includes both Road #2202, Rocky Run Road and Road #2279 into Ski Tur Valley) is not a public road system. The Forest Service will not issue an easement to a developer. We will issue an easement only to a public agency such as Kittitas County after the road has been reconstructed to Kittitas County system standards and dedicated to them. This includes full maintenance responsibilities. The road as it now exists is not a public access road in the same sense as a County road. To meet Kittitas County system standards means a 26' roadway on the two roads referred to above.

Impacts on Resources - Starwater borders the Alpine Lakes Wilderness. What measures will be taken to alleviate the added resource impact of use in the Wilderness as a result of the subdivision? A subdivision such as this will mean resource impact on the adjacent Forest Service lands - Wilderness and otherwise. Forest Service lands will be impacted due to requests for new trails, trailheads, off road vehicle areas, water sources, drain fields, etc. This potential should be dealt with in the draft Environmental Impact Statement.

Visual impact is a definite concern since the development is so close to the Wilderness and can be seen from the Wilderness. It should be kept in as natural a state as possible.

Impacts on the Forest from added fire risk must be considered. More people historically means more man caused fires in the area.

The assumption is made that only a portion of the lots will be built on. Impact should be based on all lots being built upon.

Avalanches are a definite threat in Division 5. The area has a well developed avalanche path and a history of avalanches. To allow development in this area is asking for trouble. Of the 41 acres in Division 5, only four are listed as unusable.

Utilities - Sewer and water facilities should be under the jurisdiction of the existing sewer and water districts at the Pass. To allow the Starwater Subdivision to set up its own sewer and water governments is not in the best interest of the overall development at the Pass.

Inadequate water source within the Subdivision Area is mentioned relating to Division #1. What are some of the alternative sources? Are any on Forest Service land? If so, these impacts need to be assessed. Present Forest Service policy is not to grant permits for water sources, drain fields, etc. to anyone but consolidated water and sewer districts such as those that exist at the Pass.

Extreme care must be taken to protect the water quality of the area in particular Gold Run Creek. Spring runoff and heavy winter rains can cause a very high water table. This can cause serious problems in the on site sewer disposal system as proposed in the draft Environmental Impact Statement.

Buried powerlines exist now along the Rocky Run Road. There is no permit that we know of to extend the powerlines along Road 2279 to the proposed site as stated in the draft Environmental Impact Statement.

FLOYD E. DAMOTH
District Ranger

DES:ex:km



STATE OF
WASHINGTON

Dixy Lee Ray
Governor

DEPARTMENT OF ECOLOGY
Olympia, Washington 98504

206/753-2800

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REGIONAL
PLANNING DEPT.

RECEIVED NOV 28 1977

November 17, 1977

Mr. Tom Pickerel, Director
Kittitas County Regional Planning Office
Room 217 - Courthouse
Ellensburg, Washington 98926

Subject: Starwater Recreational Subdivision Draft EIS

Dear Mr. Pickerel:

Thank you for the opportunity to review this impact statement. We offer the following comments for your consideration.

1. There does not appear to be an existing need for residential home-sites, be they second homes or year around residences. The impact statement points out that out of 450 lots platted in the Snoqualmie Pass area 10 years ago, 384 lots have not yet been developed. Of the 384 lots, the number now for sale was not mentioned.
2. The lot size should be more specific. The statement specifies that while individual lots would vary from 10,000 to 13,000 square feet, the overall density would be 1.1 lots per acre. It is important to point out that while the overall density may be 1.1 lots per acre, the density for any given acre may be 4.3 lots per acre.
3. The impact statement should contain more discussion of alternatives, for example:
 - a. An alternative to on-site sewage disposal is available but was not explored. Kittitas County Sewer District No. 1 is located nearby and presently serves the area from Hyak to Alpentel. The Sewer District is the only municipal sewer entity which could logically serve the proposed development.
 - b. The impact of constructing a 600 acre (600-700 lots) development adjacent to an existing water/sewer utility and not being served by that water/sewer utility, was not explored.
4. The Department of Ecology has noted that on-site sewage treatment and disposal systems have not performed satisfactorily at most subdivisions similarly located in mountainous recreational areas. The problem in the form of plugged lines and/or surfacing sewage usually manifests itself when the systems either freeze in the winter or when the shallow immature soils become saturated during seasonally high ground water conditions. What will be done to insure against this possibility?

Letter to Mr. Pickere1
November 17, 1977
Page No. Two

5. It is imperative that the proposed community sewage collection system and treatment facility be reviewed and approved by the Department of Ecology in accordance with Washington Administrative Code (WAC) Chapter 372-20 entitled "Public Sewage and Industrial Water Works" and pursuant to State Law Chapter 90.48.110 RCW.

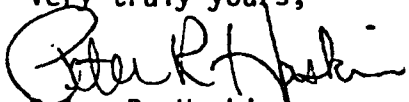
To protect the public interest, it is important that sewage collection systems be designed and constructed to meet the latest acceptable standards and to insure that such systems lend themselves to expansions or modification, within their design life, without major reconstruction.

- The Department of Ecology and the Department of Social and Health Services are required by state law to review plans and proposed methods of operating and maintaining sewerage or disposal systems. These laws stipulate that construction of such systems may not begin without agency approval. Ecology and Social and Health Services have in the past endeavored to share this requirement, intending to satisfy both the letter and intent of the law, without duplication of effort. Such an arrangement can, most likely, be utilized in this case; but for the purposes of the subject impact statement, the correct sewage system requirements should be stated.
6. There is no data regarding potential water sources or projected uses from which a Department of Ecology water right decision might be made. It is obvious that the current water right issued for a portion of SKI-TUR, INC. will not be adequate, nor has full permit coverage been granted for the 101 lots in SKI-TUR.

At this time, SKI-TUR, INC. has a permit for 0.06 cubic feet per second, 43.5 acre-feet per year, for a community development in Section 11. This subdivision is excluded in the Starwater EIS. However, they say they are going to integrate and expand the SKI-TUR water system. At this time the Department of Social and Health Services has given approval to SKI-TUR for a system to develop 40 lots; Starwater would have to apply for a permit for their development plus the balance of SKI-TUR.

Kittitas Water District No. 1 has three permits to supply community water within their district, part of which includes Section 11. Starwater could possibly be taken into the District.

Very truly yours,



Peter R. Haskin
Environmental Review Section

PRH:as

cc: Doug Clausing, Central Region DOE

RESPONSE TO DRAFT EIS COMMENTS

APPENDIX C

LETTER RECEIVED FROM: Kittitas County Regional Planning Office
Room 217 - Courthouse
Ellensburg, Washington 98926

COMMENT: The following comments are submitted by the County Planning Department in response to the Starwater draft environmental impact statement.

P. 35-36 Utilities The proposed community septic tank system is described in favorable terms when compared to conventional individual septic tanks. No mention is made of consideration given to more efficient alternatives of sewage collection and treatment. This appears to be a significant omission in view of the potential for 672 structures on 333 acres in an area virtually saturated with groundwater approximately five months per year.

RESPONSE: The proposed Starwater development is planning to connect with the Kittitas County Sewer District No. 1, and therefore, will utilize their collection and treatment facilities.

COMMENT: P. 46 Water Resources No figures are given for annual precipitation, snow-pack, etc.

RESPONSE: The National Oceanic and Atmospheric Administration has compiled average precipitation and snowpack for many years. All measurements have been taken by the Highway Department, and have been recorded at Snoqualmie Pass. Therefore, since Gold Creek Valley is on the leeward side of the pass, it can be assumed that these measurements are probably high. However, they provide some indication of the amount of precipitation and snow-pack which occurs in the entire Snoqualmie area.

Water equivalent (rain, plus snow-melt)
- Normal year (Sept.- August) - 104.61 inches.

Average maximum snow-pack (occurs in mid-March)
- Average snow depth - 100 inches

Last year (March 15, 1977) snow depth measured at the pass was 57 inches or 43 inches below normal.

LETTER RECEIVED FROM: Kittitas County Health Department
Gordon A. Kelly, Director
507 Nanum Street
Ellensburg, Washington 98926

COMMENT: Page 8, under D. Mitigating Measures - Land Use, Zoning and Planning.
No mention is made of the use of a community sewage disposal system.

RESPONSE. The statement should be changed to read: This development proposes average lot sizes of 10,000-13,000 square feet and also includes approved community sewer and water systems and an open space element.

COMMENT: Page 11. In reality, density is almost twice as dense. 257 acres are being retained as permanent open space. This area is not within or surrounding the lots. Realistically, 672 lots are being developed on 333 acres.

RESPONSE: Density is normally expressed as the total number of lots to be developed on a parcel of property. The 222 acres of permanent open space were included in the density calculation because it will never be developed. Page 11 also states that, "the density of approximately 2 lots per gross acre will also be used throughout the development of each division." Consequently, 672 lots will be developed on the 333 acres of usable land.

COMMENT: Page 24. Is the proposed development being talked about as an inclusion into the Alpine Lakes Wilderness Area?

RESPONSE: At one time the U.S. Forest Service considered the acquisition or exchange of this property (formerly owned by Burlington Northern). However, they have directed attention towards land which they feel is more important to the goals and policies of the U. S. Forest Service. This property was not considered for inclusion into the Alpine Lakes Wilderness Area.

COMMENT: Page 29. Are roads going to be plowed of snow in the winter? If not, where are parking facilities for this season?

RESPONSE: This point is discussed on page 34 of the Draft EIS. The Starwater Homeowners Association will provide winter access to the site by plowing Gold Creek Road and the main roads in the development. Areas will be plowed along these roads for residents who desire to park and walk to their homes on the unplowed cul-de-sac lanes.

COMMENT: Page 30. The developer plans to limit off-road vehicles by covenant. It is our opinion covenants would not work well to control these vehicles. Covenants only apply to owners within the plat. The roads are public roads, subject to use by non-owners as well.

RESPONSE: Covenants will not be solely responsible for limiting the use of off-road vehicles in the vicinity of Starwater. Other controls will be implemented to prevent these uses from occurring. First, most people desire to use an off-road vehicle in an area which is "off the road." Since all of the land in Section 11 is held in private ownership, they will be restricted from any "off-road" activity. Signs will be posted to the effect that this area is private property and off-road vehicles are not permitted. In addition, such vehicles are not permitted in the Alpine Lakes Wilderness Area. Therefore, it is anticipated that few people will travel on area roadways since there is no potential for "off-road" recreation.

Secondly, a low speed limit of 20 mph will be posted on area roadways. Action will be taken on persons found exceeding these limits, generating dust and/or making considerable noise.

COMMENT: We feel it is presumptuous to assume that this is a second home development. Many more people are becoming permanent residents of the Snoqualmie Pass area and commuting to their places of employment.

RESPONSE: It is possible that a few homeowners will become permanent residents of the site. However, it is anticipated that very few people would desire to establish a year-round residence on the site, nor is it likely that people would commute great distances to their place of employment. The most probable full time resident would be a retired couple or someone who works in the area during the winter months. Since only the major roads will be plowed during the winter months, it is unlikely that persons will desire to reside permanently on the site. The best indicator for ascertaining if people will reside year-round on the site is user preference. Since the owners are unknown at this time, one cannot accurately predict the number of homes to be constructed, the rate at which they are built or the desired use of the home. Therefore, an accurate prediction is unobtainable at the present time.

COMMENT: 7.) Page 35. The feasibility of annexing to and utilizing the services of Kittitas County Sewer District #1 has not been seriously explored.

RESPONSE: After reviewing various alternatives for sewage disposal, it has been decided that 'Starwater' will utilize the sanitary services of Kittitas County Sewer District No. 1.

COMMENT: 8.) Page 37. Solid waste hauling services are available.

RESPONSE: Since solid waste hauling services are available, contractual agreements will be made with homeowners in need of such a service.

COMMENT: 9.) Page 47. Surface erosion runoff times will be extended because of the slow recovery of the subalpine environment once disrupted (short growing season).

RESPONSE: It is recognized that any area which is disrupted (vegetation removal) will experience erosion over a longer period of time due to the slow recovery of the subalpine environment. However, this natural process can be circumvented by planting climatically suitable vegetation (rapid growth) and by utilizing proper construction phasing and practices.

COMMENT: 10.) What is the actual impact of the proposed on-site sewage disposal system on the groundwater quality? We feel this may be significant.

RESPONSE: An evaluation of the impact created by the proposed on-site sewage disposal system is not necessary since Starwater will connect with Kittitas County Sewer District No. 1's sewage collection and treatment facilities.

COMMENT: 11.) Page 48. There is a likelihood that burning fireplaces within the valley during stagnant air conditions could cause local air quality problems. In addition, deposition of soot on snow speeds melting and runoff.

RESPONSE: It is unlikely that any air quality degradation will occur in Gold Creek Valley as a result of burning fireplaces. As indicated in the Draft EIS, the actual number of homes constructed on the site will be minimal. In addition, it is unlikely that stagnant air conditions will persist long enough to create smoke or soot impacts. These conditions would also have to coincide with heavy use of fireplaces. Since the use of the site is generally restricted to holidays, weekends etc., the probability of stagnant air coinciding with heavy fireplace usage is minimal.

COMMENT: 12.) Page 51. What is the significance of this valley as a wintering area for animals? Suitable habitat is scarce in areas where winters are severe.

RESPONSE: Winter climatic conditions in Gold Creek Valley are less severe than in adjoining higher altitude regions, and therefore, make this a more desirable wintering area for animals. Since few residents will occupy the site during the winter months, animals will be able to co-exist in the valley. In addition, many animals are capable of living in areas of human settlement when density is sparse and intermittent.

LETTER RECEIVED FROM: Kittitas County Sewer District No. 1
P. O. Box 131
Snoqualmie Pass, Washington 98068

COMMENT: After reviewing the report we find there are several areas which must be recognized as a problem for a 'recreational' development in this area.

Item 1., on page 20 "Water" line (9):

Public water supplies, not applicable, please be informed this proposed development is within a Ground Water Permit Zone which has been determined by the Kittitas County Sewer and Water District as one area to be utilized for future water sources.

The permit (see enclosed) is issued by the Department of Ecology and will be placed in use in the future as development warrants. Permit No. G-322067. It would be against the desires of the Kittitas County Sewer and Water District to see this valuable water source disrupted by the development as proposed.

RESPONSE: The development of Starwater will not disrupt or directly affect the appropriation of ground water in the area. As stated in the above comment, the water permit will be utilized in the future as development warrants. The water extracted from the permit zone drains from the surrounding peaks into Gold Creek Valley. The proposed Starwater development will consume a portion of this water, whether it is connected to the water districts source or develops its own water facilities. Therefore, this development will not reduce the amount of water which is available to other future developments in the Snoqualmie area.

COMMENT: Item 2. Please be advised the Kittitas County Sewer District at considerable expense has developed a complete sanitary sewer collection system, (secondary treatment) and are currently designing a Tertiary plant for this facility to comply with the Environmental Protection Agency requirements for effluent discharge levels in and around Gold Creek, tributaries and Lake Keechelus.

It would not be in the best interest of the community to allow a recreational development of any size to utilize individual septic systems in the area to the above service which could be made available to the developer upon reaching adequate agreements for this service.

RESPONSE: After evaluating the potential environmental problems associated with the development of a community septic system in the Gold Creek Valley, the developer has decided that it would be appropriate to connect the Starwater proposal to the Kittitas County Sewer District No. 1. This action necessitated a change to the preliminary plat map on page 13 of this document. Since the originally proposed community drainfield is no longer necessary, Division 1 has been redesigned to accommodate 8 more lots.

LETTER RECEIVED FROM: B. Furseth & Associates
Resort Mgt. & Development Consulting
22124 - 90th Place West
Edmonds, Washington 98020

COMMENT: I have reviewed the environmental impact statement for "Starwater" a recreational subdivision in Section 11, T 22 N, R 11 E, in the Snoqualmie Pass Area, and the following are my comments.

I have been retained by an adjacent land owner to assist in the preparation of an overall development plan for the pass area. The developments in Section 11 are of considerable interest, and concern.

It is my understanding that there is presently a building moratorium at Snoqualmie Pass. This moratorium was imposed to encourage the upgrading of an existing sewerage treatment facility and consolidation and development of an area wide water system. Although the proposed "Starwater" development is not within the Kittitas County Sewer District No. 1 boundary, it is adjacent to said boundary. Both real estate and other business interests incorporated these districts to encourage responsible development at the pass, and have carried and continue to carry the heavy financial burden of providing sanitary facilities and services.

It would appear that two sets of standards would be applied to sanitary facilities at the Pass if the "Starwater" development were approved as presented. Equal treatment of "Starwater" and the adjacent "Ski Tur Valley" subdivision related to other Snoqualmie Pass developments should be recommended and encouraged.

RESPONSE: It has been decided that the proposed development will utilize the sanitary facilities and services provided by the Kittitas County Sewer District No. 1.

LETTER RECEIVED FROM: U. S. Forest Service
Floyd E. Damoth, District Ranger
Box AA
North Bend, Washington 98045

COMMENT: Access - It must be emphasized that the present U. S. Forest Service road system (includes both Road #2202, Rocky Run Road and Road #2279 into Ski Tur Valley) is not a public road system. The Forest Service will not issue an easement to a developer. We will issue an easement only to a public agency such as Kittitas County after the road has been reconstructed to Kittitas County system standards and dedicated to them. This includes full maintenance responsibilities. The road as it now exists is not a public access road in the same sense as a County road. To meet Kittitas County system standards means a 26' roadway on the two roads referred to above.

RESPONSE: The developer intends to upgrade the Forest Services roads which are necessary to gain access to the site. Improvements will reflect typical Kittitas County standards for such roads. The County will be required to provide maintenance for the road after it has been upgraded and dedicated to them. As stated on page 34 of the Draft EIS, the Starwater Homeowners Association will provide winter access to the site by plowing the access road (Gold Creek Road) and other roads within the development.

COMMENT: Impacts on Resources - Starwater borders the Alpine Lakes Wilderness. What measures will be taken to alleviate the added resource impact of use in the Wilderness as a result of the subdivision? A subdivision such as this will mean resource impact on the adjacent Forest Service lands - Wilderness and otherwise. Forest Service lands will be impacted due to requests for new trails, trailheads, off road vehicle areas, water sources, drain fields, etc. This potential should be dealt with in the draft Environmental Impact Statement.

RESPONSE: Increased second-home development coupled with a growing demand for recreational activities in the Snoqualmie Pass Area will have specific impacts on area resources. Residents and day-users alike will demand new uses and/or facilities. These demands may be in the form of upgraded or new trails, specific use areas, trailheads, stables, parking areas, etc. However, it is not possible to specifically identify the actual improvements which may be requested by various recreational enthusiasts. Such a prediction is beyond the scope of this EIS. Certain measures can be taken to mitigate added resource impact. For example, page 34 of the Draft EIS states that the developer intends to construct a parking area at the north end of Gold Creek Valley for trail users. Such a cooperative approach should be adopted by all developers and the appropriate public agency in order to promote proper resource development.

COMMENT: Visual impact is a definite concern since the development is so close to the Wilderness and can be seen from the Wilderness. It should be kept in as natural a state as possible.

RESPONSE: It is the intention of the developer to keep the site in as natural a state as possible. The Draft EIS states that all natural vegetation

will remain except in areas that must be cleared and graded for roads, drive-ways and housepads. In addition, special care will be taken to retain as many trees as possible. The proposal is visible from certain locations in the Alpine Lakes Wilderness Area. However, these locations include high ridges and mountain tops which are difficult to reach. Interstate 90 and ski area development can also be seen from these higher perches.

COMMENT: Impacts on the Forest from added fire risk must be considered. More people historically means more man caused fires in the area.

RESPONSE: It is recognized that the probability of a fire occurring on the site will increase as a result of the Starwater development. Future residents should be observant of the natural conditions (dry periods) which cause a greater potential for fires.

COMMENT: The assumption is made that only a portion of the lots will be built on. Impact should be based on all lots being build upon.

RESPONSE: This assumption was utilized to indicate that "quantitative analysis" of environmental impacts is difficult to obtain because of the unpredictable nature of home construction on the subdivided lots. The Draft EIS clearly addresses the impacts associated with development of the entire site. However, as stated previously, a development of this nature makes it extremely difficult to quantitatively address certain impacts. (i.e. population, vehicular trips generated, etc.)

COMMENT: Avalanches are a definite threat in Division 5. The area has a well developed avalanche path and a history of avalanches. To allow development in this area is asking for trouble. Of the 41 acres in Division 5, only four are listed as unusable.

RESPONSE: A more thorough examination of the topography in Division 5 will be made before a site plan is drawn. Field and aerial surveys will show the natural limitations of this division.

COMMENT: Utilities - Sewer and water facilities should be under the jurisdiction of the existing sewer and water districts at the Pass. To allow the Starwater Subdivision to set up its own sewer and water governments is not in the best interest of the overall development at the Pass.

RESPONSE: The proposed Starwater development is planning to connect with the Kittitas County Sewer District No. 1, and therefore, will utilize their collection and treatment facilities. Whether the development ties into the Kittitas County Water District No. 1 is dependent upon the pending application for a permit to extract water from the area. The Department of Ecology is presently reviewing the application.

COMMENT: Inadequate water source within the Subdivision Area is mentioned relating to Division #1. What are some of the alternative sources? Are any on Forest Service land? If so, these impacts need to be assessed. Present Forest Service policy is not to grant permits for water sources, drain fields, etc. to anyone but consolidated water and sewer districts such as those that exist at the Pass.

RESPONSE: There is no mention in the Draft EIS of an inadequate water source for the development of Division 1. Refer to the Starwater Water Service Plan (Appendix) for a detailed discussion of this issue.

COMMENT: Extreme care must be taken to protect the water quality of the area in particular Gold Run Creek. Spring runoff and heavy winter rains can cause a very high water table. This can cause serious problems in the on site sewer disposal system as proposed in the draft Environmental Impact Statement.

RESPONSE: In recognition of the potential impacts caused by the proposed on-site sewage disposal system, it has been decided that Starwater will connect with Kittitas County Sewer District No.1's sewage collection and treatment facilities.

COMMENT: Buried powerlines exist now along the Rocky Run Road. There is no permit that we know of to extend the powerlines along Road 2279 to the proposed site as stated in the draft Environmental Impact Statement.

