

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

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 Community, Trade, and
Economic Development*
Yakama Nation
Yakama Nation – Department of Natural
Resources
Kittitas Co. Board of Commissioners

Kittitas Co. Life Safety- Fire Marshal
Kittitas Co. Environmental Health
Kittitas Co. Fire District No. 7
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
Cle-Elum/Roslyn School District
Adjacent Property Owners
Applicant

FROM:

Scott Turnbull, Staff Planner

DATE:

September 16, 2008

SUBJECT:

Notice of Application: Yakima River Planned Unit Development (PUD) Rezone (Z-07-11) and Preliminary Short Plat (SP-08-03)

Applications for the following: 1. Yakima River PUD (Planned Unit Development) Rezone (File No. Z-07-11), a rezone of 86.58 acres to Planned Unit Development, and 2. Yakima River Short Plat (SP-08-03), which is a 4-lot short. Proponent: Terra Design Group and Jeff Slothower, authorized agent for Teanaway Ridge LLC, landowner. The subject property is approximately a total of 86.58 acres and is located east of the junction of SR 970 and SR 10, Cle Elum, WA 98922 in Section 04, T19N, R16E, WM in Kittitas County. Map numbers 19-16-04020-0002, and 19-16-04050-0401.

The applicant has amended the application in regards to the percentage of RV sites on the subject property. Included in the submitted materials is a new concept plan. We will be accepting all comments until October 7, 2008 @ 5:00 p.m.

Written comments from the public on environmental impacts may be submitted to the Kittitas County Community Development Services Department (CDS) no later than **October 7, 2008 @ 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21CRCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance, (DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request.

This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared. Written comments may be submitted to Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926.

An open record hearing will be scheduled after a SEPA threshold determination has been made. A Public Hearing Notice with the exact date, time and location will be issued.

WRITTEN COMMENTS ON ENVIRONMENTAL IMPACTS AND THE OVERALL APPLICATION MUST BE SUBMITTED NO LATER THAN October 7, 2008 @ 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Yakima River PUD Concept Drawing

RECEIVED

Jul 31 2003

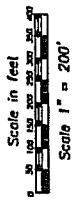
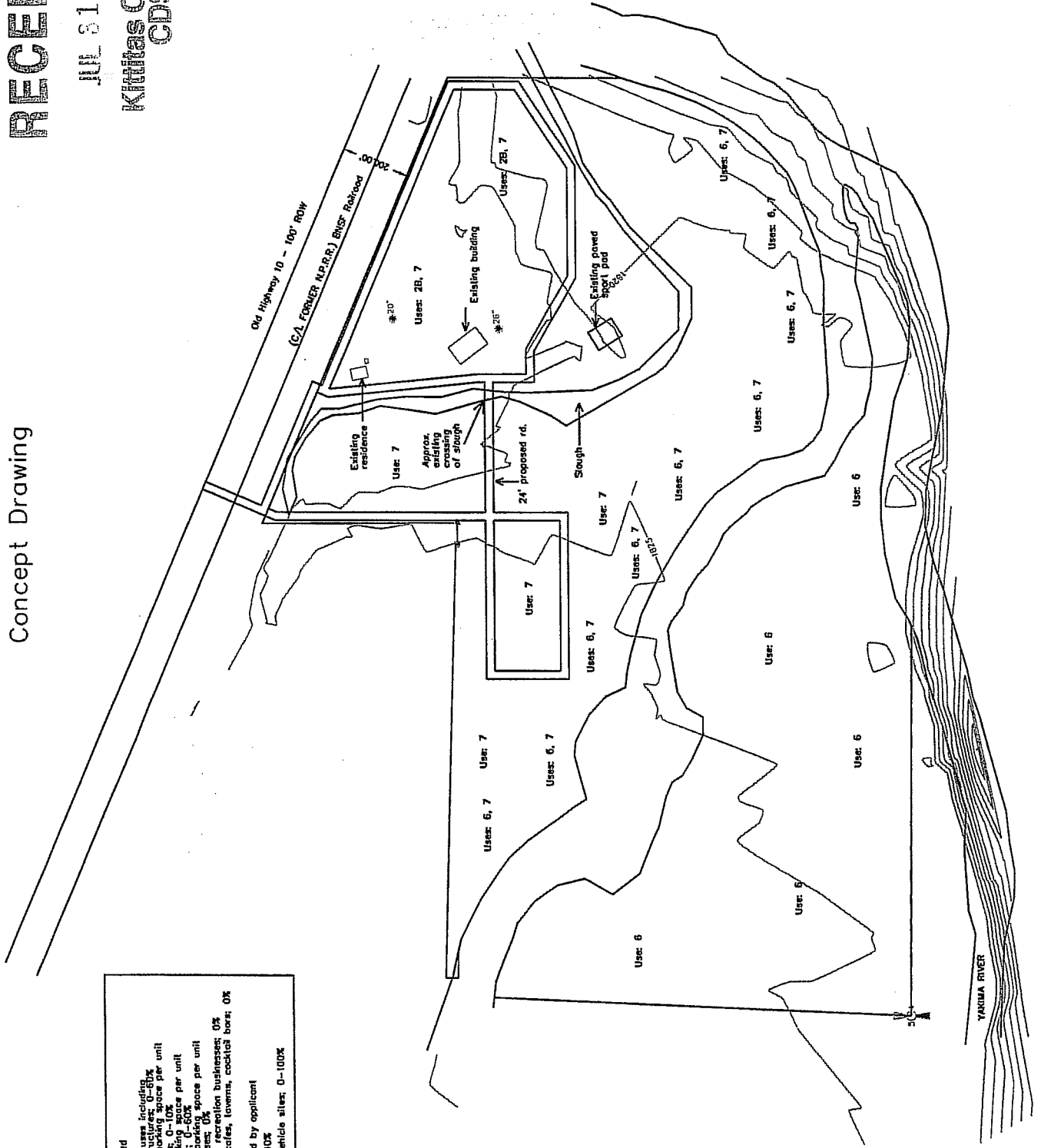
Kittitas County
CDS

