

RANCH ON SWAUK CREEK PUD

MDNS CONDITION

TABLE

Mitigated Determination of Non-Significance	Completed	Notes:
<i>I. Transportation</i>		
A. Access to US-97 for these properties will be via the Burke and Bettas Road intersections. No direct access to US-97 will be allowed.	Agreed	
B. A Traffic Impact Analysis shall be completed prior to Phase II of the development and shall be submitted, reviewed and approved by appropriate regulating agencies. The scope of the analysis shall include, but shall not be limited to US97/SR970, US97/Burke Road, and US 97/Bettas Road intersections. Mitigations to offset any identified impacts shall be provided for in the traffic study/analysis.	Completed	On file with CDS. Was part of project application submittal.
C. The traveled 60-foot access right of way off of Ranch Road will be surfaced and maintained with crushed rock to minimize dust migration to neighboring properties.	Completed	See pictures in Attachment E.
<i>II. Light and Glare</i>		
A. Any proposed lighting should be shaded and directed down towards the site, and away from US-97.	Agreed	
<i>III. Water and Septic</i>		
A. All work done on Swauk Creek shall obtain the appropriate permits and be in conformance with the Riparian Management Plan.	Completed	See Attachment K. Riparian plan and work completed.
B. The applicant shall develop a Riparian Management Plan for Swauk Creek within 24 months of the final approval of Phase I.	Completed	See Attachment K. Riparian plan and work completed.
C. All development shall comply with the Kittitas County Shoreline Master Program.	Completed	Swauk Creek Shoreline is within the designated Open Space. See Attachment C
D. Per the Kittitas County Shoreline Master Program, a minimum of 100 feet buffer for structures shall be maintained along Swauk Creek. The buffer shall be maintained by the owner or applicable maintenance associations.	Completed	Open space and buffer map was recorded as part of the Final Approval of Phase 1 Division 1 (14 lots). See Attachment C.

E. A 100 foot structural setback and 200 foot setback per the Kittitas County Shoreline Master Program from the Ordinary High Water Mark of Swauk Creek shall be shown on the final mylars.	Completed	See Attachment C.
F. The 100 year-floodplain and determined wetlands shall be shown on the final mylars.	Completed	See Attachment C.
G. Proper signage and CC&R's shall be incorporated on-site to encourage the maintenance of the buffer and natural condition of Swauk Creek. .	Completed	Signage needs to be done but the site is closed to the public other than the Agency people who continue to work on the creek and the farmhand.
H. Stormwater and surface runoff generated by this project must be retained and treated on-site in accordance with regulating agencies' standards.	Completed	Permit WAR-007399. See Attachment G. Also an additional Stormwater permit was required for the stream work.
I. Stormwater and surface runoff generated by this project shall not be allowed to flow onto WSDOT rights-of-way.	Agreed	
J. The project shall comply with the requirements of the Department of Ecology Storm Water Manual for Eastern Washington for stormwater generated by this project and shall be collected, retained and disposed of on-site accordingly as approved by DOE.	Completed	Permit WAR-007399. See Attachment G. Also an additional Stormwater permit was required for the riparian work.
K. The project shall comply with Kittitas County Code 17A: Critical Areas and 14.08: Flood Damage Prevention. Pond locations and bridge crossings shall be identified and reviewed pursuant to these codes and shown on final mylars for each phase of development.	Completed	See Attachment C.
L. Pond locations shall remain outside of Critical Areas.	Completed	See Attachment C.
M. On-site drainage features associated with construction shall be designed such that wetlands are not dewatered or impacted.	Agreed	