RESPONSE: The statement on page 37 should be changed to indicate that the developer is currently applying for a permit to extend electric power lines to the site.

LETTER RECEIVED FROM: Department of Ecology
Peter R. Haskin
Environmental Review Section
Olympia, Washington 98504

COMMENT: Thank you for the opportunity to review this impact statement. We offer the following comments for your consideration.

1. There does not appear to be an existing need for residential homesites, be they second homes or year around residences. The impact statement points out that out of 450 lots platted in the Snoqualmie Pass area 10 years ago, 384 lots have not yet been developed. Of the 384 lots, the number now for sale was not mentioned.

RESPONSE: As stated in the Draft EIS, a small portion of the total lots sold are actually built upon. Typically, recreational lots are purchased for numerous reasons. Since land is seen as a "hedge against inflation," many people purchase lots for an investment, and therefore, do not desire to construct a home on the site. While the actual number of lots for sale is unknown, it is assumed that the majority of the 384 lots have been sold.

COMMENT: 2. The lot size should be more specific. The statement specifies that while individual lots would vary from 10,000 to 13,000 square feet, the overall density would be 1.1 lots per acre. It is important to point out that while the overall density may be 1.1 lots per acre, the density for any given acre may be 4.3 lots per acre.

RESPONSE: The smallest and largest lots found on the site are approximately 9,360 and 18,000 square feet respectively. The most common size lot is 10,000+ square feet, and therefore, an acre of land will accommodate approximately 4 lots. However, such a figure excludes the land dedicated to open space and roads. The overall density of Division 1 is 2.3 lots per acre.

COMMENT: 3. The impact statement should contain more discussion of alternatives, for example:

- a. An alternative to on-site sewage disposal is available but was not explored. Kittitas County Sewer District No. 1 is located nearby and presently serves the area from Hyak to Alpentel. The Sewer District is the only municipal sewer entity which could logically serve the proposed development.
- b. The impact of constructing a 600 acre (600-700 lots) development adjacent to an existing water/sewer utility and not being served by that water/sewer utility, was not explored.

RESPONSE: These alternatives have been examined by the developer. It has been decided that Starwater will connect to Kittitas County Sewer District No. 1. However, the developer does not feel that it is necessary to connect to the water district. Presently, an application for water withdrawal has been submitted to the Department of Ecology. The conceptual water service plan for Starwater may be found in Appendix D of the Final EIS.

COMMENT: 4. The Department of Ecology has noted that on-site sewage treatment and disposal systems have not performed satisfactorily at most subdivisions similarly located in mountainous recreational areas. The problem in the form of plugged lines and/or surfacing sewage usually manifests itself when the systems either freeze in the winter or when the shallow immature soils become saturated during seasonally high ground water conditions. What will be done to insure against this possibility?

5. It is imperative that the proposed community sewage collection system and treatment facility be reviewed and approved by the Department of Ecology in accordance with Washington Administrative Code (WAC) Chapter 372-20 entitled "Public Sewage and Industrial Water Works" and pursuant to State Law Chapter 90.48.110 RCW.

To protect the public interest, it is important that sewage collection systems be designed and constructed to meet the latest acceptable standards and to insure that such systems lend themselves to expansions or modification, within their design life, without major reconstruction.

The Department of Ecology and the Department of Social and Health Services are required by state law to review plans and proposed methods of operating and maintaining sewerage or disposal systems. These laws stipulate that construction of such systems may not begin without agency approval. Ecology and Social and Health Services have in the past endeavored to share this requirement, intending to satisfy both the letter and intent of the law, without duplication of effort. Such an arrangement can, most likely, be utilized in this case; but for the purposes of the subject impact statement, the correct sewage system requirements should be stated.

RESPONSE: The proposed development will utilize the collection and treatment facilities from Kittitas County Sewer District No. 1.

COMMENT: 6. There is no data regarding potential water sources or projected uses from which a Department of Ecology water right decision might be made. It is obvious that the current water right issued for a portion of SKI-TUR, Inc. will not be adequate, nor has full permit coverage been granted for the 101 lots in SKI-TUR.

At this time, SKI-Tur, Inc. has a permit for 0.06 cubic feet per second, 43.5 acre-feet per year, for a community development in Section 11. This subdivision is excluded in the Starwater EIS. However, they say they are going to integrate and expand the SKI-TUR water system. At this time, the Department of Social and Health Services has given approval to SKI-TUR for a system to develop 40 lots; Starwater would have to apply for a permit for their development plus the balance of SKI-TUR.

Kittitas Water District No. 1 has three permits to supply community water within their district, part of which includes Section 11. Starwater could possibly be taken into the District.

RESPONSE: The developer is currently in the process of submitting an application requesting water extraction rights from the Department of Ecology. In addition, a conceptual water service plan has been prepared which estimates the water facilities required for the development of Starwater - Division 1.

APPENDIX D

WATER SERVICE PLAN

STARWATER

KITTITAS COUNTY

OCTOBER 1977

TABLE OF CONTENTS

I) Project Descriptions and Design Calculations

1. Purpose of Report
2. Scope of Study
3. Outline of Proposed Development
4. Description of Existing Systems
5. Description of Proposed System
6. Design Calculations
7. Schedule of Improvements
8. A Plan for Future Divisions of Starwater

II) Field Data

1. Source Flow Data
2. Bacti Sample Results
3. Chemical Sample Results

III) Maps and Site Plans

1. Vicinity Map
2. Overall Site Map
3. Source and Storage Map
4. Proposed Distribution System Design

I) PROJECT DESCRIPTION AND DESIGN CALCULATIONS

1. Purpose of Report

The purpose of this report is to outline a concept for developing a domestic water supply system including source development, storage and distribution for the alpine village of Starwater.

It is intended that this report become the basis of local as well as state agency review of the proposed water system.

2. Scope

The scope of the report is limited to a conceptual outline of the proposed water supply system. Detailed computations and design drawings would follow approval of the preliminary plat by the County and approval of the water supply system outlined herein by the appropriate county and State review agencies.

3. Outline of the Proposed Development

The proposed action is the subdivision of property for purposes of developing a recreational home community entitled 'Starwater'. The entire property, comprising 640 acres, will be subdivided in divisions that are designed in accordance to the site suitability. The existing 50 acre Ski-Tur Valley Vikingdal Division is to be excluded from the Starwater proposal. Therefore, the entire Starwater proposal comprises 590 acres. Of this amount, 333 acres have been determined to be intrinsically suitable for development and 257 acres are to be retained as permanent open space. This 590 acres will be subdivided into an estimated 672 lots to achieve an overall density of 1.1 lots per acre.

Division 1 is the first of the consecutive proposals to be submitted for approval. It is 45.1+ acres in size and is designed to accommodate 96 single-family lots. Community sewer and water systems and an open space plan will be utilized in all 6 divisions. The density of approximately 2 lots per acre will also be used throughout the development of each division.

The site is currently zoned Forest and Range according to Kittitas County Regulations. Minimum lot size for developments with approved community sewer and water systems is 7,200 square feet. The average lot size for this proposal will be significantly larger and varied over the entire property (10,000-13,000 square feet). Open space areas will be located in each division. An additional 222 acres of open space will be contiguous to the proposed divisions.

The divisions and their respective acreage and number of lots is outlined below. These figures exclude the existing plat of Ski-Tur Valley which includes 50+ acres with 101 single-family lots. These divisions are shown in Figure I on page 12.

<u>Division</u>	<u>Usable Acres</u>	<u>Estimated Number of Lots</u>
1	45	96
2	66	132
3	58	116
4	46	92
5	37	74
6	81	162

These figures are representative of the total number of recreational homes which could be constructed. However, past experience in recreational development has demonstrated that few lots are ever built upon. The speed at which homes are constructed on subdivided recreational lots will vary according to these factors:

- Demand for use of the area
- Personal reasons for purchase of the property
- Cost of building a second home

Therefore, actual home construction may never be proportional to the number of purchased lots. Examples of such limited saturation in recreational developments in the area are Hyak Estates and Alpentel. Both plats have been in existence for approximately 10 years. Hyak Estates has 300 platted lots of which only 19 single-family homes have been constructed. The site also has a 48 unit condominium, a clubhouse and some other uses. Alpentel has 130 platted lots of which 47 have been developed. This development also has 150 condominium units.

Description of the Project

The proposed recreational subdivision, Starwater Divisions 1-6, will include approximately 600-700 lots for single-family recreational oriented homes. Lot sizes will vary between 10,000-13,000 square feet. The projected price range of each lot in the initial stages of development will be approximately \$12,500. The cost of constructing the homes on the site is estimated to be in the vicinity of \$10,000-\$15,000.

Within the development natural vegetation will be retained except in areas that must be cleared for roads and houses. Approximately 20% of the land within each division will be retained as permanent open space. The recreational homes constructed on the site will be of various styles. Trails and gravel roads will connect the lots to the 257 acres reserved as permanent open space.

The developer has proposed a public road system for all the Starwater divisions. Division 1's layout is shown in Figure II. The roads will be located on 60 foot right-of-ways with open ditch. Road standards vary according to use with 15, 20 and 26 foot roadways. Access to the site will be via the Gold Creek Road (gravel) which is north of the I-90 frontage road.

Location

The proposal is located in Kittitas County approximately two aerial miles east of the summit of Snoqualmie Pass, 55 miles east of Seattle and 50 miles west of Ellensburg, Washington. More specifically, the site is located in the Gold Creek Valley which is in the general vicinity of the Snoqualmie Pass Recreation area. The town of Hyak lies south of the site as does Keechelus Lake. The site is contiguous to the Alpine Lakes Wilderness Area to the east

and U. S. National Forest to the north and west. Refer to Figure IV, Page 18.

Legal Description

The proponent of Starwater, a planned recreational community, owns in entirety Section 11, Township 22 N., Range 11 E.

Division 1 of the proposed Starwater development is in the extreme southwest corner of Section 11. The legal description for Division 1 is: That portion of the SW $\frac{1}{4}$ of Section 11, Twp. 22 N., R 11 E., W.M., Kittitas County, Washington. Lying southeasterly of the centerline of Gold Creek and southwesterly of the plat of Ski-Tur Valley-Vikingdal Division as recorded in Volume 4 of Plats, pages 60, 61 and 62, records of said county.

Timing of Construction Phases

Due to the short construction period which occurs during the summer months, it can be assumed that construction will commence around May, 1978. The actual date will be dependent on snowfall accumulation. Initially, roads will be cleared and all improvements will be installed. Water lines will be constructed simultaneously with the community water system. The community drain field and connections will also be built. All utilities, including electricity and telephone will be installed underground.

The first homes will be constructed soon after all the improvements have been completed. Therefore, a few homes may be built before the first snowfall of 1978.

Projecting the actual rate of home construction and development of subsequent divisions is extremely difficult to predict. Home construction for Division 1 may only result in a few homes per year, therefore, it may never be fully developed. However, it can be expected that as the lots are sold in Division 1, the remaining divisions will be developed. Therefore, the actual phasing of development of lots and home construction is dependent on consumer demand and the personal desire to construct a home on the site. Due to the short construction season it is readily apparent that all improvements and home construction will commence in the early part of the summer in order that they can be finished by the first snowfall.

4. Description of Existing System

Domestic water for the Ski-Tur Valley Community is currently being provided by a ground water infiltration gallery which is connected to an approximately 5,000 gallon storage tank which feeds the Ski-Tur homes through a 6" main.

Recent investigations of this system indicate that it is not of sufficient capacity to expand for service of Division 1 of Starwater.

Some question also remains as to the present users rights to this system.

5. Description of the Proposed System

The proposed system consists of an infiltration and surface catchment structure lying in a draw approximately 400 feet south of the Ski-Tur Valley drainage

Hour of Day	% of Average Flow	Avg. Max. Day Demand Flow x Col. No. 2	Increment of Volume For Time Interval	Cumulative Total in Gallons
1:00 A.M.	26	13.78	826.8	826.8
2:00	23	12.19	731.4	1558.2
3:00	22	11.66	699.6	2257.8
4:00	28	14.84	890.4	3148.2
5:00	36	19.08	1144.8	4293.0
6:00	55	29.15	1749.0	6042.0
7:00	95	50.35	3021.0	9063.0
8:00	118	62.54	3752.4	12,815.4
9:00	128	67.84	4070.4	16,885.8
10:00	132	69.96	4197.6	21,083.4
11:00	133	70.49	4229.4	25,312.8
12:00 P.M.	130	68.90	4134.4	29,447.2
1:00	127	67.31	4038.6	33,485.8
2:00	124	65.72	3943.2	37,429.0
3:00	124	65.72	3943.2	41,372.2
4:00	128	67.84	4070.4	45,442.6
5:00	136	72.08	4324.8	49,767.4
6:00	150	79.50	4770.0	54,537.4
7:00	167	88.51	5310.6	59,848.0
8:00	174	92.22	5533.2	65,381.2
9:00	165	87.45	5247.0	70,628.2
10:00	100	53.00	3180.0	73,808.2
11:00	52	27.56	1653.6	75,461.8
12:00	33	17.49	1049.4	76,511.2

course. Water from the catchment system would flow through an underground pipe to an above grade concrete storage tank located approximately 150' south and west of the catchment. This location is shown on Map #3 and would lie at approximately 2,800 feet. An old graded logging spur terminates at the storage tank location and would serve as access to the tank catchment system, as well as providing a route for the water main to Division 1 of Starwater.

Flow tests made on October 6, 1977 in the proposed area of the catchment structure showed approximately 150 gallons per minute flowing in the stream.

The location of the catchment structure is ideal as the stream emerges from an underground aquifer approximately 400' above the catchment.

Locating the catchment at the point where the aquifer surfaces would be impractical from an access point of view as the terrain steepens quickly above the tank site.

Bacteriological samples taken on the same day of the catchment location showed no coliforms in a 5 tube MPN test.

Storage tank flow controls would be self regulating with either a high level water tank overflow pipe so a continuous exchange of water would be occurring in the tank or a pressure sensitive valve would be installed in line on the tank feed line.

6. Design Computations

A) Design Criteria

1. 96 Units
2. Q Source = 150 gal/min
Use Q = 100 gal/min as maximum draw on aquifer
3. Use DSHS design criteria and standard domestic requirements
4. Fire flow - Use 500 gal/min for $\frac{1}{2}$ hour.

B) Calculations

1. Numbers of services - 96
2. Minimum gallons/day/service peak = 800 gallons

$$\frac{800 \text{ gallons} \times 96 \text{ services}}{1440 \text{ min/day}} = 53 \text{ gpm}$$

3. Equalizing storage Vol. =
(See equalizing storage mass demand curve)
4. Fire protection storage
500 gal/min. x 30 min. = 15,000 gallons

MASS DEMAND CURVE

(96 SERVICES)

STORAGE REPLENISHMENT FLOW
REQUIRED TO MEET MAX 2 HOUR
AVERAGE STORAGE DEMAND FLOW

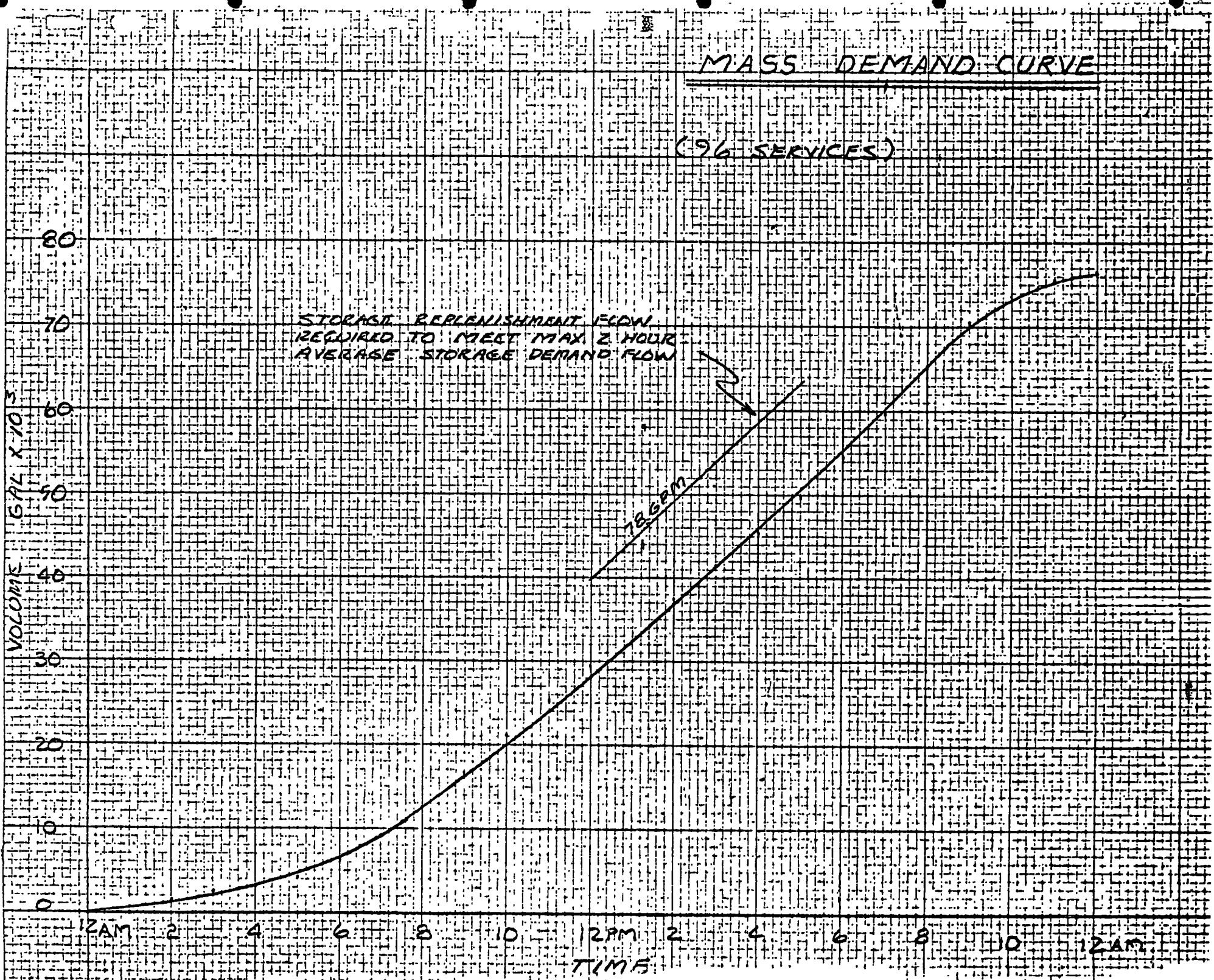
VOLUME
GAL X 10³

TIME

12AM 2 4 6 8 10 12PM 2 4 6 8 10 12AM

78 GPM

87



C) Total Storage

$$\text{Vol.} = V_{\text{equalizing}} + V_{\text{fire standby storage}}$$

$$\text{Vol.} = \quad + 15,000 \text{ gallons}$$

$$\text{use Vol.} =$$

Use a concrete storage tank of appropriate diameter and height.

7. Schedule of Improvements

Construction of the entire water system would proceed concurrently with construction of roads and underground utilities. The full system would be constructed at the outset.

8. A Plan For Future Divisions of Starwater

It is anticipated that one or more additional independently operating water supply systems may have to be developed due to the diverse topography of the site, due to the difficulty of intertieing distribution guides across Gold Creek. It appears likely that a single source storage and distribution system may be sufficient for development west of Gold Creek. A preliminary ground reconnaissance of the area indicates that there are sufficient aquifers for source development.

When development occurs north of the existing Vikingdal Village it is likely that an independently operating source storage and distribution system may need to be constructed. A link between the Division 1 system and the Division 2 system through Vikingdal would be investigated.

FIELD DATA

1) Source Flow Data

A) Vikingdal Water System

1. Date: October 6, 1977
2. Taken At: Outfall of storage tank
(Bactisample taken at same location)
3. Method: Time Flow
4. Q : Approx. 35 gallons/minute

B) Starwater Creek

1. Date: October 6, 1977
2. Taken At: Approximately 350'
below spring area as shown on the
source and storage map (Bacti sample
taken at same location)
3. Method: Time Flow
4. Q : 150 gallons/minute

Please Print Plainly
USE HEAVY PENCIL

State of Washington
Department of Social and Health Services
Health Services Division
PUBLIC HEALTH LABORATORIES
1409 Smith Tower, Seattle, Washington 98104

WATER SAMPLE INFORMATION FOR IRON AND MANGANESE CHEMICAL ANALYSES

LAB. NUMBER <u>2357</u>	CO.	CITY	DATE RECEIVED <u>10 / 7 / 77</u>	DATE COLLECTED <u>10 / 6 / 77</u>	COLLECTED BY: <u>George E Cook</u>
SYSTEM ID NO	SYSTEM NAME <u>Starwater</u>			COUNTY <u>Kittitas</u>	
SAMPLE LOCATION <u>/ -</u>	THIS SAMPLE TAKEN U BEFORE <input checked="" type="checkbox"/> TREATMENT T AFTER <input type="checkbox"/>		IF TAKEN AFTER TREATMENT IT WAS - FILTERED <input type="checkbox"/> - FLUORIDATED <input type="checkbox"/> - CHLORINATED <input type="checkbox"/> - WATER SOFTENER TYPE USED _____		
FOR SOURCE SAMPLE ONLY	SOURCE TYPE: <input checked="" type="checkbox"/> 1 SURFACE <input type="checkbox"/> 3 WELL <input type="checkbox"/> 2 SPRING <input type="checkbox"/> 4 PURCHASE		SOURCE NO.	IF SOURCE IS LAKE OR STREAM, ENTER NAME <u>Starwater Creek</u>	
FOR DISTRIBUTION SAMPLE ONLY	IF SAMPLE WAS DRAWN FROM DISTRIBUTION SYSTEM, IT WAS COLLECTED FROM SYSTEM AT: (ADDRESS OR LOCATION)				

DATE OF FINAL REPORT: 11/23/77

REMARKS:

SEND REPORT TO: (PRINT FULL NAME & ADDRESS)

George E Cook Name

Subdivision Mts

16031 119th Place NE Street

Bothell City WA 98011 Zip Code

Telephone: (206) 485 8611

Area Code

INSTRUCTIONS FOR IRON AND MANGANESE

A one quart Cubitainer provided by this Department is required for the chemical analysis of iron and manganese. Samples received in other containers will not be accepted.