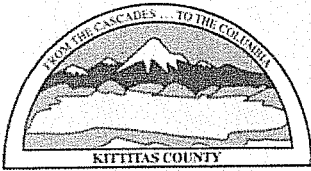
17,38,020 Uses Permitted

Use 1: All residential uses including multifamily structures: 0%
 Use 2A: Hotels, motels: 0-10%
 Use 2B: Condominiums: 0-50%
 Use 3: Retail businesses: 0%
 Use 4: Commercial - recreation businesses: 0%
 Use 5: Restaurants, cafes, taverns, cocktail bars: 0%

Permitted use designated by applicant

Use 6: Open space: 40%
 Use 7: Recreational Vehicle sites: 0-100%





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

RECEIVED

JUL 31 2008

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Kittitas County
CDS

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY
ATTACHED TO THIS APPLICATION

Final for County

7-31-08

REQUIREMENTS. THE FOLLOWING ITEMS MUST BE

- ADDRESS LIST OF ALL LOTS ON THE APPLICANT, THE 30 HOMEOWNERS OR ROAD
- SITE PLAN OF THE PROJECT, INCLUDING TANK AND DRAINFIELD CONTOURS, STREAMS, GULLIES
- SEPA CHECKLIST

RECEIVED. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE ADJOINING PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS ASSOCIATION.

ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANKS OR FILLED; AND, NATURAL FEATURES SUCH AS

FEE:

\$1750.00 (\$1500 Rezone + \$225 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

NOTES:

DATE STAMP
HERE

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

Name: Teanaway Ridge LLC,
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

Agent Name: Terra Design Group, Inc.
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509) 857-2044
Email Address: _____

Jeff Slothower
PO Box 1088
Ellensburg, WA 98926
(509) 925-6916
(509) 925-8093 (fax)

3. Contact person for application (select one):

Owner of record Authorized agent. X

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 29180 Highway 10
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property:

Please see the attachment titled: Legal Description. (Attachment A)

6. Tax parcel number:

<u>Teanaway Ridge LLC:</u>	<u>19-16-04020-0002</u>	<u>85.98 acres</u>
	<u>19-16-04050-0401</u>	<u>.60 acres</u>

7. Property size:

Total Acres = 86.58 acres

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Project Description / Yakima River Property

This is a Planned Unit Development of 86.58 acres.

This proposal will provide for a total of 86 condo units or it may be possible that RV sites may be provided approximately 100% of the developable area of the subject property. Some of the camping units could be provided water and power through the existing setup and any additional sites would be for dry camping. Open space will provide uses as allowed by KCC 16.09.

Project size, Location & Description of the Surrounding Area:

This proposal encompasses a total of 86.58 acres that covers two parcels. The current land use of these parcels is recreational uses. The land was previously used as a church camp with vehicle and tent camping sites.

The location of this proposal is within Township 19N, Range 16E, Section 4.

Primary access for this property is via State Highway 10.

To the north of the subject property across the Highway, the land has been used as a mix of commercial and residential use.

Directly to the east the land is in larger Rural parcels for residential uses.

The property is bordered to the south by the Yakima River. Further to the south of the subject proposal, across the Yakima River, is the John Wayne Trail and land that is being developed for residential uses.

To the west of the subject proposal's boundary are a number of residential parcels, a newer short plat and Washington State owned land.

This Planned Unit Development is planned to conserve open space and respect the critical areas while providing residential and recreational uses as well as access to the Yakima River.

Water: The PUD will use an existing Group A Water System, changing it from transient to permanent use. This change will need to be approved by the WA ST Department of Health and Department of Ecology. Additional water rights might be required to be transferred for full development of this proposal. The applicant either owns or has control over sufficient water rights at this time to provide this property with domestic water through a transfer of senior water rights if needed.

