



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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**TO:**

WA State Dept. Ecology SEPA Registrar  
WA State Dept. Ecology, Yakima  
WA State Dept. Fish & Wildlife, Ellensburg  
WA State Dept. of Transportation- Yakima  
WA State Dept. of Transportation- Aviation  
Division  
WA State Dept. of Community, Trade, and  
Economic Development  
Yakama Nation  
Yakama Nation – Department of Natural  
Resources  
Kittitas Co. Board of Commissioners

Kittitas Co. Fire Marshall  
Kittitas Co. Environmental Health  
Kittitas Co. Fire District No. 3  
Kittitas Co. Public Works  
Kittitas Co. Solid Waste  
Kittitas Co. Sheriff's Office  
U.S. Forest Service  
WA State Dept. of Natural Resources  
Easton School District  
Adjacent Property Owners  
Applicant

**FROM:** Joanna Valencia, Staff Planner *JV*

**DATE:** April 30, 2007

**SUBJECT:** **Notice of Determination of Significance and Request for Comments on Scope of EIS: Marian Meadows Rezone (Z-06-35) and Preliminary Plat (P-06-31)**

Applications for the following: 1. Marian Meadows Rezone, Z-06-35, from Forest and Range and Rural-3 to Planned Unit Development (PUD) for approximately 520 acres and 2. Marian Meadows Preliminary Plat, P-06-31, which is a 225-lot subdivision on approximately 120 acres. Proponent: Anne Watanabe, authorized agent for Easton Ridge Land Company, landowner. The project site is approximately a total of 520 acres and is located Location: North of Sparks Road, East of the Easton Airport and Country Drive and Northeast of Interstate 90, within Section 1, T20N, R13E, W.M. in Kittitas County. Parcel numbers 20-13-01000-0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -0010, -0011, -0012, -0013, and 20-13-12000-0013.

Enclosed please find a Determination of Significance and Request for Comments on Scope of EIS, and legal. A Notice of Application, Rezone Application, Long Plat Application, SEPA Environmental Checklist, and related documents for the referenced application were forwarded to you as part of a Notice of Application issued on February 21, 2007. If you did not receive any of these documents, or require additional information, please contact our office. The full project file is available for review at the CDS office.

Written comments may be submitted to the Kittitas County Community Development Services Department (CDS) no later than **May 22, 2007 @ 5:00 p.m.** To provide an additional opportunity for public input, an EIS scoping meeting will be scheduled at a date yet to be determined. Attendees may provide verbal or written comments on the scope of the EIS at the meeting. Persons interested in attending meetings and receiving notice should contact the Responsible Official. A Notice of Public Scoping Meeting will be issued identifying the location, date and time of the meeting 15 days prior. Please refer to the attached Determination of Significance and Request for Comments on Scope of EIS for more information.

Please contact our office if you have any questions at (509)962-7506. Thank you.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**DETERMINATION OF SIGNIFICANCE  
AND REQUEST FOR COMMENTS ON SCOPE OF EIS**

**Project:** Marian Meadows Rezone (Z-06-35) and Preliminary Plat (P-06-31)

**Description of proposal:** Applications for the following: 1. Marian Meadows Rezone, Z-06-35, from Forest and Range and Rural-3 to Planned Unit Development (PUD) for approximately 520 acres and 2. Marian Meadows Preliminary Plat, P-06-31, which is a 225-lot subdivision on approximately 120 acres.

**Proponent and address:** Anne Watanabe, authorized agent for Easton Ridge Land Company, landowner, PO Box 687, Roslyn, WA 98941.

**Location of proposal:** North of Sparks Road, East of the Easton Airport and Country Drive and Northeast of Interstate 90, within Section 1, T20N, R13E, W.M. in Kittitas County. Parcel numbers 20-13-01000-0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -0010, -0011, -0012, -0013, and 20-13-12000-0013.

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

**EIS Required.** The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices.

The lead agency has identified the following areas for discussion in the EIS:

**Environmental Elements**

*Earth:* Slopes; soil infiltration; site plan development and impact on potential geologic hazards; gravel pits; Site design relative to slopes; soils; grading.

*Air:* Air quality impacts during construction and operations; residential development.