Do not use this form for the request of other types of chemical analyses. General instructions for other types of chemical tests are on the back of the last page of this form.

(DO NOT WRITE BELOW THIS LINE)

ACID ADDED:

LABORATORY REPORT

	<u>5.05</u>	mg/l
Mn	<u>5.01</u>	mg/l

REMARKS:

hemist: (Name or initials) W.E.

APPROVED
[Signature]

CHARGE
81 15.00

Please Print Plainly
USE HEAVY PENCIL

State of Washington
Department of Social and Health Services
Health Services Division
PUBLIC HEALTH LABORATORIES
1409 Smith Tower, Seattle, Washington 98104

RECEIVED NOV 07 1977

WATER SAMPLE INFORMATION FOR IRON AND MANGANESE CHEMICAL ANALYSES

LAB. NUMBER 368	CO.	CITY	DATE RECEIVED 10 / 7 / 77	DATE COLLECTED 10 / 6 / 77	COLLECTED BY: George F. Cook
SYSTEM I.D. NO.					TELEPHONE: 485 8611

SYSTEM I.D. NO.	SYSTEM NAME: Vikingdahl	COUNTY Kittitas
-----------------	----------------------------	--------------------

SAMPLE LOCATION / -	THIS SAMPLE TAKEN U BEFORE <input checked="" type="checkbox"/> TREATMENT T AFTER -	IF TAKEN AFTER TREATMENT IT WAS - FILTERED - FLUORIDATED - CHLORINATED - WATER SOFTENER. TYPE USED
------------------------	--	---

FOR SOURCE SAMPLE ONLY	SOURCE TYPE: 1 SURFACE - 3 WELL 2 SPRING - 4 PURCHASE	SOURCE NO.	IF SOURCE IS LAKE OR STREAM, ENTER NAME
------------------------	---	------------	---

FOR DISTRIBUTION SAMPLE ONLY	IF SAMPLE WAS DRAWN FROM DISTRIBUTION SYSTEM, IT WAS COLLECTED FROM SYSTEM AT: (ADDRESS OR LOCATION)
------------------------------	--

DATE OF FINAL REPORT: 11/03/77

SEND REPORT TO: (PRINT FULL NAME & ADDRESS)

George E Cook

Name

16031 119th ~~Water~~ Place NE

Street

Bothell

WA.

98011

City

Zip Code

Telephone: (206) 485 8611

Area Code

INSTRUCTIONS FOR IRON AND MANGANESE

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Do not use this form for the request of other types of chemical analyses. General instructions for other types of chemical tests are on the back of the last page of this form.

(DO NOT WRITE BELOW THIS LINE)

ACID ADDED:

LABORATORY REPORT

	5.05	mg/l
	5.51	mg/l

REMARKS:

Analyst: (Name or initials)

PK

APPROVED.

George F. Cook

CHARGE

\$1500

Please Print Plainly
USE HEAVY PENCIL

State of Washington
Department of Social and Health Services
Health Services Division
PUBLIC HEALTH LABORATORIES
1409 Smith Tower, Seattle, Washington 98104

RECEIVED NOV 07 1977

WATER SAMPLE INFORMATION FOR IRON AND MANGANESE CHEMICAL ANALYSES

LAB. NUMBER 1368	CO.	CITY	DATE RECEIVED 10/7/77	DATE COLLECTED 10/5/77	COLLECTED BY: George F. Cook
SYSTEM I.D. NO.					TELEPHONE: 485 8611
SYSTEM NAME: Vikingdahl				COUNTY Kittitas	
SAMPLE LOCATION / -	THIS SAMPLE TAKEN U BEFORE TREATMENT J			IF TAKEN AFTER TREATMENT IT WAS - FILTERED - FLUORIDATED - CHLORINATED - WATER SOFTENER. TYPE USED _____	
FOR SOURCE SAMPLE ONLY	SOURCE TYPE: 1 SURFACE 3. WELL 2 SPRING 4 PURCHASE 2			SOURCE NO. IF SOURCE IS LAKE OR STREAM, ENTER NAME	
FOR DISTRIBUTION SAMPLE ONLY	IF SAMPLE WAS DRAWN FROM DISTRIBUTION SYSTEM, IT WAS COLLECTED FROM SYSTEM AT: (ADDRESS OR LOCATION)				

DATE OF FINAL REPORT: 11/03/77

SEND REPORT TO: (PRINT FULL NAME & ADDRESS)

George B Cook
Name
16031 119th ~~24th~~ Place NW
Street
Bothell WA 98011
City WA Zip Code
Telephone (206) 485 8611
Area Code

REMARKS:

INSTRUCTIONS FOR IRON AND MANGANESE

A one quart Cubitainer provided by this Department is required for the chemical analysis of iron and manganese. Samples received in other containers will not be accepted.

Do not use this form for the request of other types of chemical analyses. General instructions for other types of chemical tests are on the back of the last page of this form.

(DO NOT WRITE BELOW THIS LINE)

ACID ADDED:

Fe	2.05	mg/l
Mn	0.1	mg/l

LABORATORY REPORT

REMARKS:

Analyst (Name or initials) PK

APPROVED.
[Signature]
CHARGE
\$1500



*Professional Management of
Land Planning and Development*

Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

485-8611

RECEIVED

JUL 18 1977

KITTITAS REGIONAL
PLANNING DEPT.

July 15, 1977

Mr. Tom Pickering
Kittitas County Planning Department
Kittitas County Courthouse
Ellensburg, Washington 98926

RE: Proposed Plat of Starwater

Dear Mr. Pickering:

Enclosed herewith, please find 8 prints of the proposed plat of Starwater. Also enclosed are 2 checks covering the Planning Department and Health Department fees for this proposed plat. In addition, we have submitted 2 copies of the typical clearing design and summer cabin location for a segment of Starwater as well as 2 copies of the soil investigation logs conducted by Mr. George Cook of our office on October 20, 1976. If you will recall that date, Bob Say, Gordon Kelly and yourself were in attendance when the soil logs were dug. It was found that soils in the site were suitable for support of individual septic tank drainfield systems at the density proposed in Starwater. We have also included an environmental checklist for your review.

It is the developers plan to construct these 90 lots with narrow private roadways to your standards. Also included will be a community water system and underground power. The sites will be sold rather than leased as the developer, Reintree Corporation, has come to terms with Burlington Northern on a sale of the property rather than a continuation of the lease arrangement which was begun several years ago and resulted in the development of Ski-Tur Valley, Vikingdal Division.

As you will notice, the plat has been designed to continue the circular usable area concept with one major change. That is, in answer to the Health Department's concern, we have made sure that each site has enough property owned by the owner of that site to accommodate septic and drainfield needs without placing those facilities in community owned property.

Mr. Tom Pickering
July 15, 1977
Page Two

We feel this particular segment of the Section 11 overall site is a geographically separated parcel surrounded by the existing Ski-Tur Valley development on the north, the existing access road on the east, the south boundary of the site and Gold Creek on the northwest. We believe that this particular division should be considered on its own rather than as the first phase of a large development. We will be submitting an overall circulation plan for the entire section sometime in the future as plans for the remainder of the property are solidified.

If you have any questions on this submission, please feel free to contact us. We would appreciate your keeping us apprised of your review progress. As soon as you have reached a determination on environmental significance and have set a date for a public hearing, we would appreciate being contacted.

Very truly yours,

SUBDIVISION MANAGEMENT, INC.



B. Douglas Webb
President

BDW/lv

Encl.

cc: Reintree Corporation
Mr. Stan Humann - Burlington Northern

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street Ellensburg, Washington 98926 Tel. 925-1465
305 Wright Street Cle Elum, Washington 98922 Tel. 674-5513

July 29, 1977

RECEIVED

AUG 01 1977

B. Douglas Webb, President
Subdivision Management, Inc.
16031 - 119th Place North East
Bothell, Washington 98011

A. JAL
PLANNING DEPT

Dear Mr. Webb:

We are in receipt of the preliminary plat of "Starwater". We have the following comments:

- 1.) Some lots are very small and may not be suitable for on-site sewage disposal systems (less than 1/2 acre).
- 2.) We need further details on the community water supply, such as its source, quality, protection, quantity, etc. The water system must be conceptually approved by D. S. H. S. and this department for preliminary plat approval. Final plans must be approved by D. S. H. S. for final plat approval. In addition, no on-site sewage disposal permits will be issued until the water system is installed, certified as completed, and approved by D. S. H. S.
- 3.) The platting fee for the Health Department is \$25.00 plus \$1.00 per lot over ten lots. As submitted, the platting fee would be \$105.00. We are therefore returning your check. This fee need not be paid for preliminary approval, but must be paid before final approval.
- 4.) We would like to visit the site again to look at the terrain of specific lot locations to assure ourselves that each lot is a suitable building site.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

Gordon A. Kelly

Gordon A. Kelly, RS
Director of Environmental Health

Enc.

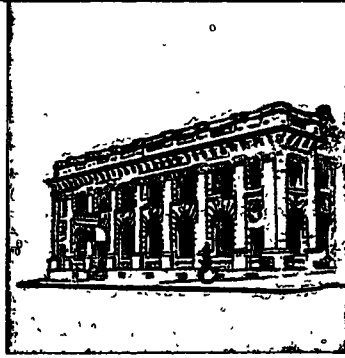
cc: Tom Pickere1, County Planner
County Courthouse
Ellensburg, Washington 98926

GAK/ig

TITLE INSURANCE - ESCROWS

Kittitas County Title Company

LAND TITLE BUILDING - P. O. BOX 578
ELLENSBURG, WASHINGTON 98926
TELEPHONE 925-6911



POLICY ISSUING AGENT
FOR
SAFECO TITLE
INSURANCE COMPANY

MEMBER
AMER. LAND TITLE ASSOC.
WASH. LAND TITLE ASSOC.

PLAT CERTIFICATE

RECEIVED OCT 28 1977

TO: Gordon Blossom
Kittitas County Engineer
Ellensburg, Wa. 98926

Order No. 39936

Certificate for Filing
Proposed Plat of
STARWATER

Dear Sir,

In the matter of the plat submitted for your approval, this Company has examined the records of the County Auditor and the County Clerk of Kittitas County, Washington, and from such examination hereby certifies that the title to the following described land situate in said Kittitas County, to wit:

That portion of the Southwest 1/4 of Section 11, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington lying Southeasterly of the centerline of Gold Creek; Southwesterly of the plat of Ski-Tur Valley Vikingdal Division, as recorded in Volume 4 of Plats, page 60,61 & 62, records of said county, and Westerly of Gold Creek Road.

in which the vesting is as follows:

BURLINGTON-NORTHERN, INC., a Delaware corporation

subject to the following:

1. Taxes and assessments, if any, no search having been made therefor.
2. Prior Lien Mortgage dated November 10, 1896, to Mercantile Trust Company, now Bankers Trust Company of New York, and General Lien Mortgage dated November 10, 1896, to the Farmers Loan and Trust Company, now City Bank and Farmers Trust Company, together with any supplemental mortgages thereto of the prior lien and/or general lien mortgages mentioned hereinabove.

Said mortgages cover above and other lands.

3. Consolidated Mortgage dated March 2, 1970, recorded March 4, 1970, in Volume 10 of Official Records, page 225, under Auditor's File No. 359729, records of Kittitas County, State of Washington; Mortgagor: **BURLINGTON NORTHERN INC.**, a Delaware corporation; Mortgagee: **MORGAN GUARANTY TRUST COMPANY OF NEW YORK** and **JACOB M. FORD II**, Trustees

Together with any supplemental indentures thereto. Said mortgage covers above and other lands.

(continued)

PLAT CERTIFICATE
continued
39936

4. Lease affecting the premises hereinafter stated, upon the terms, covenants and conditions therein provided, dated September 1, 1965, recorded October 18, 1967, under Auditor's File No. 342394;
Term : September 1, 1965, to August 31, 1985
Lessor : NORTHERN PACIFIC RAILWAY COMPANY, a Wisconsin corporation
Lessee : SECTION 11, INC., a Washington corporation
Affects : Above and other lands

Supplemental Agreement to the above mentioned Lease affecting the premises hereinafter stated, upon the terms, covenants and conditions therein provided, dated March 26, 1968, recorded April 25, 1968, under Auditor's File No. 346422;
Term : September 1, 1965 to August 31, 2064
Lessor : NORTHERN PACIFIC RAILWAY COMPANY, a Wisconsin corporation
Lessee : SECTION 11, INC., a Washington corporation
Affects : Above and other lands

5. Mineral reservations contained in patent from the United States of America, recorded June 13, 1916, in Book 30 of Deeds, page 501.

6. EASEMENT for water system extending five feet beyond all improvements shown or installed, outside the boundaries of SKI-TUR VIKINGDAL DIVISION, according to the plat thereof recorded in Volume 4 of Plats pages 60,61 and 62, together with rights of free access to said site granted to the SKI-TUR VALLEY MAINTENANCE COMPANY by instrument recorded December 28, 1973 under Auditor's file No. 386969.

7. Right, title and interest of REINTREE CORPORATION in and to said premises as disclosed by application for title insurance.

8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Dept. of Ecology, vs. James J. Acquavella, et ux, et al, being an action for determination of the rights to the use of the surface waters of the Yakima River Drainage Basin.
Attorney for the Plaintiff: SLADE GORTON, ATTORNEY GENERAL

Records examined to October 20, 1977, at 5:00 P.M.

KITTITAS COUNTY TITLE COMPANY

by Kathy Van Bergen
Title Examiner



Subdivision Management Inc.

16031 - 119th Pl, N.E.
BOTHELL, WASHINGTON 98011

485-8611

October 26, 1976

Mr. George Samuels
Reintree Corporation
P. O. Box 2296
Lynnwood, Washington 98036

RE: Section II

Dear Mr. Samuels;

On October 20, 1976, a preliminary soils investigation was conducted on a portion of Section II, Township 22, Range 11 East, comprising the proposed recreational preliminary plat of Starwater Division No. 1.

The scope of the investigation was limited to a surficial soil analysis of the site to determine the ability of the on-site surficial soils to operate in a septic tank drain-field environment.

The purpose of the investigation is to serve as a planning aid in determining the optimum road, lot, and lot density configuration for the proposed plat.

Test pits were dug by backhoe to a typical depth of approximately 7 feet along several routes to yield a sample of test holes that would: (1) uncover any major variations in surficial soil type, (2) develop an average surficial soil type if no major variations were found.

Those present in addition to myself and the backhoe operator at the time the soil logs were dug were: (1) Tom Pickering, Kittitas County Planning Director (2) Gordon Kelly, Kittitas County Health Dept. representative, (3) Bob Say, Kittitas County Assistant County Engineer, (4) Bob Hanson, owner of Ski-Tur Valley.

No major variations in soil type were encountered during the investigation. The typical soil type encountered can be characterized by the following generalized soil layers.

Mr. George Samuels

Page 2

The upper layer consists of a sandy gravelly loam layer varying from 1 foot in thickness to over 7 feet deep. This layer appears to be organically active with root penetration at all levels. Organic silts and sand, medium to fine in grain predominate in this layer along with a small amount of pea gravel. No mottling was noticed in this layer. Mottling is an indicator of high long-term seasonal water table. Although no percolation tests were conducted at this time, it is believed that this soil layer would yield moderate percolation rates under average moisture content and conditions.

The next layer typically encountered was found at soil depths of from 1 foot to over 8 feet in depth. This layer consisted of a higher percentage of sand, medium to coarse, and gravel from 1 inch diameter to 4 inches in diameter. Cobbles to 1½ feet in diameter were also scattered throughout this layer. Root penetration occurred to a lesser degree indicating that this layer may be less biologically active. Although gravel and cobbles were more predominated, it is believed that a high enough percentage of sand and silt is present to yield percolation rates in a range that is normally acceptable for drainfield design. Some mottling was found in this layer. These areas appeared to be confined to a low area at the northwesterly portion of the proposed plat that showed signs of collecting snow melt during spring runoff. Careful planning of roads and surface drainage should alleviate this condition.

It is recommended that lot density be highest at the eastern portions of the plat, and become less dense towards the West.

During the course of the investigation, the Health Department representative, Gordon Kelly, was asked numerous times if he saw anything that he thought might be of concern in designing or operating drainfields. He said he saw no problems with the soil logs that were open.

Although no water table was present at the time the logs were taken, it is recommended that this point be checked during Spring runoff.

If you have any questions in regard to the above investigation please give us a call.

Very truly yours,

Subdivision Management, Inc.



George E. Cook, P.E.

RECEIVED

OCT 31 1977

KITTITAS REGIONAL
PLANNING COMMISSION

4727 130th S.E.
Bellevue, WA 98006
October 26, 1977

Planning Commission
Kittitas County
County Administration Building
Ellensburg, Washington 98926

Gentlemen:

I have been informed that a new plat is being considered for Section 11, Township 22N, Range 11 E. of Kittitas County. Since I own property within this section (In Vikingdal Division) I am very interested in this plat and would appreciate a note as to its current status.

To assist you in your deliberations concerning the new plat I have enclosed a portion of my lease which contains some pertinent clauses. This lease is recorded in volume 61 of your county records in its entirety and is one of about 30 such leases.

I call your attention to paragraph 5 which states that additional plats and leases will be in "substantially the form of this lease." The density of lots per acre and the concept & proportion of common area should be of import in considering the intent of this clause.

Paragraph 6 indicates the desire to maintain the area as nearly a natural state as possible. This combined with the covenant listed in paragraph 22 illustrate the intent to preserve a relatively pristine wilderness area suitable to this natural setting.

Paragraph 18 indicates the intent to limit structures to single family and the 80 ft. diameter lot size is a further indication of limiting the size of multiple family residences to not more than two or at the most three. The intent here is clearly to eliminate condominiums, hotels, apartments or similar type development.

I bring this information to your attention because it was precisely these restrictions which are intended to preserve the natural beauty of this area which persuaded us to invest in this property. In this respect I speak not only for myself but also for the vast majority of the current lease holders.

RECEIVED

OCT 31 1977

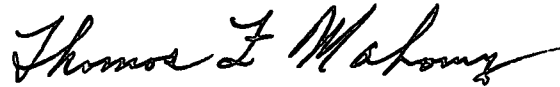
Planning Commission
Kittitas County

KIT TITAS COUNTY
PLANNING DEPT.

Page Two
Oct. 26, 1977

Many of the present lease holders would be interested in seeing a copy of the new plats as well as having the opportunity to comment on the enviromental impact statement. Please let me know when and how this might be accomplished.

Respectfully,



Thomas F. Mahoney

TFM:ah

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street Ellensburg, Washington 98926 Tel. 925-1465
305 Wright Street Cle Elum, Washington 98922 Tel. 674-5513

October 28, 1977

RECEIVED

NOV 01 1977

KITTITAS REGIONAL
PLANNING COM.

Mr. Tom Pickerel, County Planner
County Courthouse
Ellensburg, Washington 98926

Dear Mr. Pickerel:

We have reviewed the draft environmental impact statement for the proposed recreational subdivision of Starwater. We have the following comments and/or questions:

- 1.) Page 8, under D. Mitigating Measures Land Use, Zoning and Planning.
No mention is made of the use of a community sewage disposal system.
- 2.) Page 11. In reality, density is almost twice as dense.
257 acres are being retained as permanent open space. This area is not within or surrounding the lots. Realistically, 672 lots are being developed on 333 acres.
- 3.) Page 24. Is the proposed development being talked about as an inclusion into the Alpine Lakes Wilderness Area?
- 4.) Page 29. Are roads going to be plowed of snow in the winter?
If not, where are parking facilities for this season?
- 5.) Page 30. The developer plans to limit off-road vehicles by covenant. It is our opinion covenants would not work well to control these vehicles. Covenants only apply to owners within the plat. The roads are public roads, subject to use by non-owners as well.
- 6.) Page 31. We feel it is presumptuous to assume that this is a second home development. Many more people are becoming permanent residents of the Snoqualmie Pass area and commuting to their places of employment.
- 7.) Page 35. The feasibility of annexing to and utilizing the services of Kittitas County Sewer District #1 have not been seriously explored.
- 8.) Page 37. Solid waste hauling services are available.
- 9.) Page 47. Surface erosion runoff times will be extended because of the slow recovery of the subalpine environment once disrupted (short growing season).

- 10.) What is the actual impact of the proposed on-site sewage disposal system on the groundwater quality? We feel this may be significant.
- 11.) Page 48. There is a likelihood that burning fireplaces within the valley during stagnant air conditions could cause local air quality problems. In addition, deposition of soot on snow speeds melting and runoff.
- 12.) Page 51. What is the significance of this valley as a wintering area for animals? Suitable habitat is scarce in areas where winters are severe.

The most significant problem we can foresee deals with the planned sewage disposal system. An on-site sewage disposal system cannot be installed in an area in which the ground is saturated for a significant portion of the year by melting snow. No treatment and premature failure results.

If you have any questions, please do not hesitate to contact us.

Yours truly,

Gordon A. Kelly

Gordon A. Kelly, RS
Director of Environmental Health

GAK/ig

Section II

SOIL LOGS

STARWATER

10/20/76

SOIL LOG #1

0	-	6"	Forest duff
6"	-	36"	Sandy loam with 15-20% pea gravel (brown)
36"	-	7'	Gravelly sandy loam with some cobbles to 1' \emptyset No W.T.

SOIL LOG #2

0	-	12"	Forest duff
12"	-	42"	Sandy loam - some 6" lenses of pea gravel
42"	-	7'	Gravelly sandy loam - cobbles to 1' \emptyset - No W.T.

SOIL LOG #3

0	-	2½"	Sandy loam
2½'	-	3½'	Gravel lense pea - 3" \emptyset
3½'	-	5'	Fine sand brown roots in this layer
5'	-	7'	Sand medium to fine - brown No W.T.

SOIL LOG #4

0	-	2½'	Sandy loam, roots to 3½'
2½'	-	6'	Cobbles and gravel with sand and pea gravel - good percent of fines with gravel

SOIL LOG #5

0	-	3'	Sandy gravelly loam - roots to 4'
3'	-	4'	Sandy loam - silt and fine sand
4'	-	5'	Sand and gravel - No W.T.