<p>N. The applicant will develop a Group "B" water system for Division one of Phase one of the project. The Group "B" water system's delivery facilities, limited to the piping and valves will be designed to the Group "A" Water System specifications as approved by the Washington State Department of Health for the Group "A" water systems owned and operated by LCU, Inc. This will be done to provide a seamless transition from the Group "B" water system developed for Division one of Phase one to the Group "A" water system that will provide water for future divisions and phases of the development.</p>	<p>Completed</p>	<p>Ranch On Swauk Creek Small Water System Management Plan. DOH approval Project # 07-0302. Meets Condition 16 B. & C.</p>
<p>O. A Group "A" water system will be planned as approved, by the Washington State Department of Health for each future division of each phase of the development prior to final approval for said Division.</p>	<p>Completed</p>	<p>Hidden Valley Water System DOH ID # 326485 & Project # 09-0917. Meets Condition 16 B. & C.</p>
<p>P. The applicant will provide community septic systems for the initial phases of the project. The community septic systems will be designed by a license septic designer and approved by the Kittitas County Environmental Health Department. These community septic systems will be designed for a seamless transition into a Class A Reclaimed Water System Facility to be planned, approved and constructed for future phases of the project.</p>	<p>Completed</p>	<p>KCC Env. Health Dept. Permit #'s 07-10281 & 07-10282.</p>
<p>Q. A Class A Reclaimed Water Facility will be developed and approved by the WA State Dept. of Ecology and the WA State Dept. of Health. The system shall be constructed when the volume of sewage to be treated reaches a volume that allows for the successful operation of the Class A Reclaimed Water Facility as approved by the Washington State Department Of Health and the Washington State Department of Ecology.</p>	<p>Agreed</p>	<p>This is dependent upon volume triggering construction. See Attachment A.</p>
<p>R. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.</p>	<p>Completed</p>	<p>Water Transfer CS4-01475sb4aa (KITT-10-04) for domestic use.</p>
<p>S. Site grading shall comply with Kittitas County Code 14.08.</p>	<p>Agreed</p>	
<p><i>IV. Noise</i></p>		
<p>A. All county noise ordinances shall apply to the project.</p>	<p>Agreed</p>	
<p>B. Construction activities shall comply with KCC 9.45 (Noise). Construction for the project hours shall be 7:30am to sunset.</p>	<p>Agreed</p>	
<p>C. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.</p>	<p>Agreed</p>	

<i>V. Land Use and Recreation</i>		
A. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners.	Completed	See Final Development Plan package. Some of these items meet 17.36.040 submittal requirements
B. All proposals of the applicant included within their application that are not in conflict with these mitigations shall be conditions of approval and shall be considered as mitigations.	Agreed	
C. The applicant will place a minimum of 30% of the land, 146 acres, in Open Space for perpetuity and will be designated on the final Mylar.	Completed	See Attachment C.
D. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09 along with the continued existing ranching and farming (agricultural) activities.	Agreed	Agricultural activities are currently ongoing.
E. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right to Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).	Agreed	Meets Condition 16 H. This was also completed as part of Phase One Division 1 (14 lots).
F. The applicant will complete a wetland and wildlife study. The applicant shall be responsible for implementing the recommendations contained within the studies.	Completed	See Critical Areas Report. This report should also be on file with CDS. See Attachment F.
G. The applicant shall develop CC&Rs for the development addressing roads, water/septic systems, open space, management of Swauk Creek, trail and recreation systems.	Completed	See Attachment I.
<i>VII. Utilities and Services</i>		
A. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.	Agreed	
B. The applicant shall work with the local school district to provide for a safe location and passageway for a school bus stop. This location shall be delineated on the final mylar.	Agreed	Current bust stop at intersection of Burke and Hwy 97 is sufficient.

C. The Group A Water System will abide by the requirements of the KC Fire Marshall for fire flow and placement of fire hydrants.	Design completed.	Review of fire flow was completed and required as part of the WA Dept. of Health review prior to approval.
D. Portion of parcels within Section 34 that are included within this development shall be requested by the developer to be annexed into Fire District 7 during the development of this proposal.	Agreed	
E. Location and amount of fire hydrants on-site shall meet local fire jurisdiction requirements.	Agreed	
F. All parcels located outside of a fire district shall be subject to the International Urban Wild land Interface Code.	Agreed	
G. There shall be no parking on all access roadways for the project.	Completed	See Section E.
H. All development shall comply with the International Fire Code (IFC) and Appendices.	Agreed	
I. All private roadways/ shall meet the minimum requirements of a fire department apparatus access road with a minimum width of twenty feet.	Completed	See recorded Easement
ADDITIONAL CONDITIONS FOR PHASE 1, DIVISION 1, # 16 of Ordinance 06-59		
Item E. The project shall comply with the requirements of KCC 16.8: Irrigation and Sprinkling	Completed	There is no irrigation district governing this property.
Item F. Both sheets shall reflect: Ranch On Swauk Creek Planned Unit Development Phase 1, Division 1, P-06-27	Completed	See Attachment C.
Item G. Full year's taxes must be paid on applicable tax parcels per Kittitas County Treasurer's requirements.	Completed	Completed, See Treasurer's signature on mylar. See Attachment C.