*Water (surface; ground; water runoff):* Water system and supply (water rights, wells, potable, project demand); surface water; drainage and runoff; wastewater collection and treatment; irrigation; Impact on water table and surrounding individual wells; Streams (crossings, augmentation); wetlands.

*Animals:* Adequacy of wildlife and wetland study (140 acre); wetlands; wildlife; habitat; wildlife and habitat connectivity; impact to surrounding wildlife refuge.

*Plants:* Vegetation.

**Energy and Natural Resources:** Woodstove use; Green Built.

**Environmental Health (environmental health hazards; noise):** Noise before and after construction

**Land Use; Housing:** project phasing; land use patterns; compatibility; relationship to plans and policies; effect on land capacity in Urban Growth Node (UGN); effect on development patterns; height of structures; setbacks; impact to Wenatchee National Forest and Silver Creek Basin located in the vicinity of the project; state and federal projects (i.e. I-90 Improvement Project, I-90 land exchange, Snoqualmie Pass Adaptive Management Area); impacts of proposed homes developed in such density via the proposed project and impacts to the greater Easton Area especially to lands located in the Urban Growth Node in the vicinity of the project. Consider maximum build out; increased pressures on adjacent lands.

**Aesthetics; Light and Glare; Recreation:** including visual impacts on the project area and surrounding vicinity; and impacts on recreational opportunities in the immediate vicinity; reduced open space; loss of vegetation; landscape and buffer.

**Historic and Cultural Preservation:** Archaeology- historic and cultural resources; rural lifestyle

**Transportation:** The traffic analysis does not adequately present or address transportation impacts: site ingress/egress; circulation; parking; traffic volumes; intersections; snow removal and management; non-motorized facilities; I-90; Country Drive; and maximum build out impact of the future 218 lots (updated trips generated; new expected project completion date; updated peak hour project trip assignment (Figures 4;6); updated future LOS for all intersections; reassessment of vehicular access at intersections

(expanded Table 4)- this added traffic may require a left-turn lane on Sparks at Country Drive as shown in the WSDOT Design Manual Figure 910-8a); recreational vehicle use; potential relationship to airport and other transportation facilities.

**Public Services:** Emergency services; commercial and public services (Easton community, County) including impacts to schools; mail delivery; medical services; fire and police protection; cable and telephone; electricity; solid waste; Kittitas County Water District No. 3; Bonneville Power Administration (BPA); impact of maximum build out.

**Utilities:** Water; sewer; stormwater management during and after construction; energy.

This list is preliminary and may be adjusted following scoping.

**Scoping.** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

**Comment deadline:** All comments must be received by **5:00 pm on May 22, 2007**. Written comments on the scope of the EIS may be mailed to and directed to the project planner:

Kittitas County Community Development Services  
Joanna Valencia  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926  
(509)962-7506

Comments may also be emailed to [cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us) . Please include your mailing address if submitting comments via email.

**Public Scoping Meeting:** To provide an additional opportunity for public input, an EIS scoping meeting will be scheduled at a date yet to be determined. Attendees may provide verbal or written comments on the scope of the EIS at the meeting. Persons interested in attending meetings and receiving notice should contact the Responsible Official. A Notice of Public Scoping Meeting will be issued identifying the location, date and time of the meeting 15 days prior. Full project record is available for review at the CDS office between 8:00 A.M. and 5:00 P.M. at the address below.

**Responsible official:** Darryl Piercy      **Position/title:** Director, Community Development Services

**Address:** 411 N Ruby St. Suite 2, Ellensburg, WA 98926      **Phone:** (509)962-7506

**Date:** April 30, 2007    **Signature:**  \_\_\_\_\_

This determination of significance may be appealed to the Kittitas County Board of County Commissioners at Room 108, County Courthouse, Ellensburg, WA 98926 no later than 5:00 pm on May 15, 2007 by submitting specific factual objection in writing with a fee of \$300.00. Aggrieved parties are encouraged to contact the Board at (509)962-7508 for more information on the appeal process.

**DETERMINATION OF SIGNIFICANCE  
AND REQUEST FOR COMMENTS ON SCOPE OF EIS**

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