Page Two
Soil Logs - Starwater

SOIL LOG #6

0	-	43"	Sandy loam, some gravel
43"	-	5'	Sand and gravel, brown No W.T.

SOIL LOG #7

0	-	47"	Mixed lenses of coarse sand pea gravel and lenses of gravel 0-2" \emptyset - lenses root layer at 47"
			(0 - 18" more loamy) No W.T.

SOIL LOG #8

0	-	3'	Sandy loam, root layer at 3 $\frac{1}{2}$ '
3'	-	8'	Silty sandy loam - No W.T.

SOIL LOG #9

0	-	3'	Sandy loam
3'	-	5'	Unsorted gravel sand and cobbles
			Mottling at 36" to 5' - definite W.T. at 3' in wet seasons Root layer at 4'

SOIL LOG #10 (low snow melt area)

0	-	6"	Sand and gravel
6"	-	18"	Gravel 0-9" mottling
18"	-	4'	Cobbles - gravel and coarse sand

RECEIVED

NOV 04 1977

NATIONAL REGIONAL
PLANNING DEPT.

November 2, 1977

Mr. Tom Pickerel, Planning Director
Kittitas County
County Courthouse
Ellensburg, Washington 98926

Dear Mr. Pickerel:

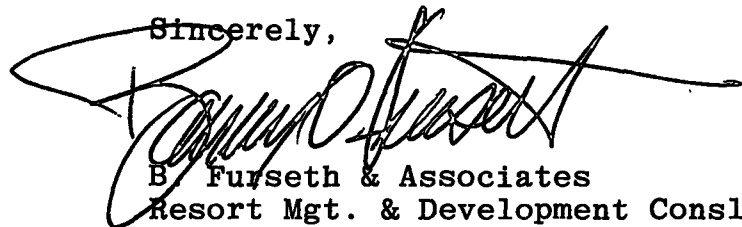
I have reviewed the environmental impact statement for "Starwater" a recreational subdivision in Section 11, T 22 N, R 11 E, in the Snoqualmie Pass Area, and the following are my comments.

I have been retained by an adjacent land owner to assist in the preparation of a overall development plan for the pass area. The developments in Section 11 are of considerable interest, and concern.

It is my understanding that there is presently a building moritorium at Snoqualmie Pass. This moritorium was imposed to encourage the upgrading of an existing sewerage treatment facility and consolidation and development of an area wide water system. Although the proposed "Starwater" development is not within the Kittitas County Sewer District No. 1 boundary, it is adjacent to said boundary. Both real estate and other business interests incorporated these districts to encourage responsible development at the pass, and have carried and continue to carry the heavy financial burden of providing sanitary facilities and services.

It would appear that two sets of standards would be applied to sanitary facilities at the Pass if the "Starwater" development were approved as presented. Equal treatment of "Starwater" and the adjacent "Ski Tur Valley" subdivision related to other Snoqualmie Pass developments should be recommended, and encouraged.

Sincerely,



B. Furseth & Associates
Resort Mgt. & Development Conslt.
22124 - 90th Place West
Edmonds, Washington 98020
(206) 778-3308

BOF/nw



KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

November 3, 1977

Thomas F. Mahoney
4727 130th S.E.
Bellevue, WA 98006

Dear Mr. Mahoney:

Enclosed find a vicinity map showing the general intent of the Reintree Corporation re the subdivision of land in Section 11, Twp. 22N, Range 11E.W.M. in Kittitas County. The lease restrictions that you submitted in your letter of October 30, 1977 are private covenants between the buyer and the seller, and have no bearing on County review of subsequent subdivisions. Any conflict between such covenants is a civil matter.

Copies of the draft environmental impact statement for the Starwater subdivision may be obtained from:

Reintree Corporation
18800 Highway 99
P. O. Box 2296
Lynnwood, WA

or

Subdivision Management, Inc.
10717 NE 196 Street 119 ^{DL}
Bothell, WA 98011

Sincerely,

Tom Pickerel
Kittitas County Planning Director

TP:gh

Enclosure



Professional Management of
Land Planning and Development

Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

485-8611

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NOV 14 1977

KITTITAS REGIONAL
PLANNING COM.

November 11, 1977

Mr. Tom Pickerel, County Planner
Kittitas County Courthouse
Ellensburg, Washington 98926

Dear Mr. Pickerel:

The comments for the proposed "Starwater" recreational community are due shortly after November 14, 1977. Once all the comments have been received from various agencies, interest groups, etc. it would be helpful if they are sent to our office. This would give us sufficient time to formulate responses to the questions raised by the Draft EIS, before the scheduled hearing in late November.

It would also be helpful if you could indicate the timetable for distribution of the Final EIS, if one is to be issued.

Please do not hesitate to contact us if you have any questions regarding this matter.

Sincerely,

SUBDIVISION MANAGEMENT, INC.


Ted Beeler

1. Barney Forsyth
2. Gordon Kelly - Health Dept.
- ? DOE
- ? DSHS

RECEIVED

NOV 18 1977

KITTITAS REGIONAL
PLANNING OFFICE

KITTITAS COUNTY SEWER DISTRICT No. 1

POST OFFICE BOX 131
SNOQUALMIE PASS, WASHINGTON 98068

November 10, 1977

Mr. Tom Pickerle, Planning Director
Kittitas County Regional Planning Office
Room 217, Court House
Ellensburg, Washington 98926

Re: Draft Environmental Impact Statement
STARWATER

Dear Mr. Pickerele,

Thank you for the opportunity to review the draft Environmental Impact Statement for the proposed subdivision STARWATER.

After reviewing the report we find there are several areas which must be recognized as a problem for a "recreational" development in this area.

ITEM 1., on page 20 "Water" line (9).

Public water supplies, not applicable, please be informed this proposed development is within a Ground Water Permit Zone which has been determined by the Kittitas County Sewer and Water District as one area to be utilized for future water sources.

The permit (see enclosed) is issued by the Department of Ecology and will be placed in use in the future as development warrants. Permit No. G-322067. It would be against the desires of the Kittitas County Sewer & Water District to see this valuable water source disrupted by the development as proposed.

ITEM 2. Please be advised the Kittitas County Sewer District at considerable expense has developed a complete sanitary sewer collection system, (secondary treatment) and are currently designing a Tertiary plant for this facility to comply with the Environmental Protection Agency requirements for effluent discharge levels in and around Gold Creek, tributaries, and Lake Keechelus.

It would not be in the best interest of the community to allow a recreational development of any size to utilize individual septic systems in the area to the above service which could be made available to the developer upon reaching adequate agreements for this service.

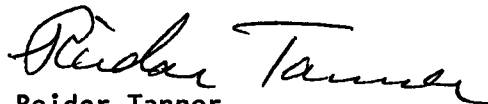
The District believes this draft report should be forwarded to the other following agencies for their review and comments:

1. Bureau of Reclamation, Yakima (controls this entire drainage basin for water run-off, ie. irrigation of the Yakima Valley).
2. Department of Social & Health Services, Seattle.
3. U.S. Forest Service, Cle Elum-Wenatchee N.F.
4. Washington State Highway Department, Hyak, Washington.
5. E.P.A., Yakima Washington.

The District encourages new development in this recreation area and would encourage the proponent to seek out the District for possible utility services at their convenience.

Sincerely yours,

KITTITAS COUNTY SEWER DISTRICT NO. 1



Reider Tanner
Chairman



KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

M E M O R A N D U M

TO: Board of County Commissioners

FROM: Tom Pickerel, County Planning Director

DATE: March 1, 1978

SUBJECT: Planning Commission Recommendations . . Starwater Preliminary Plat

The County Planning Commission held public hearings on the preliminary plat of Starwater at their November 1977, and January 1978 meetings.

After considering testimony and technical input on the proposed development, the Commission, at their February 27, 1978 meeting, voted 6 to 1 (Judy Parson dissenting) to recommend preliminary approval for the subdivision with the following conditions to be met prior to presentation of a final plat:

- 1) The subdivision access road be included within the plat boundary; have a dedicated right-of-way of 60 feet and meet minimum county standards
- 2) The road designations recommended by staff be adopted
- 3) That lots 50 and 53 through 66 inclusive be omitted from the plat and left as unimproved open area
- 4) That protective (restrictive) covenants be filed with the final plat which prohibit off-road ATV/ORV use within the subdivision
- 5) Acceptance by Sewer District #1 including the hook up to the main sewer line on the frontage road (with sewer lines extended to each lot)
- 6) Water system be approved by the Health Department and extended to each lot
- 7) That the flood plain area be established (by impartial qualified persons) and approved by the Co. Engineer
- 8) Parking space be available on Section 11 for trailhead use

Findings-of-Fact: Preliminary Plat approval, Starwater Division I

- 1) The preliminary plat complies with all state and local subdivision requirements, with SEPA guidelines, and with County zoning regulations
- 2) It has been determined that appropriate provisions have been made for roads, public water, sewage disposal, and flood control
- 3) Approval of the plat would not be in conflict with the public welfare

Suggested Findings-Of-Fact
STARWATER PRELIMINARY PLAT

1. All County subdivision regulations and minimum requirements for preliminary plats have been met by the applicant.
2. The environmental impact of the proposed subdivision has been evaluated and has been determined to be minimal.
3. The provision for public roads has been reviewed and found to be adequate and in line with standards promulgated by Kittitas County ordinance.
4. Provisions for public water supply and sewerage disposal have been examined and found to be consistent with State and County standards established to protect public health and safety.
5. Necessary plat amendments have been made to minimize and/or eliminate damage from potential flooding of areas adjacent to Gold Creek.

NOTICE

Notice is hereby given that a public hearing will be held by the Kittitas County Planning Commission at 7:30 PM on Monday, November 28, 1977 in the Commissioners' Auditorium, County Courthouse, Ellensburg, to consider a preliminary plat entitled Starwater of 45.1 acres with 96 recreational home sites and located in the Gold Creek Valley approximately 2½ miles east of Snoqualmie Pass on I-90 and 1½ miles northeast of the Hyak exit adjacent to Ski-Tur Valley, in the SW¼ of Section 11, Twp. 22N, Range 11E.W.M.

Anyone with an interest in this matter is urged to attend or they may present their views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631 prior to November 28, 1977.

Tom Pickerel
County Planning Director

PUBLISH: November 16, 1977

- *Reedtree Corporation*
- *Burlington Northern*
- *Barnie Furseth*
- *Thomas F. Mahoney*
- *Nettleton Timber Co.*
- *U.S. Forest Service*
- *Michael Graf Von Holnstein*

NOTICE

Notice is hereby given that a public hearing will be held by the Kittitas County Planning Commission on Monday, October 24, 1977 at 7:30 p.m. in the Ag. Extension Assembly Room, second floor Kittitas County Courthouse, Ellensburg, to consider a preliminary plat entitled Starwater, consisting of 45.1 acres with 90 recreational home sites and located in the Gold Creek Valley approximately 2½ miles east of Snoqualmie Pass on I-90 and approximately 1½ miles north east of the Hyak exit, adjacent to Ski-Tur Valley, the SW¼ of Section 11, Twp.22N, R11EWM.

Anyone with an interest in this matter is urged to attend or they may present their views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631, prior to October 24, 1977.

Tom Pickerel
Kittitas Co. Planning Director

PUBLISH: October 12, 1977

NOTICE

Notice is hereby given that a public hearing will be held by the Kittitas County Planning Commission on Monday, September 26, 1977 at 8:00 p.m. in the Commissioners Auditorium, County Courthouse, Ellensburg, to consider a preliminary plat entitled Silver Creek Replat, consisting of 19 1-acre lots located in the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of Sec. 2, Twp. 20N, Range 13 E.W.M.

Anyone with an interest in this matter is urged to attend or they may present their views in writing to the County Planning Office, Courthouse, Ellensburg 98926, or call 925-4631, prior to September 26, 1977.

Tom Pickerel
Planning Director

PUBLISH: September 12, 1977

Box AA
North Bend, WA 98045

November 16, 1977

Mr. Tom Pickeral
Kittitas County Planning Director
Kittitas County Regional Planning Office
Room 217, Courthouse
Ellensburg, WA 98926

RECEIVED

NOV 30 1977

KITTITAS COUNTY REGIONAL
PLANNING DEPT.

Dear Mr. Pickeral:

Thank you for the opportunity to reply to the draft Environmental Impact Statement on the proposed Starwater Subdivision near Snoqualmie Pass.

We have three main areas of concern - Access, Impacts on Resources, and Utilities.

Access - It must be emphasized that the present U.S. Forest Service road system (includes both Road #2202, Rocky Run Road and Road #2279 into Ski Tur Valley) is not a public road system. The Forest Service will not issue an easement to a developer. We will issue an easement only to a public agency such as Kittitas County after the road has been reconstructed to Kittitas County system standards and dedicated to them. This includes full maintenance responsibilities. The road as it now exists is not a public access road in the same sense as a County road. To meet Kittitas County system standards means a 26' roadway on the two roads referred to above.

Impacts on Resources - Starwater borders the Alpine Lakes Wilderness. What measures will be taken to alleviate the added resource impact of use in the Wilderness as a result of the subdivision? A subdivision such as this will mean resource impact on the adjacent Forest Service lands - Wilderness and otherwise. Forest Service lands will be impacted due to requests for new trails, trailheads, off road vehicle areas, water sources, drain fields, etc. This potential should be dealt with in the draft Environmental Impact Statement.

Visual impact is a definite concern since the development is so close to the Wilderness and can be seen from the Wilderness. It should be kept in as natural a state as possible.

Impacts on the Forest from added fire risk must be considered. More people historically means more man caused fires in the area.

The assumption is made that only a portion of the lots will be built on. Impact should be based on all lots being built upon.

Avalanches are a definite threat in Division 5. The area has a well developed avalanche path and a history of avalanches. To allow development in this area is asking for trouble. Of the 41 acres in Division 5, only four are listed as unusable.

Utilities - Sewer and water facilities should be under the jurisdiction of the existing sewer and water districts at the Pass. To allow the Starwater Subdivision to set up its own sewer and water governments is not in the best interest of the overall development at the Pass.

Inadequate water source within the Subdivision Area is mentioned relating to Division #1. What are some of the alternative sources? Are any on Forest Service land? If so, these impacts need to be assessed. Present Forest Service policy is not to grant permits for water sources, drain fields, etc. to anyone but consolidated water and sewer districts such as those that exist at the Pass.

Extreme care must be taken to protect the water quality of the area in particular Gold Run Creek. Spring runoff and heavy winter rains can cause a very high water table. This can cause serious problems in the on site sewer disposal system as proposed in the draft Environmental Impact Statement.

Buried powerlines exist now along the Rocky Run Road. There is no permit that we know of to extend the powerlines along Road 2279 to the proposed site as stated in the draft Environmental Impact Statement.

FLOYD E. DAMOTH
District Ranger

DE:Siex:km



STATE OF
WASHINGTON

Dixy Lee Ray
Governor

DEPARTMENT OF ECOLOGY

Olympia, Washington 98504

206/753-2800

PV-11

November 17, 1977

Mr. Tom Pickerel, Director
Kittitas County Regional Planning Office
Room 217 - Courthouse
Ellensburg, Washington 98926

Subject: Starwater Recreational Subdivision Draft EIS

Dear Mr. Pickerel:

Thank you for the opportunity to review this impact statement. We offer the following comments for your consideration.

1. There does not appear to be an existing need for residential home-sites, be they second homes or year around residences. The impact statement points out that out of 450 lots platted in the Snoqualmie Pass area 10 years ago, 384 lots have not yet been developed. Of the 384 lots, the number now for sale was not mentioned.
2. The lot size should be more specific. The statement specifies that while individual lots would vary from 10,000 to 13,000 square feet, the overall density would be 1.1 lots per acre. It is important to point out that while the overall density may be 1.1 lots per acre, the density for any given acre may be 4.3 lots per acre.
3. The impact statement should contain more discussion of alternatives, for example:
 - a. An alternative to on-site sewage disposal is available but was not explored. Kittitas County Sewer District No. 1 is located nearby and presently serves the area from Hyak to Alpentel. The Sewer District is the only municipal sewer entity which could logically serve the proposed development.
 - b. The impact of constructing a 600 acre (600-700 lots) development adjacent to an existing water/sewer utility and not being served by that water/sewer utility, was not explored.
4. The Department of Ecology has noted that on-site sewage treatment and disposal systems have not performed satisfactorily at most subdivisions similarly located in mountainous recreational areas. The problem in the form of plugged lines and/or surfacing sewage usually manifests itself when the systems either freeze in the winter or when the shallow immature soils become saturated during seasonally high ground water conditions. What will be done to insure against this possibility?

KITTITAS COUNTY HEALTH DEPARTMENT
PROJECT REVIEW AND RECOMMENDATIONS

A

Project Name and Description: STARWATER - A recreation
subdivision totalling 45.1 acres with 96 lots.
Community water and sewer systems are planned.

Soils Description and Capacity: Generally very sandy &
gravelly. Very porous, almost to an extreme.

Water Table: Ground saturated for several months
of year due to snow melt.

Other Findings or Comments: 1. Area is adjacent to Kittitas Co.
sewer District #1 boundary. 2. Conceptual
approval of water system expansion has not
been ~~submitted~~ granted as per letter of July 29, 1977 to
B. Douglas Webb (see attached copy).

Staff Recommendation: As currently proposed, we
recommend denial. Conditional approval would be
allowed if water and sewage disposal concerns satisfied.
 Approval Conditional Approval Denial Defer Action

Conditions of Approval: 1. Water system be conceptually approved
by D.S.H.S. and Health Dept. Final approval contingent
upon D.S.H.S. approval of final water system plans.
2. No on-site sewage disposal.

Gordon A. Kelly
Signature

Date: 11/21/77

A

RECEIVED DEC 16 1977

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street Ellensburg, Washington 98926 Tel. 925-1465
305 Wright Street Cle Elum, Washington 98922 Tel. 674-5513

December 14, 1977

Mr. George Cook, P. E.
16031 - 119th Place North East
Bothell, Washington 98011

Dear Mr. Cook:

We have reviewed your document entitled "Water Service Plan Starwater
Kittitas County". We have the following comments:

- 1.) Under "Timing of Construction Phases", reference is made to the proposed community drainfield being built. As mentioned to you by phone earlier when discussing the projects environmental impact statement, a community on-site disposal system could not be approved by this department due to the saturated soil conditions for significant portions of the year.
- 2.) No mention is made in the report of what is to be done regarding protection of the water source from potential contaminating influences. *100 percent ...*
- 3.) No mention was made regarding the nature of the disinfection process to be included in the water system.

Considering the above three comments, the balance of the water system concept is approved by this department. This approval does not construe approval by the Department of Social and Health Services nor bind that agency to also granting approval. Final approval and enforcement of State Board of Health public water supply regulations is also vested with the Department of Social and Health Services.

If you have any questions, please do not hesitate to contact us.

Yours truly,

Gordon A. Kelly

Gordon A. Kelly, RS
Director of Environmental Health

cc: Moe Batra, P.E., District Engineer
D.S.H.S., Smith Tower
Seattle, Washington 98104

RECEIVED DEC 15 1977

December 14, 1977

Mr. George E. Cook, P.E.
16031 - 119th Place N.E.
Bothell, WA 98011

State of
Washington
Department
of Social & Health
Services



Subject: Kittitas County *464-5401*
Starwater
Conceptual Water Service Plan

Dear Mr. Cook:

Plans for the above-named system have been reviewed and the following items listed need further discussion and detail before consideration of the system can be made:

1. Water treatment for the supply is not mentioned. Please note that treatment shall include at least coagulation, filtration, and disinfection for an uncontrolled surface water supply.
2. Design of the water system does not account for standby storage requirement of 600 gallons per lot. *APPROX 13
require for reduction*
3. Have any flow measurements been taken of the stream source during low flow periods this past summer?
4. Will the development of this system have any affect on the existing water system for Ski-Tur?

The report also noted that a community drainfield was being proposed for the development. We have received no plans for such, and would comment that there is no feasible method for installation of a community drainfield, of which we are aware, that would operate satisfactorily with the climatic conditions existing on Snoqualmie Pass. We recommend that you explore the possibility of hooking into the Kittitas County Sewer District No. 1 on the Pass to take care of the sewage disposal needs.

Should you have any questions, please contact our office at 464-5401.

Sincerely,

Gary Fraser
GARY S. FRASER, R.S.
Water Supply Specialist
Water Supply & Waste Section

GSF:jl

cc: Kittitas County Health Dept.

HEALTH SERVICES DIVISION
Smith Tower
Seattle, Washington 98104

January 18, 1978

Mr. Gary S. Fraser, R.S.,
Water Supply Specialist
Water Supply & Waste Section
Health Services Division
Department of Social & Health Services
Smith Tower
Seattle, Washington 98104

RE: Starwater - Conceptual Water Service Plan

Dear Mr. Fraser:

In response to your letter of December 14, and our telephone conversation of last week, I am amending the conceptual water plan of Starwater as outlined below:

Item 1 - The water intake point will be moved upstream to the spring area where a subsurface infiltration gallery will be built to extract the water from the confined aquifer.

If water quality (bacti test) taken after completion of the system indicate that disinfection is needed, then a chlorination/disinfection system will be added.

If a flow-through storage system is adopted, then the chlorinating device would need to be a demand flow system downstream from the storage tank.

Item 2 - I am requesting that, due to the recreational seasonal nature of the Starwater development, the storage requirements be limited to fire flow requirements of one hour duration at 500 gallons per minute plus equalizing storage volume, which was shown in the text of the conceptual plan to not be needed. This would result in a doubling of the total storage volume from 15,000 gallons proposed in the conceptual plan to 30,000 gallons.

I believe, because of the adequacy and closeness of the water source, and because it has been designed to operate without the use and, therefore, interruptability of electricity that the 30,000 gallon figure would be adequate.

Item 3 - The quantity flow measurements were taken at what has been historically, the low flow period of the year. The aquifer recharge area for this spring probably lies in the high plateau area of the Rampart Ridge in the Alpine Lake wilderness area. Late, high altitude snow melt, plus the aquifer travel time, tend to delay the

low flow period for this aquifer. Only 75% of the aquifer flow is being utilized at the low flow period of the year.

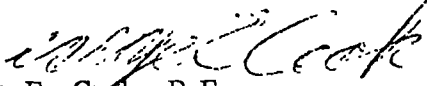
Other small streams and Gold Creek tend to historically reach their low flow points in late summer to early fall.

Item 4 - There will be no effect on the existing water system of Ski Tur Valley from the development of the Starwater water supply system. These systems are located in distinctly separate draws, approximately 700 feet apart and with extraction points at different elevation levels.

In response to your closing paragraph regarding a community drainfield system, sewer service and annexation has been requested in writing to the Commissioner's of Kittitas County Sewer District No. 1 (see attached letter).

Thank you for your helpful review and comments. If you would like to discuss the above further, please feel free to call.

Sincerely,


George E. Cook, P.E.

cc: Mr. Gordon Kelly
Kittitas County Health Department.



*Professional Management of
Land Planning and Development*

Subdivision Management Inc.

16031 - 119th Pl N E
BOTHELL, WASHINGTON 98011

485-8611

December 1, 1977

Mr. Reider Tanner, Chairman
Kittitas County Sewer District No. 1
P. O. Box 131
Snoqualmie Pass, Washington 98068

Dear Mr. Tanner:

Subdivision Management, Inc., as you know, is the planner and manager for the proposed plat of Starwater located in Section 11 in the Gold Creek Valley at Snoqualmie Summit. The developer is The Reintree Corporation, located at P. O. Box 2296, Lynnwood, Washington 98036.

On behalf of The Reintree Corporation, we hereby request that you place us on your December 14 Commissioner's Meeting Agenda so that we may officially request annexation to, and sewer service from, the Kittitas County Sewer District No. 1.

Thank you for your consideration and we will bring all necessary information to that Sewer District meeting on December 14, 1977.

Very truly yours,

SUBDIVISION MANAGEMENT, INC.

B. Douglas Webb,
President

cc: The Reintree Corporation



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
WASHINGTON, D. C. 20410

RECEIVED

JAN 30 1978

REGIONAL
PLANNING DEPT.

December 9, 1977

IN REPLY REFER TO:

TO: All Community Officials Connected with the
Administration of the National Flood Insurance Program

On October 12, 1977, President Carter signed into law the Housing and Community Development Act of 1977 (P.L. 95-128). Among the provisions of the 1977 Act are several significant changes to the flood insurance program. The purpose of this communication is to advise you of the recent statutory changes in the flood insurance program.

The key provisions with immediate practical impact are as follows:

- 1) Program authority to enter into contracts for flood insurance has been extended from September 30, 1977, to September 30, 1978. Authority for the Emergency Program is also extended to September 30, 1978.
- 2) The available limits of flood insurance coverage have been broadened. The expanded limits, set forth in the attached, become applicable, however, only when the community is converted to the Regular Program. The maximum amounts of flood insurance to be required by law for insurable property remain the same as the maximum amounts under the 1973 Act.
- 3) Section 202(b) of the 1973 Act is replaced altogether with a provision requiring lenders to notify prospective borrowers about the availability of disaster assistance. These are the effects of the amendment to Section 202(b): (1) Banks, savings and loan associations and other lending institutions are no longer prohibited by the 1973 Act from making, increasing, extending or renewing any loan secured by improved real estate or a mobile home located or to be located in an identified flood hazard area of a community which is not participating in the flood insurance program by a prescribed date. (2) When lenders make such loans, however, they must notify borrowers prior to the loan closing, whether, in the event of damage to their property caused by flood in a Federally declared disaster, Federal disaster assistance will be available for the property. Such assistance will be available only if the community in which the property is or will be located is participating in the

flood insurance program at the time the assistance would have been approved (assuming the community has been identified as flood-prone for at least one year). (3) Since only Section 202(b) has been affected, Federal financial assistance, e.g., FHA mortgage insurance, VA mortgage guarantees, etc., is still prohibited in "nonparticipating" communities. (4) The flood insurance purchase requirements of Section 102(a) and (b) are still intact. This section of the 1973 Act, which applies to participating communities, is still in effect for all direct and indirect Federal financial assistance and conventional loans.

- 4) ~~The definition of "financial assistance for acquisition and construction purposes" has been changed to exclude ". . . assistance pursuant to the Disaster Relief Act of 1974 (other than assistance under such Act in connection with a flood)." What this means is that in the event of flood damage, permanent and emergency disaster work for acquisition and construction purposes in the flood plains of "nonparticipating" communities is barred. Also, Federal agencies may not make such assistance available where those applicants in participating communities are unwilling to purchase adequate flood insurance coverage. Please note further that, although the following policy is not required by the statute as amended, nonemergency Federal disaster relief for acquisition and construction purposes in the floodplain under the 1974 Act will continue to be conditioned on community participation and the purchase of insurance, even when the damage to a structure in a major disaster is not the result of flooding. This is an administrative decision by the Administrator of the Federal Disaster Assistance Administration designed to protect the Federal investment in the form of disaster assistance.~~

We hope the foregoing serves to inform you of the key changes to the flood insurance program with immediate practical impact. If you should have any questions on these recent changes, please call us toll-free at (800) 424-8872-73 or contact the FIA Regional Office serving your community.

Sincerely,


J. Robert Hunter
Deputy Federal Insurance Administrator

Enclosure

U.S. Department of Housing and Urban Development
 Federal Insurance Administration
 National Flood Insurance Program

New Limits of Coverage Resulting from Housing and Community Development Act of 1977
 Effective September 30, 1977

	<u>Emergency Program</u>		<u>Regular Program</u>	
	Limits Required Under the Act			
	(Lower) ↓		Total Amount Available	(Upper) ↓ Maximum Required
	First Layer	Second Layer		
<u>Single Family Residential</u>				
(Except in Hawaii, Alaska, Guam, U.S. Virgin Islands)	35,000	150,000	185,000	70,000
(In Hawaii, Alaska, Guam, U.S. Virgin Islands)	50,000	150,000 (N.B. add to 35,000)	185,000	100,000
<u>Other Residential</u>				
(Except in Hawaii, Alaska, Guam, U.S. Virgin Islands)	100,000	150,000	250,000	200,000
(In Hawaii, Alaska, Guam, U.S. Virgin Islands)	150,000	150,000 (N.B. add to 100,000)	250,000	250,000
<u>Small Business</u>	100,000	150,000	250,000	200,000
<u>Churches & Other Properties</u>	100,000	100,000	200,000	200,000
<u>Contents</u>				
(Residential)	10,000	50,000	60,000	20,000
(Small Business)	100,000	200,000	300,000	200,000
Churches, Other Properties (Per unit)	100,000	100,000	200,000	200,000

No change in amounts available under the Emergency Program.
 No change in maximum amounts required under both phases of the Program.



*Professional Management of
Land Planning and Development*

Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

485-8611

December 21, 1977

Mr. Tom Pickerel,
County Planning Director,
Kittitas County Regional Planning Office
Room 217 - Courthouse
Ellensburg, Washington 98926

Dear Tom:

On behalf of the Reintree Corporation, developers and owners of Starwater in Section 11, Gold Creek Valley, we hereby request that we be placed on the January 23, 1978 hearing agenda in front of the Kittitas County Planning Commission. We have a meeting scheduled with the Kittitas County Sewer District No. 5 on January 11, at which time we expect to reach an agreement with the District for hooking the Starwater development to the existing sewer system. In addition, the developers have met and are meeting with the existing lease holders in the Ski Tur development adjacent to Starwater. Also, George Cook has submitted to the Health Department, his conceptual plan for the water supply for Starwater, Division 1. Gordon Kelly and George Cook are in the process of ironing out details at this time. We feel we have the necessary factual information to allow the Planning Commission to reach a decision on this proposal and would hope that you would accomodate us at the January 23rd meeting.

Please let us know at your earliest convenience if this schedule is appropriate. Thank you for your consideration.

Very truly yours,

SUBDIVISION MANAGEMENT, INC.

B. Douglas Webb,
President

cc: The Reintree Corporation

P.S. MERRY CHRISTMAS!

Letter to Mr. Pickere1
November 17, 1977
Page No. Two

5. It is imperative that the proposed community sewage collection system and treatment facility be reviewed and approved by the Department of Ecology in accordance with Washington Administrative Code (WAC) Chapter 372-20 entitled "Public Sewage and Industrial Water Works" and pursuant to State Law Chapter 90.48.110 RCW.

To protect the public interest, it is important that sewage collection systems be designed and constructed to meet the latest acceptable standards and to insure that such systems lend themselves to expansions or modification, within their design life, without major reconstruction.

The Department of Ecology and the Department of Social and Health Services are required by state law to review plans and proposed methods of operating and maintaining sewerage or disposal systems. These laws stipulate that construction of such systems may not begin without agency approval. Ecology and Social and Health Services have in the past endeavored to share this requirement, intending to satisfy both the letter and intent of the law, without duplication of effort. Such an arrangement can, most likely, be utilized in this case; but for the purposes of the subject impact statement, the correct sewage system requirements should be stated.

6. There is no data regarding potential water sources or projected uses from which a Department of Ecology water right decision might be made. It is obvious that the current water right issued for a portion of SKI-TUR, INC. will not be adequate, nor has full permit coverage been granted for the 101 lots in SKI-TUR.

At this time, SKI-TUR, INC. has a permit for 0.06 cubic feet per second, 43.5 acre-feet per year, for a community development in Section 11. This subdivision is excluded in the Starwater EIS. However, they say they are going to integrate and expand the SKI-TUR water system. At this time the Department of Social and Health Services has given approval to SKI-TUR for a system to develop 40 lots; Starwater would have to apply for a permit for their development plus the balance of SKI-TUR.

Kittitas Water District No. 1 has three permits to supply community water within their district, part of which includes Section 11. Starwater could possibly be taken into the District.

Very truly yours,



Peter R. Haskin
Environmental Review Section

PRH:as

cc: Doug Clausing, Central Region DOE

Thomas F. Mahoney
4727 130th SE
Bellevue, Washington 98006

December 23, 1977

Mr. Tom Pickerel: Planning Director
Kittitas County Regional Planning Office
Room 217 Courthouse Building
Ellensburg, Washington 98926

Subject: Starwater Subdivision
Environmental Impact
Statement.

Dear Mr. Pickerel:

As you know, preceding the November hearing at which I appeared, I had requested on several occasions that Reintree or Section 11 provide me with an EIS draft, I did not receive a copy until after the time for comments had closed and was thus prevented from making any written response to Reintrees' development scheme. As we discussed by phone on November 30, I contacted Mr. Pagel and Mr. Samules in an effort to obtain information on the current status of the E.I.S. draft. To date I have received the following responses:

1. They have no more E.I.S. copies available.
2. The draft is undergoing extensive revision and I will be sent a copy upon it's completion.
3. Since I am represented by Mr. Lyman Hull as counsel (which I am not), I should direct all further communications through Reintree's legal counsel.
4. Only minor modifications are being made to the draft statement and these are negotiated verbally with the County staff.
5. No modifications to the draft statement are necessary and no correspondence has been sent between the county and the developer or it's agents.

All of this leaves me confused and the frustration which I mentioned at the last hearing is being successfully perpetuated. I would greatly appreciate any updated information you might provide regarding the current status of the Environmental Impact Draft. It would appear that the County offers my only recourse to reliable information.

There are two basic questions that will require either a negotiated settlement or litigation before the development can proceed as described in the E.I.S. draft. These can best be understood by reviewing paragraphs 4 and 5 of the present leases. (copy enclosed)

Although it may not appear to effect the E.I.S. or the approval of the plat (except for some key phrases) paragraph 5 limits the type of contract on existing lots and lots in the future plats within Section 11 to lease agreements. Until all of the existing leases are converted to sales agreements, the sale of lots within the section would seem to be prohibited. This is the basic reason why the statement that appears on Page 26 of the E.I.S. draft is made... "persons leasing 30 of the existing 101 lots will be required to purchase the lots." It would appear that this statement is essentially true, the big question that is the primary point of contention is who pays how much to whom to convert these leases to sales agreements. Mr. Samules has shown almost complete disregard for the value of the lease hold rights held by the present lessees.

Question as to status of road - can
Scientree dedicate and construct roads?



Mr. Tom Pickerel
Page....2

The present leaseholders are making every effort to negotiate this question and have had virtually no success.

The real key to the situation is described in paragraph 4 of the lease and further amplified on the face of Vikingdal Plat (also enclosed) as well as the Articles of Incorporation of the Ski Tur Valley Maintenance Company. The roads within Section 11 are clearly indentified as private roads that are granted "forever unto all lessees of lots." The Maintenance Company has been granted by the original developer (and by his successors) the right and responsibility to "assume all obligations for construction and maintenance with respect to water systems, roads, sanitary systems and utilites." The developer has only retained the right to designate the location of such improvement and under certain conditions to have access to their use. As long as there are leaseholders and a Maintenance Company, the decision on what to construct and when rests with them and not the developer. Mr. Samules has, thus far, chosen to deny that this question exists and has proceeded accordingly, without regard to the rights of the existing leaseholders.

Water rights and water

The existing water system, although not having a profound effect on the E.I.S. draft, will serve to illustrate the point. Extensive correspondence with both the State and County Health Department clearly illustrate that the existing water system is owned and operated at the expense of the 30 existing leaseholders. To protect our investment the present leaseholders were given by the developer the right to all water from the existing source for the exclusive use of the Maintenance Company. As I mentioned at the November 28th hearing, I would not see this as an immediate problem as additional spring sources are available in the area of the first subdivision. However, as a minimum, any intertie or service within or through the Vikingdal Plat would require negotiation between the developer and the Maintenance Company. The question of who would construct, own and operate other water systems, or any utility for that matter, remains to be resolved.

Assuming that these matters can be equitably settled, as those of us who love the valley sincerely hope, there are still a few questions that should be addressed in the final E.I.S. The first concerns the implication of the terms used on page one of the E.I.S. draft "Concurrently, the sponsor requests environmental approval on the remaining five divisions.... intrinsically suitable for second home development." Who determines the land is "intrinsically suitable" and how? What portions, if any may be in a flood plain or susceptible to avalanch hazard? It appears that bridge crossing of Gold Creek are planned for access to future divisions. It is very questionable that suitable bridge sites exist within Section 11 as the flat terrain could easily cause flooding and major changes in the stream course if the bridge should get jambed by logs. What effect would clearing and road construction have on both flooding and avalanch hazard. ?

Some as top

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Mr. Tom Pickere1
Page....3

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While I realize that some of these questions may no longer be germane, I can only respond to what information I have. As I mentioned in the beginning, getting information from the developer has not been very fruitful. If it would help, I could plan to take some time off and come over to discuss these areas and other developments with you or your staff prior to the hearing. Let me know if this is desirable.

In an effort to be candid and to expedite communications I am sending a copy of this letter to the developer through his counsel. I hope this will start to break the log jam so that we need not waste any more of your time and that of your commissioners, who seem to really try to seek the best solution for all parties. I really appreciate that, government at it's best.

Very truly yours,

Thomas F. Mahoney

Thomas F. Mahoney

TFM:dms

encl:2

cc: w/encls.

Mr. Henry Jameson Esq.
Ferguson & Burdell
Peoples National Bank Building
Seattle, Washington

Thomas F. Mahoney
4727 130th SE
Bellevue, Washington 98006

December 23, 1977

Mr. Tom Pickerel: Planning Director
Kittitas County Regional Planning Office
Room 217 Courthouse Building
Ellensburg, Washington 98926

Subject: Starwater Subdivision
Environmental Impact
Statement.

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Mr. Tom Pickere1
Page....2

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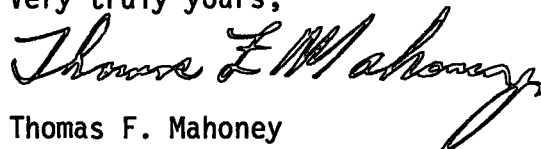
Mr. Tom Pickere1
Page....3

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Very truly yours,



Thomas F. Mahoney

TFM:dms

encl:2

cc: w/encls.

Mr. Henry Jameson Esq.
Ferguson & Burdell
Peoples National Bank Building
Seattle, Washington

2. In consideration of the rents herein reserved and of the covenants and agreements herein contained the Lessor does by these presents, demise and lease unto the Lessee the following described real property located in Kittitas County, Washington:

Site Number _____, Vikingdal Plat, Ski Tur Valley

3. This Lease shall be subject to all of the provisions of the Lease between the Northern Pacific Railway Co. and Section 11, Inc., which Lease is recorded with the Auditor of Kittitas County in Volume M of Leases at Page 431, and supplemental agreement to T & M Lease Number 6095 recorded with the Auditor of Kittitas County in Volume _____ of Leases at page _____, and both also available for inspection at the offices of Section 11, Inc., or Northern Pacific Railway Co.

4. The Lessee by signing this Lease accepts automatic membership in the Ski Tur Valley Maintenance Co., and is also subject to all of the obligations contained in the Articles and Bylaws of said company. The Ski Tur Valley Maintenance Co. shall assume all obligations for construction and maintenance with respect to water systems, roads, sanitary systems, utilities, and shall pay the taxes on the areas to be used in common.

5. The premises leased herein constitutes one of many circular-shaped lots as designated on Vikingdal Plat. It is specifically understood and agreed that Section 11, Inc., reserves the right at any time to prepare other and additional plats of the remaining lands in Section 11 and to lease any and all lands embraced in such plats to others, the leases to be in substantially the form of this lease. All land within Section 11 which at any time is not platted, all circular-shaped lots not leased, and all other land in between the circular-shaped lots shall constitute the common area.

6. The common areas shall remain as nearly as possible in their natural state. The common area will not include sites for swimming pools, tennis courts and other recreational structures, necessary commercial facilities or utilities. Such facilities will be on sites individually leased for such purposes to individual lessees or the Ski Tur Valley Maintenance Co. The Lessor reserves the right to designate such sites. Similarly all roads, power lines, water lines and other such installations and improvements will be located as directed by the Lessor.

SKI TUR VALLEY

SECTION 11, TOWNSHIP

KITTITAS

CONSTRUCTION AND MAINTENANCE OBLIGATION

The costs of construction, maintaining and snow removal of all roads, streets and alleys within this plot and all access roads to this plot shall be the obligation of a non-profit corporation composed of the owners of the lots of the plot and of any additional plots that maybe served by these roads, streets and alleys.

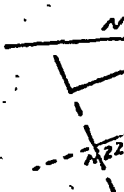
In the event that the owners of any of the lots of this plot or any additional plots shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Northern Pacific Railway Company, a Wisconsin Corporation, the undersigned owner in fee simple of the described real property, does hereby declare this plat and description and instead of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in Section 11, Township 22 North, Range 11 East, W. M. an undivided interest in all roads shown as private roads.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 21st day of JUNE _____, A.D. 1968

*NORTHERN PACIFIC RAILWAY COMPANY
By: E.A. [Signature]*



KITTITAS COUNTY ROAD DEPARTMENT
PLAT REVIEW AND RECOMMENDATIONS

Plat Name & Description: Starwater - SW 1/4 Sec. 11, Twp. 27, N.,
Rng. 11 E., W.M., lying Southeasterly of Gold Creek and Southwesterly of
the Plat of Ski-Tur Valley

Road access class & condition: Forest service road

Recommended Road Designations: Recreation Major; Recreation Minor

Staff Recommendation: _____

Approval Conditional Approval Denial Defer
Action

Conditions of Approval: _____

1. Existing private road shall be included as part of Plat and constructed
to the same standards.
2. No provisions are made for existing roads to continue.

1/23/78
Date

Gordon E. Blossom
Signature

RECEIVED

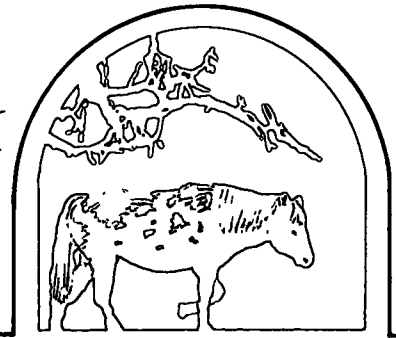
JAN 9 1978

KITTITAS REGIONAL
PLANNING COMMISSION

206 882-1881

R

~~— Reintree Corporation —
— Reinwood Corporation —
Banner Building
18800 U.S. 99
P.O. Box 2296
Lynnwood, Wash. 98036
(206) 775-1636~~



REINTREE

January 5, 1978

Mr. Tom Pickerel, Planning Director
Kittitas County Regional Planning Office
Room 217, Courthouse
Ellensburg, Wa. 98926

Dear Tom:

I am, of course, aware of certain correspondence which you have received relating to the development of "Starwater".

It would be my opinion that none of the correspondence which I have seen has any bearing on the issue before the County Planning Commission in that the owner and developer of the property is, as you know, Reintree Corporation.

The "sub-lessees" do, in fact, have existing leases with Section 11, Inc. If there is an existing problem, it is between the "sub-lessees" and Section 11, Inc. and in no way has any effect on the development of the property by its owner.

I am aware that Doug Webb, on December 21st, requested that we be put back on the agenda for January 23rd and hope that this can be accomplished.

We shall be fully prepared to resolve the last few remaining questions that were left open at the meeting which took place November 28th and expect to have in attendance, in addition to the personnel who attended the November 28th meeting, Mr. Stan Humann of Burlington Northern Company and our corporate attorney, Mr. James McGowan of the firm of Furgeson & Burdell, Seattle, Washington who will be prepared to express any legal opinions required by the Planning Commission.

Thank you for your consideration and attention regarding this matter.

Best wishes for a happy and successful 1978.

Very truly yours,

REINTREE CORPORATION


George Samuels
President

cc: James McGowan, Esquire
Jim Pagel
Doug Webb
Stan Humann

RECEIVED

JAN 23 1978

REGISTERED
PLANNING DEPT.

Monday, January 23, 1978

To: Members of the Kittitas County Planning Commission.

Concerning: The proposed Starwater development on Gold Creek.

The Board of Trustees of the Alpine Lakes Protection Society, ALPS, met on Saturday, January 21, 1978, and wish to make the following recommendations regarding the proposed development:

1. It was unclear whether a tie-in to the sewer district was a certainty or whether the community-drain-field concept would or could be used. Because of the periodic high water in the valley, most recently this winter, and because the addition does lie in the flood plain, no thought should be given to approval of the plat unless there is a required tie-in to the sewer district facility.

We further question why the development should be given approval under any circumstances because of the danger from flooding. Testimony was given at the first hearing by an individual who reported seeing much of the entire area proposed to be developed under as much as a foot of running water.

2. Gold Creek is a special place, a very beautiful place. The Starwater plat lies on the boundary of the Alpine Lakes Wilderness Area, and lacks the kind of imagination and thought that should be an integral part of development plans for such a place. The density is much too great. The arrangement of the lots doesn't conform to any apparent guideline other than to pack them in to the smallest space.

For example, why aren't some open spaces planned for the area where the lots are located.

3. As noted in the Draft Statement, occupancy of other developments, (Alpental & Hyak) is but a fraction of capacity. Why is another one needed at this time.

4. If approval is given, we urge that approval be given for just the first addition, and approval for each succeeding one be based upon specific data supplied by the developer, and be based on knowledge of the effects of the first addition.

Respectfully,


Hal Lindstrom
Trustee, ALPS

Hal Lindstrom
Route 1, Box 890
Ellensburg, Washington



Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

485-8611

RECEIVED

JAN 31 1978

KITTITAS REGIONAL
PLANNING DEPT.

January 27, 1978

Honorable Board of County Commissioners
Kittitas County Courthouse
Ellensburg, Washington 98926

RE: Proposed Plat of Starwater

Gentlemen:

On behalf of the owner/developer, Reintree Corporation, we hereby appeal the decision for denial on the above plat of Starwater that was made by the Kittitas County Planning Commission at their regular January 23, 1978 hearing. We ask that we be placed on the earliest possible Commissioner's agenda so that we may have this recommendation reconsidered.

Starwater is a recreational development consisting of approximately 100 lots on 45 acres of land located immediately south of Ski Tur Valley, Vikingdal Division in Section 11-22-11. As you know, this area lies in the Gold Creek Valley at Snoqualmie Pass.

The proposed plat was submitted several months ago and received a positive declaration which required the preparation and circulation of a full environmental impact statement. This process was completed and the primary concern of all parties responding to the draft impact statement was the use of septic tanks for sanitation disposal on the site. As a result of that concern, the developer agreed to amend his project to encompass sanitary sewers with a connection to the existing Kittitas County Sewer District located at Hyak. The proposed plat was amended accordingly and resubmitted for approval. The final environmental impact statement on Starwater was issued January 1, 1978. At the November 28, 1977 public hearing held by the Planning Commission, the project was discussed, at length, and the hearing was continued by the Planning Commission for one month to allow the applicant to more fully document the method of sewage disposal, the water supply and his rights to use the existing access road from I-90 to Section 11.

At the January 23rd Planning Commission hearing, we submitted documentation which shows that, as long as this developer is willing to comply with the financial and physical requirements of Sewer District No. 5, he will be allowed to hook-up to that sewer system. We also showed that the Kittitas County Health Department has approved the conceptual water supply plan subject to conditions. Thirdly, we provided substantial and well documented

proof that all present and future lot owners or lessees in the entire Section 11 have rights of access over any and all roads within that section, whether existing or proposed.

This last documentation was in response to a contention by certain members of the Ski Tur Valley Maintenance Company that they had sole rights of access to the existing gravel road which provides access to the property. Legal counsel for the applicant, legal counsel for Burlington Northern and Safeco Title Insurance Company of Kittitas County, all agree that the applicant is, in fact, the owner of said road and has equal rights of access to that road.

At the conclusion of a lengthy hearing, the Planning Commission made a motion to approve the project. They then spent approximately 45 minutes working out a detailed and comprehensive list of Conditions of Approval to attach to that Approval Motion. At the completion of that process, the motion died for lack of a second. Several members of the Planning Commission, at that time, voiced personal opinions as to the density proposed. The Planning Director pointed out that the applicant was submitting this proposal at approximately one-half the density provided by the existing zoning. He also pointed out that the County was requiring the applicant to provide community sewer and water facilities which would preclude development at a lower density. This advice was ignored by the Planning Commission and a motion to deny was passed by a vote of 4-2. One member of the Commission noted, at the hearing, that she had been skiing on the site the day before and felt that she would like to see the entire area remain "as is". A second member of the Commission felt that all matters normally required for final plat approval should be required prior to preliminary plat approval.

We believe that the decision by the Planning Commission was completely arbitrary and capricious and that they did not apply the normal standards of judgement to this proposal in reaching their decision.

We, therefore, ask that the County Commissioners review this plat on their own and reach a decision based upon the existing ordinances governing plats in Kittitas County and on the merits of the proposal.

We would recommend Conditions of Approval as follows:

1. The existing private access road from Interstate 90 to Section 11 and its northerly extension along the east edge of Starwater, be improved to Kittitas County standards.
2. That said road be established, if possible, as a public right of way. If establishment as a public right of way is not possible, the applicant will provide legal documentation that any and all purchasers of lots within Starwater will have free access over and across said road. In addition, legal documentation showing that the public has a right to travel said road shall be provided prior to final plat approval.

3. That the project will be served by sanitary sewers.
4. That the project will be served by an approved community water system.
5. That the 100 year flood plain area, if any, shall be delineated on the plat and no building sites shall be located within the flood plain area.
6. An off-street parking area shall be provided at the trail head within Section 11 to provide parking for hikers wishing to hike the Gold Creek Trail which runs northerly from Section 11.
7. That no all-terrain vehicles or similar type vehicles such as snowmobiles, motorcycles, etc. shall be allowed on any of the private property within Section 11.
8. The major access road, as previously discussed, shall be designated a major recreational road for purposes of determining improvement standards. All other roads within Starwater shall be designated minor recreational roads.

We believe that an approval with the above suggested conditions will insure that the public health, safety and welfare are served by the approval of this proposal. We also believe that all applicable County and State ordinances can and will be complied with if the project is approved as submitted subject to the above conditions.

Thank you for your consideration of this appeal and we would appreciate notice of the appeal hearing date as early as possible.

Very truly yours,

SUBDIVISION MANAGEMENT, INC.

B. Douglas Webb,
President

cc: The Reintree Corporation
Mr. James McGowan
Mr. Tom Pickerel ✓

RECEIVED

FEB 14 1978

KITTITAS REGIONAL
PLANNING DEPT.



STATE OF
WASHINGTON

Dixy Lee Ray
Governor

DEPARTMENT OF TRANSPORTATION

Highway Administration Building, Olympia, Washington 98504 206/753-6005

February 10, 1978

Mr. Thomas Pickerel, County Planner
County Courthouse
Ellensburg, Washington 98926

Kittitas County
Proposed Stormwater Recreation
Subdivision
Final Environmental Impact Statement

Dear Mr. Pickerel:

We have reviewed the subject document and discovered this proposal is adjacent to a Department of Transportation borrow pit. We are utilizing the site as a source of borrow material for several construction projects in the Snoqualmie Summit Pass area. We plan on using this site until 1981 when the final reclamation of the pit should be completed. Our contractors are using Forest Service Road 22019 as a haul road from the pit site.

In order to reclaim the pit, our present plan requires additional right-of-way from the proposed subdivision to flatten out the cut slopes. The attached map shows the proposed right-of-way take, an area of 75 feet wide and 850 feet deep.

No mention of the gravel mining operations were made in the document, nor comment on what effect this operation may have on the new development.

The Department of Transportation was not on the mailing list to receive the draft nor the final document. We requested the final document after viewing the DOE notification log. It would have been desirable for us to have received a copy of the draft document, so we could have addressed this problem earlier. We recommend now that the developer is made aware of our intentions and that he work with the Department in further developing of the subdivision.

If you have any questions concerning this matter, please call me at 753-3811.

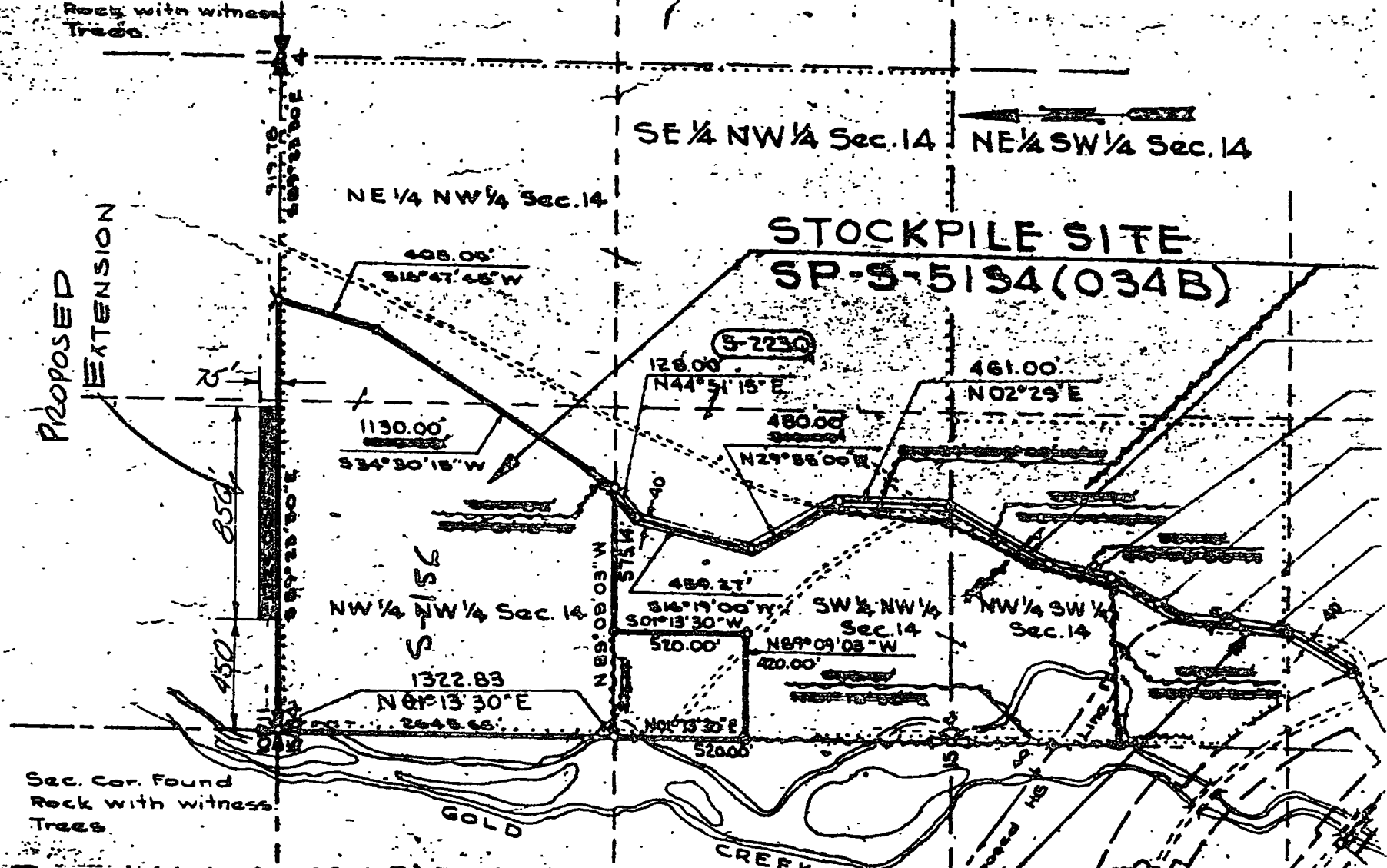
Sincerely,

RUSSELL ALBERT
Planning and Public
Transportation Engineer

By: WM. P. ALBOHN
Environmental Planner

RA:ds
WPA/DJG
Attachment

cc: R. C. Schuster
H. B. Ashford
Environmental Section



SE 3

Sec. Cor. Found
Rock with witness
Trees.

Special Use Permit (dated 6-23-75) Incls.
 Haul Road & Amendment #1
 U.S.F.S. Expires 12-1-80
 Special Service Road Use Permit
 Rocky Run Road #22619) Cost \$0.028 c.y. mile
 0.95 mi. = 0.027

40' HAUL ROAD EASEMENT
 (STATE TO MAINTAIN)

GOLD CREEK SITE

To Seattle

LAW OFFICES OF
JOHNSON, GEORGE, HULL & PORTER, P.S.

HAROLD D. JOHNSON
T DENNIS GEORGE
LYMAN W. HULL
BENJAMIN G. PORTER
LARRY SETCHELL
LAURIE D. KOHLI

1300 PEOPLES NATIONAL BANK BUILDING
POST OFFICE BOX 2286
SEATTLE, WASHINGTON 98111

AREA CODE 206
TELEPHONE 624-8890

February 27, 1978

Planning Commission
Kittitas County
Kittitas County Courthouse
Ellensburg, Washington 98926

Re: Proposed Starwater Subdivision

Members of the Planning Commission:

On February 23, 1978, I telephoned the Planning Department to request a copy of the minutes of the January 23 hearing on the above plat. During the course of my conversation with the Planning Department I learned for the first time that the plat had been scheduled for further action at a meeting of the Commission of February 27, 1978. We were not notified although I have appeared twice before the Commission on behalf of the Ski Tur Valley Maintenance Company and lessees in the Vikingdal Subdivision and although these people beyond all others in the Snoqualmie Pass area are affected by the project.

I understand that since the January 23 hearing, the Planning Department staff has received communications from the County Engineer and the County Health Department and has reached conclusions and is prepared to make recommendations to the Commission regarding the flood hazard. Under these circumstances, I believe that a duly noticed public hearing is required by law and I hereby register objection on behalf of my clients to further proceedings on the Starwater Plat until proper notice is given. Proper notice to our clients is further required by the fact that the staff recommendation, as we understand it, is to require the developer to include the Vikingdal access road within the Starwater Plat or otherwise obtain a dedication of the access road as a public road. I believe that the record before the Commission already reveals that the Vikingdal lessees are partial owners of that road and all roads in Section 11.

The Vikingdal lessees are the people most affected by the Starwater proposal yet none of them has ever received notice of any public hearing. If the Commission is now to receive a staff

Planning Commission
Kittitas County
February 27, 1978
Page Two

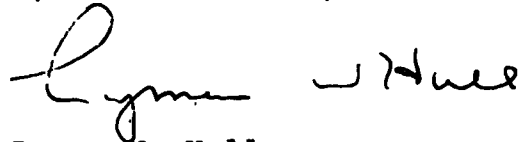
report and recommendation for action and if that report is based on conclusions reached by the staff since the last hearing, particularly as regards flood hazards, the law requires a public hearing.

Mr. Thomas Mahoney who is one of the lessees and a director of the Ski Tur Valley Maintenance Company is prepared to give the Commission further testimony on the flooding problem and without waiving objection to lack of due notice we respectfully request that he be heard.

Very truly yours,

JOHNSON, GEORGE, HULL & PORTER, P.S.

By


Lyman W. Hull

LWH/mar

A G E N D A

KITTITAS COUNTY PLANNING COMMISSION

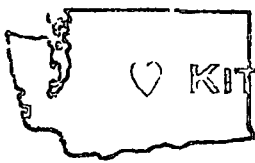
February 27, 1978 - 7:30 PM
Ag. Extension Assembly Room, 2nd Floor Courthouse

PUBLIC HEARINGS

- 1. *closed 8:24* Vahli-Hai Preliminary Plat - A proposed subdivision of 111 acres; 33 lots three acres or larger in size, located one mile east of Kittitas and adjacent to the H. Clerf Road.
- 2. *closed 8:12* Palmiero Zone Change - Agricultural to Suburban - submitted by Fred Palmiero for a change of zoning for a 9 acre parcel located northeast of Kittitas and adjacent to Road No. 81, Cooke Creek, and the newly dedicated Kittitas Community Park.
- 3. *closed 8:21* Johnson Zone Change - Limited Commercial to General Commercial A request for a change of zoning from Limited Commercial to General Commercial has been submitted by Francis W. Johnson for a 1.3 acre parcel located at the northeast corner of the intersection of the Vantage Highway and Phenning Road.
- 4. *closed 8:36* Mini-Warehousing - hearing to consider amendments related to definition, location, and conditons for mini-warehouse construction

REGULAR MEETING

- 1. *approved 8:45* Minutes of January 23, 1978
- 2. *u.s.e.s.* Correspondence
- 3. OLD BUSINESS:
- 4. *9:03 5-4* NEW BUSINESS:
 - A. *approval of conditions see report & minutes* Starwater Preliminary Plat
 - B. *denied 6-3* Vahli-Hai Preliminary Plat
 - C. *continued 6-3* Palmiero Zone Change - Agricultural to Suburban
 - D. *denied 6-3* Johnson Zone Change - Limited Commercial to General Commercial
 - E. *approved 6-3* Election of Officers *Contratti, Pres; Person, V.P.*
 - F. *approved 6-3* Mini Warehousing



KITTITAS COUNTY REGIONAL PLANNING OFFICE

ROOM 217 COURTHOUSE

ELLENSBURG, WASHINGTON 98926

509-925-4631

AGENDA REPORT #3-1

TO: Kittitas County Planning Commission
FROM: Tom Pickerel, Planning Director
DATE: February 17, 1978
SUBJECT: Starwater; Johnson Zone Change; Palmiero Zone Change;
Mini-Warehousing

The confusion about flooding and floodplain boundaries within Gold Creek valley has been cleared up. The designation of the entire valley as "floodplain" by the U.S.F.S. Land Classification Study, 1973, was made without specific run-off data. The 100 Year Flood Hazard Boundaries established by the Federal Flood Insurance Program is based on reliable data. It is the only reliable source we have to use. This map indicates lots 50 and 53 through 66 are within the floodway and subject to considerable damage from flooding.

All other matters appropriate for consideration during preliminary review have been answered satisfactorily, with the exception of fire protection facilities. On this point, however, the County has established no standards and has nothing by which to evaluate this or any other plat.

Enclosed with this staff report are similar summaries from the County Health and Road Departments.

I recommend preliminary approval with the following conditions suggested:

- ① The subdivision access road be included within the plat boundary *see above map of lot 50 - street name Co. St. done*
- ② The road designations recommended by the staff be adopted
- 3) That the subdivision be served by approved community water and sewer systems as recommended by the Co. Health Dept.
- ④ That lots 50 and 53/66 *see. middle* be omitted from the plat and left as unimproved open area
- 5) That an off-road parking area be made available within section 11 for trail head use
- ⑥ That protective (restrictive) covenants be filed with the final plat which prohibit off-road ATV/ORV use within the subdivision

Johnson Zone Change - Limited Commercial to General Commercial

A request for a change of zoning from Limited Commercial to General Commercial has been submitted by Francis W. Johnson for a 1.3 acre parcel located at the northeast corner of the intersection of the Vantage Highway and Phenning Road. The owner of the property (Ranch Tavern) petitioned for the change when he discovered that as a non-conforming use his business could not be replaced in the event it was destroyed by fire or other causes.

Staff Comment - The issue here is the compatibility of the tavern with surrounding development and whether its status as a non-conforming use should be sustained. It might also be assumed that if General Commercial zoning is appropriate for this site, it would be for the remaining Limited Commercial sites at this intersection as well.

Palmiero Zone Change - Agricultural to Suburban

A request for a change of zoning has been submitted by Fred Palmiero for a 9 acre parcel located northeast of Kittitas and adjacent to Road No. 81, Cooke Creek, and the newly dedicated Kittitas Community Park. The owner plans long-range subdivision and residential development of the property, using nearby city water and sewer services.

Staff Comment - There is strong indication that soil/water conditions are not appropriate for the usual rural homesite development here. While the applicant indicates his intent to obtain city water and sewer hook-ups, this proposal might be handled better through annexation. Annexation is now underway for properties immediately adjacent to the south.

Vahli-Hai Preliminary Plat

A preliminary plat consisting of 111 acres with 33 lots located one mile east of Kittitas and adjacent to the H. Clerf Road. A critical question for this proposal is soil characteristics and suitability for farming and/or housing. No findings on this subject were available at this writing, ~~but will be attached~~. Consequently no staff discussion or recommendations are offered here. Strong opposition is expected for this hearing.

MINI-WAREHOUSE: A building or group of buildings containing individual compartmentalized and controlled access stalls or lockers for the dead storage of customers' goods or wares.

Permitted in Limited Commercial
 General Commercial
 General & Lt. Industrial
 Planned Commercial

Conditional in Forest & Range
 Trailer Court

Not permitted in Agricultural
 Suburban
 Residential

Suggested Standards for Mini-warehouses where allowed as Conditional Use:

- 1) A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening.
- 2) All structures should not occupy more than 50 percent of the land area involved.
- 3) All buildings shall be separated by a minimum of 35 feet for driveway, parking, and firelane purposes...
- 4) No commercial or manufacturing activities will be permitted within any building or storage unit.
- 5) Lease documents should spell out all conditions and restrictions of the use.
- 6) Signs, other than on-site directional aids, shall number not more than two and shall not exceed forty (40) sq. feet each in area.

M E M O R A N D U M

TO: The Kittitas County Planning Commission
FROM: Gordon Blossom, County Engineer
DATE: February 6, 1978
SUBJECT: Starwater, Preliminary Plat

I have examined the preliminary plat of Starwater and find that appropriate provision has been made for roads, drainage, and related improvements. While some legal questions remain with regard to ownership and the right to dedicate and construct roads, these questions are normally resolved during the process of final plat preparation and review.

The question of flooding in the Gold Creek valley has been answered to my satisfaction with the receipt of 100 year flood hazard maps prepared under the National Flood Insurance Program. There are no other reliable floodplain boundary authorities or sources to my knowledge. I recommend that lots 50 and 53/66 on the preliminary plat be deleted and that land remain undeveloped.

Conditions suggested in my plat review dated January 23, 1978 still apply as well.

LAW OFFICES OF
JOHNSON, GEORGE, HULL & PORTER, P.S.

1300 PEOPLES-NATIONAL BANK BUILDING

POST OFFICE BOX 2286

SEATTLE, WASHINGTON, 98111

TELEPHONE (206) 624-8890

March 1, 1978

County Commissioners
Kittitas County
Kittitas County Courthouse
Ellensburg, Washington 98926

Re: Preliminary Plat of Starwater

Kittitas County Commissioners:

We are attorneys for Ski Tur Valley Maintenance Company and the sublessees of 18 lots in Vikingdal Division, Section 11, Township 22 North, Range 11, East, W.M. Kittitas County, Washington. Vikingdal Division is located about two and one-half to three miles east of Snoqualmie Pass Summit and about one mile northeast of the Hyak Interchange on I-90. It is immediately adjacent to the property covered by the proposed preliminary plat of Starwater - Division 1. The preliminary plat of Starwater - Division 1 was approved, with conditions, by the Kittitas County Planning Commission at a meeting on February 27, 1978. The purpose of this letter is to register the objection of our clients to the proceedings before the Planning Commission on February 27 and to request that the matter be rereferred to the Commission for a Public Hearing as provided by law.

A brief history of this plat may be of assistance: The preliminary plat was first brought on before the Planning Commission on November 28, 1977. Although the Vikingdal lessees (our clients) are the holders of 99 year leases on their lots and although the draft Environmental Impact Statement, dated October, 1977 stated that "the developer will require that persons leasing 30 of the existing 101 lots will be required to purchase the lots" and "persons residing in the eight existing homes will also be required to purchase their lots" no notice of the November 28 hearing was given to these people. Furthermore, our clients are the owners of undivided interests in the roads in Vikingdal Subdivision and Section 11 by virtue of a dedication in the plat of their subdivision and a portion of the Vikingdal road was required for access to

County Commissioners
Kittitas County
March 1, 1978
Page Two

Starwater - Division 1. Ski Tur Valley Maintenance Company has responsibilities which are of public record for the maintenance of roads in Vikingdal Division and in Section 11. Nevertheless, as indicated above, advance notice of the hearing was not given as required by law. We did obtain knowledge of the hearing and a copy of the draft Environmental Impact Statement only a few days prior to the hearing date. At the time of the hearing we advised the Planning Commission that we felt that the proper notice had not been given to our clients and we requested that additional time be allowed to study the Environmental Impact Statement and submit comments on the proposed preliminary plat. We also submitted as many substantive comments on the preliminary plat as we could at that time. Considerable other testimony was taken at the November 28 hearing and the matter was continued until January 23. At the January 23 hearing we submitted additional oral and written material regarding the preliminary plat and the January, 1978 edition of the Environmental Impact Statement. At the conclusion of the January 23 Public Hearing and after extensive discussion one of the members moved for preliminary approval of the plat with conditions. The motion died for lack of a second. Thereafter, discussion ensued on several problems regarding the plat including questions of identifying the flood hazard area, the number of conditions which the developer needed to meet, development in the Snoqualmie Pass area generally, density and the desirability of the Commission, to obtain more information about the need for further development in Snoqualmie Pass and the location of recreational plats in the area. It was then moved and passed that the preliminary plat be denied until such time as the flood plain issue is resolved, information is obtained regarding the need for additional subdivisions in the area and the Department of Ecology has approved the sewer and water systems as proposed. There was no further action or discussion on the plat at that time.

On Thursday, February 23, 1978, I telephoned the Planning Department to request a copy of the minutes of the January meeting of the Planning Commission. In the course of that conversation I learned for the first time that the plat had been scheduled for further action at a meeting of the Commission to be held and which was in fact held on February 27, 1978. None of our clients received notice of any kind whatsoever concerning the February 27 hearing. I told the staff of the Planning Commission that we felt that notice was not adequate and that we would be sending a letter to the Commission on this point. In accordance with my conversation

County Commissioners
Kittitas County
March 1, 1978
Page Three

with the Planning Department the enclosed letter was delivered to the staff on February 27, just prior to the commencement of proceedings on the Starwater plat. Although the letter was clearly addressed to the Commission and registered objection to the notice and was read by the staff and despite my previous conversation with the staff the letter was not handed or delivered to any member of the Planning Commission at any time during their deliberations until at the very conclusion one of my clients who was able to be present inquired about the letter. Sufficient copies had been included for distribution to the entire Commission before they began their deliberations. Furthermore, during the meeting, input on the plat was taken from the developer without equal opportunity to comment being given to the opponents of the plat. In addition, a new recommendation had been prepared by the staff of the Commission. Under all of these circumstances, the law requires that a duly noticed Public Hearing be held and that all affected parties be given a full and ample opportunity to be heard. If there were to have been subsequent action on the plat, the hearing on January 23 should be continued as provided in Section 11. Not having been continued, the Planning Department should have proceeded through Sections 12 and 14 of the Kittitas County Zoning Ordinance, filed its written report and recommendations and submitted them to the County Commissioners. Instead, however, the staff summarily placed the plat back on the calendar as "old business". We submit that this procedure is entirely improper and invalid under the Kittitas County Zoning Ordinance and that a consequence of the action on January 23 was to require a new Public Hearing to be held.

The legal guidelines for hearings of this nature are set forth in Chrobuck v. Snohomish County, 78 W.2d 858 (1971) and Smith v. Skagit County, 75 W.2d 715 (1969). In the Chrobuck case the Court:

Circumstances or occurrences arising in the course of such [zoning] processes which, by their appearance, tend to undermine and dissipate confidence in the exercise of the zoning power, however innocent they might otherwise be, must be scrutinized with care and with the view that the evil sought to be remedied lies not only in the elimination of actual bias, prejudice, improper

County Commissioners
Kittitas County
March 1, 1978
Page Four

influence or favoritism, but also in the curbing of conditions which, by their very existence, tend to create suspicion, generate misinterpretation, and cast a pall of partiality, impropriety, conflict of interest or prejudice over the proceedings to which they relate.

* * * *

Certainly, in its role as a hearing and a fact finding tribunal, the Planning Commission's function more nearly than not partakes of the nature of an administrative, quasi-judicial proceeding, implicit in which is the basic due process requirement that the hearing and fact finding process must be fair and impartial.

In Smith v. Skagit County, the Court condemned a proceeding under which a Planning Commission took the proponents of a zoning change into a closed executive session but excluded the opponents. As the Court pointed out in that case, the necessary ingredient to the enactment of any zoning ordinance is the right of public not only "to be present, but members thereof to be heard--to present argument and evidence and to influence openly the Planning Commission and County Commissioners in reaching a decision."

We respectfully submit that the proceedings by the Planning Commission have not met the tests of fairness or appearance of fairness set down by the Supreme Court and that the proceedings on February 27 were improper.

We are now concerned about the time table of action before the County Commissioners. As we read Section 14 of the Kittitas County Zoning Ordinance the Planning Commission must prepare a report and recommendation within 14 days of the February 27 hearing, it must be submitted to the County Commissioners at the next regularly scheduled public meeting following the completion of the report and that the County Commissioners will then set a date at a subsequent meeting for considering the preliminary plat. We assume, although we are not sure, that the County Commissioners will not set the report of the Planning Commission for hearing on the same day as it is received. However, it is this time that concerns us and we would appreciate a response so as to avoid unnecessary travel to Ellensburg and the consequent expense to our clients.

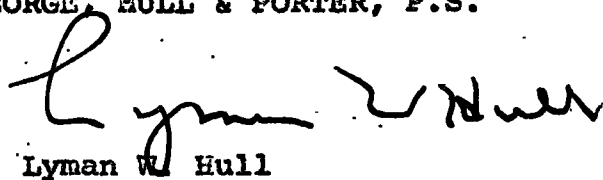
County Commissioners
Kittitas County
March 1, 1978
Page Five

I hasten to add that these comments are not intended to reflect on the personal integrity of the members of the Planning Commission but to assure that our clients have a full and fair opportunity to present their views on a development which is of tremendous impact in the Snoqualmie Pass area and to these property owners in particular. I am enclosing for your further information, in case it should be of any help, our earlier correspondence with the Commission regarding control of roads and utilities and providing some additional background.

Very truly yours,

JOHNSON, GEORGE, HULL & PORTER, P.S.

BY

A handwritten signature in cursive script, appearing to read "Lyman W. Hull".

Lyman W. Hull

LWH/mar

Enclosure

cc: Ms. Arlein Anderson
Joseph Panattoni, Esquire
Mr. James Bennett

RECEIVED

MAR 02 1978

PLANNING DEPT.

February 27, 1978

Planning Commission
Kittitas County
Kittitas County Courthouse
Ellensburg, Washington 98926

Re: Proposed Starwater Subdivision

Members of the Planning Commission:

On February 23, 1978, I telephoned the Planning Department to request a copy of the minutes of the January 23 hearing on the above plat. During the course of my conversation with the Planning Department I learned for the first time that the plat had been scheduled for further action at a meeting of the Commission of February 27, 1978. We were not notified although I have appeared twice before the Commission on behalf of the Ski Tur Valley Maintenance Company and lessees in the Vikingdal Subdivision and although these people beyond all others in the Snoqualmie Pass area are affected by the project.

I understand that since the January 23 hearing, the Planning Department staff has received communications from the County Engineer and the County Health Department and has reached conclusions and is prepared to make recommendations to the Commission regarding the flood hazard. Under these circumstances, I believe that a duly noticed public hearing is required by law and I hereby register objection on behalf of my clients to further proceedings on the Starwater Plat until proper notice is given. Proper notice to our clients is further required by the fact that the staff recommendation, as we understand it, is to require the developer to include the Vikingdal access road within the Starwater Plat or otherwise obtain a dedication of the access road as a public road. I believe that the record before the Commission already reveals that the Vikingdal lessees are partial owners of that road and all roads in Section 11.

The Vikingdal lessees are the people most affected by the Starwater proposal yet none of them has ever received notice of any public hearing. If the Commission is now to receive a staff

Planning Commission
Kittitas County
February 27, 1978
Page Two

report and recommendation for action and if that report is based on conclusions reached by the staff since the last hearing, particularly as regards flood hazards, the law requires a public hearing.

Mr. Thomas Mahoney who is one of the lessees and a director of the Ski Tur Valley Maintenance Company is prepared to give the Commission further testimony on the flooding problem and without waiving objection to lack of due notice we respectfully request that he be heard.

Very truly yours,

JOHNSON, GEORGE, HULL & PORTER, P.S.

By

Lyman W. Hull

LWH/mar

11

SKI TUR VALLEY MAINTENANCE COMPANY
Post Office Box 387
Hyak, Washington 98026

March 13, 1978

To: The County Commissioners
Kittitas County
Kittitas County Court House
Ellensburg, Washington 98926

Re: Preliminary Plat of Starwater

Gentlemen:

The proposed Starwater development is of profound importance to this company which has major responsibilities in the area and to our members who are lessees of lots in the adjoining subdivision, Vikingdal. Therefore, we appreciate the opportunity to present our views. Although there are many questions in the Starwater development that could be argued, there are three main points we would like to make at this time.

First, the development plan calls for the sale of over 600 lots, beginning with about 100 in the present plat, Division I. This is a significant departure from the original development plan for this property (indeed, all of Section 11) which called for long-term leases such as our members hold. The leasing plan on lots comparable to the Vikingdal lots with comparable provisions for roads and maintenance was the basis for your approval of the Vikingdal Plat and was a major inducement to the lessees to invest in those lots, pay rent, build a water system, and construct cabins. The developer has now abandoned the leasing scheme in favor of a sales development scheme without fair consideration to the lessees or the Maintenance Company and making unfair financial demands on the lessees. In our judgment it is not in the "public interest" as that term is used in Section 11.03 of the Kittitas County Zoning Ordinance to permit a developer to switch development schemes on a project after a number of people have already been committed and invested their savings on the basis of the original plan. On this ground, we respectfully request that the plat be denied.

The County Commissioners
March 13, 1978

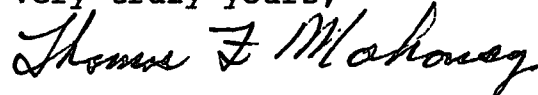
Page Two

Second, Condition No. 1 of the Recommendations of the Planning Commission calls for inclusion of the access road within the Starwater Plat. We frankly do not see how this can be achieved when the access road is presently within the Vikingdal Plat and the Vikingdal lessees have undivided interests therein. However, the minutes of the Planning Commission seem to suggest, although they are not clear, that the County Engineer can waive this condition if the developer produces a "written denial" of use of the road or its inclusion in Starwater. (Incidentally, and for the record, this Company and the lessees have never received a direct request for use of the road.) We are then concerned that if the County Engineer waives the condition that the developer may take the waiver as authority to use the road and proceed to construct under Section 15 of the zoning ordinance. This forces the Maintenance Company to start costly legal action which they should not have to do. What should be done in Condition No. 1, if the plat is to be conditionally approved, is to require the developer to negotiate the use of the access road.

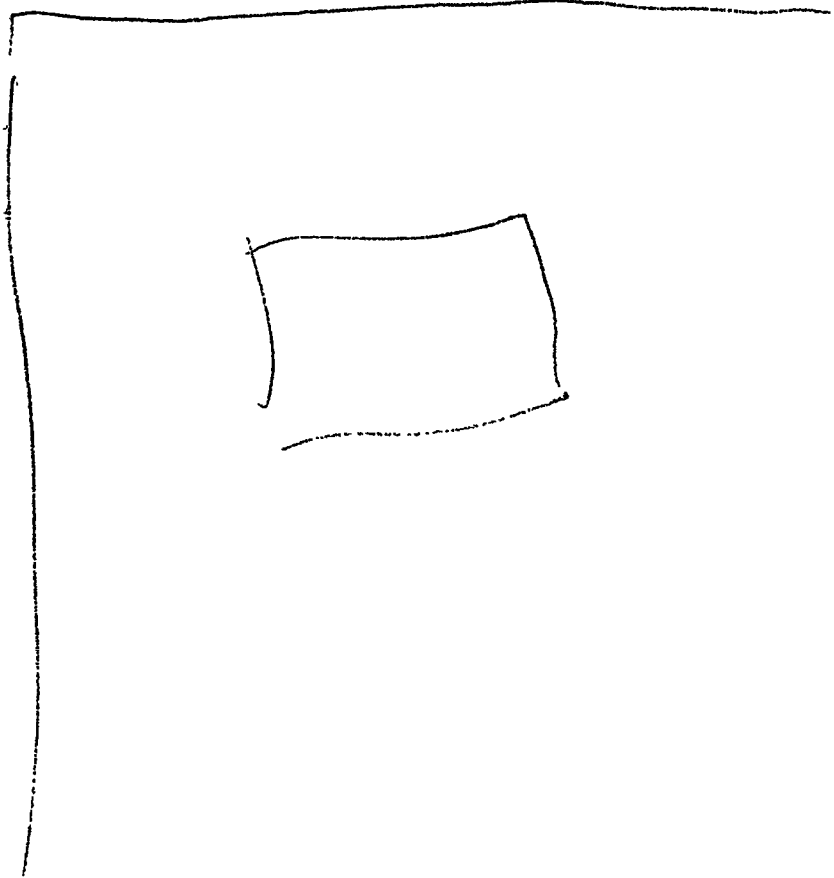
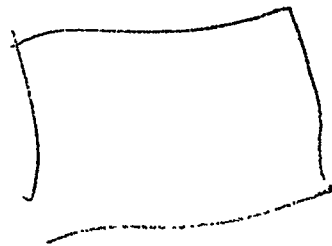
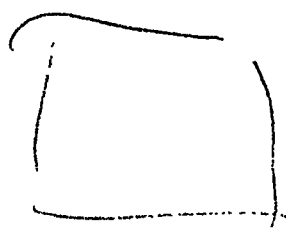
Third, the preliminary plat shows a road ending at the edge of Gold Creek; another drawing in the environmental impact statement shows future plans to cross the creek at that point. Any bridging or crossing threatens the Vikingdal lots because it could block the creek and change the flow upstream in the Vikingdal area. Therefore, it should be made clear that approval of the plat as drawn does not constitute approval of any future plan to cross the creek.

We would appreciate having copies of all official correspondence sent to our attorneys, Johnson, George, Hull & Porter, P.S., Post Office Box 2286, Seattle, Washington 98111.

Very truly yours,



Thomas F. Mahoney, Trustee



SNOQUALMIE PASS FIRE DEPARTMENT

P.O. BOX 99, SNOQUALMIE PASS, WASHINGTON 98068

RECEIVED

MAR 28 1978

March 26, 1978

Mr. Tom Pickerel, Director
Kittitas County Regional Planning Office
Room 217 - Kittitas County Courthouse
Ellensburg, Washington 98926

Re: Final Environmental Impact Statement for Starwater, a proposed recreational subdivision.

Dear Mr. Pickerel:

On page 31 of the above-mentioned impact statement, it is stated that Kittitas County F.P.D. #5 and King County F.P.D. #49 serve the area of the proposed subdivision. This statement is in error.

According to the location map in the upper left corner of the plat, page 13, the Starwater proposal is located entirely in Section 11. The District boundaries for Kittitas County F.P.D. #5 do not include any portion of Section 11.

To acquire public protection services, the area of the proposed Starwater subdivision would have to be annexed by the fire protection district adjacent to the area. That would be Kittitas County F.P.D. #5. For further information regarding annexation, I refer interested persons to Chapter 52 of the Revised Code of Washington. Pertinent sections include 52.08.060 through 52.08.068 and 52.20.020.

The Joint Board of Fire Commissioners appreciates receiving Planning Office information which relates to Starwater or any other proposal in the Snoqualmie Pass area.

Thank you for the opportunity to respond to Starwater's environmental impact statement.

Sincerely,

Lela DeLay Manion
Secretary to the Joint Board

ldm

JAN 07 1980



STATE OF WASHINGTON

Dixy Lee Ray
Governor

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

1409 Smith Tower B 17-9 Seattle, Washington 98104

January 3, 1979

Don Strong, P.E.
Giaudrone & Strong
121 Lake Street South
P. O. Box 606
Kirkland, Washington 98033

Re: Starwaters Interim Sewage Disposal
System - Hookups
Kittitas County

Dear Don:

On December 19, 1979 we met and discussed the possibility of allowing additional housing units to be added to the proposed community drainfield if significant reduction in water usage could be accomplished with installation of proprietary water savings devices as the Microphor toilets.

The proposal for determining water use is as follows:

1. Install a water meter on every unit;
2. Monitor and record meter readings on a weekly basis;
3. Record days the units are occupied and the number of people occupying each unit.

If water use is significantly less than estimated in the original design, additional units could be considered for hooking up to the drainfield. In no case will the additional hookups exceed 11 additional units - which are made up of at least seven two-bedroom units, with the remainder going to three-bedroom units.

If the records justify allowing the additional connections to be made to the system, the following additional items will be required:

1. Covenants be provided to insure that water-saving devices of equal or better efficiency be installed should replacement be necessary;
2. Continue monitoring master meter readings on a monthly basis in the future as long as the system remains on the interim community drainfield system.

Please contact our office if you have any questions regarding the conditions stated above for granting the proposed additional connections.

Sincerely,

Gary S. Fraser
Water Supply Specialist
Water Supply and Waste Section

GSF:bv

cc: Kittitas County Health Department

On Oct 25/79:

Mr. Arvin Jenkins -
called from
Bellevue: —

Concerned about
the fact that
"they" wanted to have
a sales personnel
training session -
told him the County
Pross Atty is aware
of "illegal" ? selling
of lots, etc.



*Star - T Plat -
board should discuss next Tue R*

Professional Management of
Land Planning and Development

Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

~~485-8611~~
488 1111

February 5, 1979

RECEIVED
FEB 8 1979
1st _____ 2nd _____ 3rd _____
BOARD OF KITTITAS COUNTY COMMISSIONERS

The County Commissioners
Kittitas County
Kittitas Co. Courthouse
Ellensburg, Washington 98926

Re: Starwater - Preliminary Plat Extension

Honorable Commissioners,

According to our records the approval period for the preliminary plat of Starwater is due to expire March 13, 1979. On behalf of our client, Reintree Corporation, we respectfully request an extension of the preliminary plat approval period for an additional 12 month period and would appreciate confirmation of our request by letter from your office.

Thankyou in advance for your consideration.

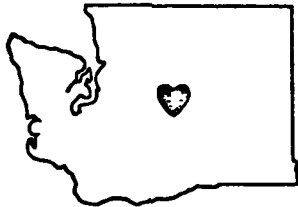
Sincerely,

Subdivision Management, Inc.

Babbie

Barbara J. Webb

Feb 26 Approved to 9 mo. after actual completion of water and sewer district improvements serving this division as approved by the Co. Health Dept.



KITTITAS COUNTY PLANNING OFFICE

Room 216 Courthouse

Ellensburg, Washington 98926

(509) 925-4631

March 8, 1979

Subdivision Management Inc.
16031 119th Place N.E.
Bothell, WA 98011

Attention: Barbara J. Webb

Dear Ms. Webb:

On Monday, February 26, 1979, the Board of Kittitas County Commissioners considered your request for an extension of the deadline for filing a final plat of the proposed Starwater subdivision.

The Board granted the extension to "nine months following the completion of water and sewer facilities constructed to serve the Starwater property."

If you have questions on this matter, please contact this office or the Board of Commissioners for more information.

Very truly yours,

Tom Pickerel
County Planning Director

TP:tw

GIAUDRONE & STRO
 Consulting Engineers
 P. O. Box 606 121 LAKE St., S.
 KIRKLAND, WASHINGTON 98033

REC'D JUL 18 1979 LETTER OF TRANSMITTAL

(206) 822-8294

TO Tom Pickerel, Planning Director
Kittitas County
Courthouse
5th & Main
Ellensburg, Washington

DATE	July 17, 1979	JOB NO.	9-307
ATTENTION			
RE			

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	(2 pgs.)		Starwater Water Tank & Chlorinator Details
1	(6 pgs.)		Starwater - Roads & Utilities

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: *Frank*
Here's the Starwater Water &
Fire protection plans you asked about
Tom

COPY TO _____
 SIGNED: *Recording Star*
Carol C. King

REC'D JUL 19 1979

KITTITAS COUNTY

County Building Inspector / Fire Marshal

Kittitas County Courthouse, Room 217
ELLENSBURG, WASHINGTON 98926

Area Code 509
Tel. 925-6510



M E M O

DATE: July 19, 1979

TO: Tom Pickerel, Planning Director

FROM: Frank Brush, Bldg. Official/Fire Marshal

RE: Starwater Plat

It is my opinion, based on a preliminary review of the water supply system as submitted by Giaudrone & Stron, Consulting Engineers, that the Fire protection, fire flow and hydrant locations are either not sufficient or not addressed in this plat.

It would be my recommendation that the applicant contact the Washington Survey and Rating Bureau for the required information. Until such information is received and approved, I would recommend denial of the plat.

Respectfully submitted,

A handwritten signature in cursive script that reads "Frank K. Brush".

Frank K. Brush

REC'D
AUG 17 1979

Mr. Tom Pickerel
Kittitas County Planning Dept.
Kittitas County Courthouse
Ellensburg, WA 98926

August 15, 1979

Re: Starwater Preliminary Plat

In November, 1977 through February, 1978 the Starwater Preliminary Plat was on the Agenda of the Kittitas County Planning Commission. The Preliminary Plat of Starwater - Division I was approved, with conditions at the Kittitas County Planning Commission meeting on February 27, 1978.

For a brief history of this Plat, its location and its relationship to the existing lessees of the Vikingdal Division please refer to the letter dated March 1, 1978 to the County Commissioners from Lyman W. Hull, Attorney.

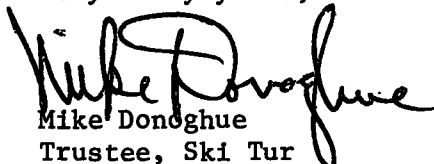
In order to preserve and protect the lease rights of the lessees in the Vikingdal Division, Section II, Inc. was taken to court. Enclosed for your records is a certified copy of the "Findings of Fact and Conclusions of Law" and "Judgement" both dated August 7, 1979. In particular your attention is called to the covenants and restrictions specified in Paragraph No. 9 which states:

"Defendants are enjoined from proceeding with any further development of the "Starwater Divisions" except in conformity with the covenants and restrictions attached hereto as Exhibit A which are hereby found by this court to be consistent with the preservation of plaintiffs' rights under their lease agreements with Section II, Inc. and which shall be included in all future plats in section II proposed by defendants, their successors and assigns."

Should you have any questions on the courts ruling or need additional information on this matter, please do not hesitate to contact either me or Mr. Tom Mahoney. We can be reached during working hours at (206) 789-2000 Ext. 216 and (206) 682-5755 respectively.

Also, if Starwater Plats are on the agenda of future Planning Commission Meetings, we request notification of such. My home address is provided below.

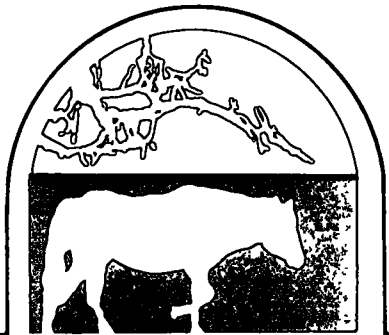
Very truly yours,



Mike Donoghue
Trustee, Ski Tur
Valley Maintenance Co.
4257-92nd S.E.
Mercer Island, Washington 98040

cc: Chairman, Kittitas County Commissioners
Mr. James Bennett, President-Ski Tur Valley Maint. Co.
Mr. Lyman W. Hull
Mr. Tom Mahoney

Reintree Corporation
Starwater, Inc.
Koll Business Center
2441 152nd Ave. N.E.
Redmond, WA 98052
(206) 882-1881



REINTREE

August 24, 1979

Mr. Thomas Pickeral
Kittitas County Regional
Planning Commission
Ellensburg, WA 98926

REC'D AUG 27 1979

RE: Starwater

Dear Tom:

This letter will serve to confirm our recent telephone conversation wherein we indicated that the decision of the King County Superior Court which had been forwarded to you by plaintiff's counsel does not effect the platting process with the administrative agencies there in Kittitas County. The effect of the ruling will be implemented by covenant and restrictions to be placed upon the land after final platt recording. We are communicating with the plaintiff's counsel to arrange for a letter to that effect to your attention.

The matter of effecting the court's ruling by covenant and restriction was the subject matter of a specific motion so that it would not be necessary to redo the platting process.

Please keep us advised if this matter is going to be placed on any agenda before the Commissioners.

Very truly yours,

REINTREE CORPORATION


James P. McGowan
General Counsel

JPM/kd

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Mailing Address: P.O. Box 700, Ellensburg, Wash. 98926
Phone: (509)925-5317

DONALD G. BERDAN
Director

November 1, 1979

STATEMENT

Mrs. Beverly Clarke
Kittitas County Auditor
County Courthouse
Ellensburg, Wa. 98926

SUBJ: STARWATER PLAT

Dear Mrs. Clarke:

Engineer's checking charges for above-subject plat are as follows:

10 lots @ \$10.00 ea.	\$100.00
42 lots @ 2.00 ea.	<u>84.00</u>
	\$184.00



DONALD G. BERDAN, P.E.
DIRECTOR OF PUBLIC WORKS

DGB/gs

REC'D NOV 08 1

Reintree Corporation
Starwater, Inc.
Koll Business Center
2441 152nd Ave. N.E.
Redmond, WA 98052
(206) 882-1881



REINTREE

November 6, 1979

Mr. Don Berdan
Director of Public Works
Kittitas County Courthouse
Ellensburg, WA 98926

Re: Starwater

Dear Mr. Berdan:

I want to confirm the status of the Starwater Plat and the documentation that relates to the same. On Monday, November 5, 1979 I believe that the Board of County Commissioners finally resolved all of the outstanding questions related to the Plat Recording and that the only matter remaining is a conference between Gordon Kelly, Joe Panattoni and myself to discuss a few questions related to the organizational documents of the Maintenance Company for the sewer system.

Later in the day, I delivered to you the Plat Performance Bond in the amount of \$200,000, the covenants and restrictions to be filed contemporaneous with the recording of the Plat, the Plat recording fee, the temporary easement for the individual septic system for lot number seven.

I believe all matters are in order for all signatures on the Plat but for Gordon Kelly and the Chairman of the Board of County Commissioners. We would appreciate your having the County Planner circulate the Plat Mylar to obtain those signatures so that at the earliest possible time after the resolution of the questions of the Health Department the Plat can be recorded.

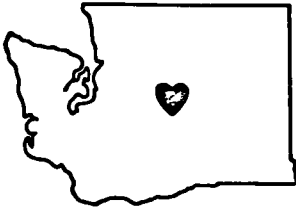
Very truly yours,

REINTREE CORPORATION


James P. McGowan
General Counsel

JPM/kmd

cc: Board of County Commissioners
Gordon Kelly
Tom Pickeral ✓



KITTITAS COUNTY PLANNING OFFICE

Room 216 Courthouse

Ellensburg, Washington 98926

(509) 925-4631

M E M O R A N D U M

TO: Board of Kittitas County Commissioners
FROM: Tom Pickerel, Planning Director
DATE: November 13, 1979
SUBJECT: Final Plat Approval, Starwater Division I

The plat of Starwater Division I is hereby presented to the Board with a recommendation for final approval. Appropriate provisions have been made for community sewage collection and treatment, public water supply, private roads and other requirements and conditions imposed during the platting process.

A copy of the protective covenants running with the land accompany the plat and will be filed herewith.

A copy of the Plat Performance Bond in the amount of \$200,000 covering completion of the public water system, also accompanies the plat.

The following findings-of-fact are offered as supporting rationale for plat approval:

- 1) The proposed subdivision complies with all state and local platting requirements, with SEPA guidelines, and with county zoning regulations.
- 2) It has been determined that appropriate provisions have been made for roads, public water, sewage disposal and flood protection.
- 3) The interests of adjacent landowners and other interested parties have been recognized and served to the fullest extent possible.
- 4) The subdivision is in accord with the County Land Use Plan.
- 5) The public interest will be served by the approval of the subdivision.

The final plat has been signed by all County officers charged with such responsibilities.

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street Ellensburg, Washington 98926 Tel. 925-1465
305 Wright Street Cle Elum, Washington 98922 Tel. 674-5513

November 2, 1979

Bob Say
Public Works Department
County Courthouse
Ellensburg, WA 98926

RE: Proposed plat of Starwater

Dear Mr. Say:

As of 9:00 AM this date, the following is a summary of the status of the aforementioned plat through our department:

1. Water system: We are waiting on a report from the State Department of Social and Health Services regarding the approval status of the water system.
2. Sewer system:
 - a. The small on-site sewage disposal system intended to serve the "office" building has had to be relocated necessitating the development of temporary easements for locations off the lot.
 - b. The community on-site sewage disposal system needs to have a bond posted for its completion during 1980 and prohibiting any occupancies of structures connected to the system prior to its satisfactory completion.
 - c. Execution of the following documents--Articles of Incorporation of Starwater Sewer and Water Association, Bylaws of Starwater Sewer and Water Association, and the contract between Starwater, Inc. and the Starwater Sewer and Water Association to provide an on-site waste management system.

We anticipate these items to be completed shortly. However, it remains the responsibility of the developers to provide this information and allow us sufficient time to review the material.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Gordon A. Kelly
Gordon A. Kelly
Director of Environmental Health

cc: Tom Pickere1

GAK/jjr

REC'D JUL 15 1981

HARRISON, DAVIS & CALMES

ATTORNEYS AT LAW

1011 UNITED AIRLINES BUILDING
SEATTLE, WASHINGTON 98121

TELEPHONE:
[206] 682-5200

JOSEPH C. CALMES
CHARLES M. DAVIS
*JAMES C. HARRISON

July 13, 1981

Mr. Joseph Panattoni
Kittitas County Prosecuting
Attorney
P.O. Box 577
Ellensburg, WA 98926

Re: Universal Utility Contractors, Inc. - Starwater

Dear Mr. Panattoni:

Pursuant to the agreement we reached in our conference of July 8, 1981, I have drafted a proposed Agreement to be executed by the Kittitas County Commissioners and by my client.

Please review the agreement to satisfy yourself that it comports with the understanding we reached in our conference with you and the other county officials at that meeting. I am sending a copy of the proposed agreement as well as a copy of this letter to each of those officials for your mutual convenience.

If, after reviewing the enclosed agreement, you wish any changes, please contact me. If the agreement is satisfactory, please let me know whether you wish Universal to execute the agreement prior to your presenting it to the County Commissioners.

We appreciate your cooperation with us in helping us to resolve this problem, and we wish to cooperate fully with you to expedite the execution of the agreement.

Very truly yours,

HARRISON, DAVIS & CALMES

Joseph C. Calmes

JCC:ddd
Enclosure

cc: Gordon Kelly
Donald Berdan
Bob Say
Tom Pickerel
University Utility Contractors

AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 1981 by and between the COUNTY OF KITTITAS, State of Washington, (hereinafter referred to as "Kittitas County"), and UNIVERSAL UTILITY CONTRACTORS, INC., P. O. Box 329, Woodinville, Washington 98072, a Washington corporation (hereinafter referred to as "Universal").

WHEREAS, Universal is the principal on a Plat Performance Bond issued by St. Paul Fire and Marine, No. 400 FR 7241, dated November 2, 1979, in the penal sum of Two Hundred Thousand and No/100 Dollars (\$200,000.00), under which bond Kittitas County is the obligee, and which bond insures that the remainder of the work to complete the plat known as "Starwater" located on Snoqualmie Summit will be performed;

WHEREAS, the improvements remaining to be constructed to complete the Starwater platting requirements are the construction and installation of certain pump stations, septic tank, and drain field pursuant to the plans and specifications for the plat;

WHEREAS, the required sewage treatment system has been determined by Kittitas County to be only a temporary system to be utilized until the capacity of Sewer District No. 1, Snoqualmie Pass, Washington, is expanded sufficiently to allow Starwater to utilize its facilities, and it now appears that said expansion may be completed by September 1982; and

WHEREAS, there are legal difficulties concerning Starwater which make remote the chances of anyone building any structures prior to the summer of 1982;

THEREFORE, as Kittitas County does not wish to cause Universal to have to install a system which may never be used, and in consideration for Universal's increase in the penal sum of the bond as set forth below, Kittitas County and Universal agree as follows:

1. Universal will immediately increase the penal sum of its bond by obtaining a Rider to the bond in the additional penal sum of One Hundred Thousand Dollars (\$100,000.00), guaranteeing the full and faithful performance of the installation of the pump station(s), the on-site treatment system (septic tank), and the disposal system (drainfield), as detailed in the plans and specifications for the Starwater plat, which penal sum will be increased by Fifty Thousand and No/100 Dollars (\$50,000.00) on January 1, 1983 and by like sum on January 1, 1984 unless said system has been constructed prior to that time or unless the anticipated expansion of Sewer District No. 1 is completed prior to that time;

2. Kittitas County will not require Universal to install said system at this time, and will only require the installation at such time as there will be residential construction as Starwater plat and the facilities of Kittitas County Sewer District No. 1 have not been increased to the capacity necessary to allow Starwater to utilize them or will not be increased to such capacity within a reasonable future time;

3. Kittitas County will require any users in Starwater plat to utilize the facilities of Kittitas County Sewer District No. 1 as soon as the capacity of said facilities have been increased to allow such utilization; and

4. Kittitas County will give Universal full exoneration of its bond as soon as Universal satisfactorily completes the temporary system described above, or when the capacity of the facilities of Kittitas County Sewer District No. 1 has been increased sufficiently to allow Starwater to utilize them, whichever event occurs first.

KITTITAS COUNTY, STATE OF WASHINGTON
KITTITAS COUNTY BOARD OF COMMISSIONERS

By _____
Robert Jammerman,
Chairman

By _____
Roy Lumaco,
Member

By _____
Elizabeth McCune,
Member

UNIVERSAL UTILITY CONTRACTORS, INC.

By _____
Jerry Bold,
President

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent REINTREE CORPORATION
2. Address and Phone Number of Proponent:
P.O. Box 2296
LYNNWOOD, WASHINGTON 98036
775-3420
3. Date Checklist Submitted JULY 1, 1977
4. Agency Requiring Checklist KITITAS COUNTY
5. Name of Proposal, if applicable:
STARWATER - DIVISION 2
6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):
THE DEVELOPMENT OF 90 RECREATIONAL HOME SITES ON 45.1 ± ACRES OF A THINLY WOODED, GENTLE SLOPING VALLEY FLOOR.
7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):
THE PROPOSED PLAT IS LOCATED IN THE GOLD CREEK VALLEY, APPROX. 2 1/2 MILES EAST OF SNOQUALMIE PASS ON I-90, APPROX. 1 1/2 MILES NE OF THE HYAK EXIT, ADJACENT TO SKI-TUR VALLEY.
8. Estimated Date for Completion of the Proposal:
OCTOBER, 1978
9. List of all Permits, Licenses or Government Approvals Required for the Proposal (federal, state and local--including rezones):
PRELIMINARY AND FINAL PLAT APPROVAL, HEALTH DEPT. APPROVAL, AND CLEARING AND GRADING PERMITS.
10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: YES, OF THE 640 ACRES OWNED BY THE PROPONENT, 236 ACRES HAVE POTENTIAL FOR DEVELOPMENT. THIS LAND HAS BEEN DIVIDED INTO 6 PARCELS. THESE REMAINING DIVISIONS
11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain: WILL BE DEVELOPED IN THE SAME MANNER AS DIV. No. 2.
NO
12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:
NONE

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required)

Yes Maybe No

(1) Earth. Will the proposal result in:

(a) Unstable earth conditions or in changes in geologic substructures? X

(b) Disruptions, displacements, compaction or overcovering of the soil? X

APPROX. 20% OF THE SITE WILL BE COVERED BY IMPERVIOUS MATERIALS.
 (c) Change in topography or ground surface relief features? NO CHANGE BECAUSE THE SITE IS A FLAT VALLEY FLOOR. X

(d) The destruction, covering or modification of any unique geologic or physical features? NONE ON SITE X

(e) Any increase in wind or water erosion of soils, either on or off the site? EROSION WILL BE CONTROLLED DURING CONSTRUCTION BY AN INTERIM DRAINAGE SYSTEM. X

(f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? X

Explanation: HOMES ALONG GOLD CREEK ARE SET BACK 100-150 FEET FROM BANK. THIS AREA WILL REMAIN IN ITS NATURAL STATE.

(2) Air. Will the proposal result in:

(a) Air emissions or deterioration of ambient air quality? DUST PARTICULATES FROM GRAVEL ROADS AND SMOKE FROM FIRE PLACES MAY HAVE SOME AFFECT. X

(b) The creation of objectionable odors? TEMPORARY ODORS MAY OCCUR DURING CONSTRUCTION. X

(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? N.A. X

Explanation: _____

Yes Maybe No

(3) Water. Will the proposal result in:

(a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

— — X

(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?

20% IMPERVIOUS MATERIALS MAY CAUSE MORE RUNOFF X

(c) Alterations to the course or flow of flood waters?

LOTS BORDERING GOLD CREEK ARE SET BACK 100-200 FEET X

(d) Change in the amount of surface water in any water body?

— — X

(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

AREA ABUTTING GOLD CREEK WILL REMAIN IN A NATURAL STATE. X

(f) Alteration of the direction or rate of flow of ground waters?

GROUND WATER WILL NOT BE INTERCEPTED. X

(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

WATER SUPPLY WILL BE SPRING FED. X

(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters? TESTS INDICATE THAT

SEPTIC SYSTEMS WILL OPERATE EFFECTIVELY IN THE ORGANICALLY SANDY GRAVELLY LOAM LAYER. X

(i) Reduction in the amount of water otherwise available for public water supplies?

— — X

Explanation: THE PROPOSAL WILL USE A COMMUNITY WATER SYSTEM. THERE ARE MANY SPRINGS IN THE AREA.

(4) Flora. Will the proposal result in:

(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)? 30% OF THE SITE WILL BE CLEARED FOR ROADS, HOMES, ETC. X

(b) Reduction of the numbers of any unique, rare or endangered species of flora? THE RIVER VALLEY COMMUNITY WILL BE DESTROYED. X

THERE ARE NO KNOWN UNIQUE SPECIES OF FLORA ON THE SITE. X

(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?

SOME LANDSCAPING AROUND HOMES WILL OCCUR. X — —

(d) Reduction in acreage of any agricultural crop?

— — X

Explanation: AREA IS NOT PRESENTLY IN USE FOR AGRICULTURAL PURPOSES.

(5) Fauna. Will the proposal result in:

(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?

MANY SPECIES WILL BE FORCED TO MIGRATE TO SURROUNDING NATURAL AREAS LIKE ALPINE LAKES WILDERNESS AREA. X — —

(b) Reduction of the numbers of any unique, rare or endangered species of fauna?

NONE ON SITE — — X

(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?

DOMESTIC HOUSEHOLD PETS MAY INTERFERE WITH MIGRATORY PATTERNS OF FAUNA. X — —

(d) Deterioration to existing fish or wildlife habitat?

X — —

Explanation: WILDLIFE HABITAT WILL BE SUBSTANTIALLY REDUCED BY THE COMPLETION OF THIS PROJECT.

(6) Noise. Will the proposal increase existing noise levels?

— — X

Explanation: NOISE INCREASES MAY OCCUR TEMPORARILY DURING CONSTRUCTION.

(7) Light and Glare. Will the proposal produce new light or glare?

— X —

Explanation: SOME LIGHT AND GLARE MAY BE VISIBLE FROM HOMES AND AUTOMOBILE LIGHTS.

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?

— — X

Explanation: THE PROPOSAL COMPLIES WITH EXISTING LAND USE POLICIES.

Yes Maybe No

(9) Natural Resources. Will the proposal result in:

- (a) Increase in the rate of use of any natural resources? NO INCREASE IS ANTICIPATED, HOMES WOULD BE CONSTRUCTED ELSEWHERE IF NOT HERE,
- (b) Depletion of any nonrenewable natural resource?

Explanation: MATERIALS AND RESOURCES FOR CONSTRUCTION AND USE OF DEVELOPMENT ARE READILY AVAILABLE,

(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

Explanation: N.A.

(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

Explanation: APPROX. 270 PERSONS WILL TEMPORARILY OCCUPY THE SITE FOR VARIOUS RECREATIONAL PURPOSES. SOME RESIDENTS MAY LIVE ON THE SITE PERMANENTLY, ALTHOUGH THIS IS NOT LIKELY.

(12) Housing. Will the proposal affect existing housing, or create a demand for additional housing?

Explanation: 90 NEW HOMES USED FOR RECREATIONAL PURPOSES WILL BE MADE AVAILABLE IN A DESIRABLE LOCATION.

(13) Transportation/Circulation. Will the proposal result in:

- (a) Generation of additional vehicular movement? INCREASE IN LOCAL TRAFFIC MAY OCCUR DURING WEEKENDS, HOLIDAYS AND OTHER PEAK-USE PERIODS.
- (b) Effects on existing parking facilities, or demand for new parking?

(c) Impact upon existing transportation systems? INGRESS AND EGRESS VIA A FRONTAGE ROAD TO THE HYAK EXIT ON I-90.

(d) Alterations to present patterns of circulation or movement of people and/or goods?

(e) Alterations to waterborne, rail or air traffic? N.A.

- | | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|------|--|------------|--------------|-----------|
| (17) | <u>Human Health.</u> Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)? | — | — | <u>X</u> |

Explanation: _____

- | | | | | |
|------|--|---|---|----------|
| (18) | <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | — | — | <u>X</u> |
|------|--|---|---|----------|

Explanation: SINCE SITE IS LOCATED IN A RIVER VALLEY, MOST VIEWS ARE DIRECTED TOWARDS HIGHER MOUNTAIN PEAKS.

- | | | | | |
|------|---|---|----------|---|
| (19) | <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | — | <u>X</u> | — |
|------|---|---|----------|---|

Explanation: RECREATIONAL FACILITIES WILL BE UTILIZED MORE FREQUENTLY. THE PROPERTY HAS POTENTIAL TO BE UTILIZED AS A RECREATIONAL AREA.

- | | | | | |
|------|--|---|---|----------|
| (20) | <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? | — | — | <u>X</u> |
|------|--|---|---|----------|

Explanation: THERE ARE NOT ANY KNOWN ARCHEOLOGICAL FINDINGS ON THE SITE.

III. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

SUBDIVISION MANAGEMENT, INC.

Proponent: B Dough Webb PRES.