Sewage: Initially, individual and community septic systems will serve this property. The community septic system(s) will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health.

When the quantity of effluent allows or requires, during later buildout of this proposal, a Class "A" Reclaimed Water Facility may possibly be installed which will require approvals from the Washington State Department of Health and the Washington State Department of Ecology. The applicant, in cooperation with licensed engineers may plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be handled by approved individual and community septic systems.

This Class "A" Reclaimed Water facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses and may be used for any of the uses provided by law within this project including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, aquifer recharge, stream enhancement, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

Open Space & Use: The total proposal will have a minimum of 40 acres of open space. The uses to be allowed within the open space will be those defined in KCC 17.36 & 16.09. This may include trails, picnic areas, fishing sites along the Yakima River, and a pond that will serve as a flood storage replacement area within the flood plain.

Access: The development will be accessed via a private road off State Highway 10. Once on the property, roads will be developed meeting Kittitas County Standards. This access will be designed to meander through the subject property. The road design will be engineered and designed to Kittitas County Standards and to the AASHTO Manual. This project may require vehicle, maintenance and walkway bridge(s) over the slough.

KCC 17.36.030(3): A statement relating the development plan to adjacent development and natural areas: Much of the adjacent properties to the east and west have already been converted to residential and recreational uses or are being developed for residential and recreational uses. A portion of the adjacent property to the west is owned by Washington State. The property to the north of the subject proposal has been, and is continued to be used as commercial or residential lots. The property to the south is bordered by the Yakima River, further to the south of this project, and across the Yakima River, is the John Wayne Trail; beyond the trail is land used for residential purposes.

The property that contains this proposal has been used as a Church Camp and Camp Ground and has an existing conditional use permit for the construction and operation of those facilities. The property is currently zoned Rural-3 (Attachment C). There are currently buildings in poor repair and unbuilt-upon foundations on the property. These will be demolished as part of the plan. This over all clean up and redevelopment of the property will enhance the surrounding area.

By using the Planned Unit Development zoning option, this proposed project will bring this land into conformance with the adjacent land uses to the west and the east and reduce the chance that activities on the property will be materially detrimental to the adjacent properties.

The following uses are allowed in the Rural – 3 zone which will not be allowed under the Planned Unit Development zone:

- Mining and associated activities;
- Quarry mining, sand and gravel excavation, and rock crushing operations;
- Gas and oil exploration and production;
- Mini-warehouses;
- Motor trail clubs (snowmobiles, bikes, etc.)

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

This Planned Unit Development will incorporate the designation of a minimum of 40 acres of open space throughout the property. Portions of the Yakima River flood zones will be protected by designating them as open space, therefore preventing any residential buildings encroaching in designated floodway areas. This open space will also preserve and allow the continued use of recreational activities to occur within the area

KCC 17.36.030(4): A statement of the developer's intent with regard to providing landscaping and retention of open spaces;

Landscaping of portions of the project will be designed to use naturally occurring vegetation where applicable. Some landscaping around the recreation areas of the property will use vegetation that is not naturally occurring. The Covenants, Conditions and Restrictions will include the entire proposal acreage and will require that the bulk of the landscaping be native vegetation, which will also provide for more open space that could be incorporated with trails and used to support habitat for native wildlife. This Planned Unit Development proposal will designate additional land into open space for perpetuity. The open space will include trail systems and other recreational activities as described above.

KCC 17.36.030(5): A statement outlining future land ownership patterns within the development including homeowners associations if planned;

The Planned Unit Development may consist of 86 condos. Additionally, it is possible that up to 100% of the developable area be developed as RV sites to be used as rental sites, sites with undivided interest, timeshare ownership and fractional ownership. As allowed under the Planned Unit Development, density can vary from all residential uses, multifamily residences, to condominiums where there could be undivided interest in the underlying property and associated open space and other amenities associated with said attached or detached housing. At this time, it is planned that there will be one all encompassing Homeowners Association for this proposal.

KCC 17.36.030(6): Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

Water:

A Group A Water System is planned for the entire project, using an existing well with an existing Group A designation. The redesigned Group A Water System will be approved by the Washington State Department of Health. The project may require additional water rights to be transferred to the project.

Sewage:

The property will initially be served by Individual and Community Septic System(s). There are existing community drainfields on site that will be re-engineered or re-designed. The community septic system(s) will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health. Single community drain fields approved by Kittitas County are limited to 3,500 gallons per day.

If the sewage volumes reach adequate levels to support the operation of a Class A Reclaimed Water Facility, the community drain fields may be abandoned or absorbed into the design of the larger system and all effluent will be transferred to such a system. The Class A Reclaimed Water Facility, if designed and constructed, will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. The existing community drain fields may be used within the design of the Class A Reclaimed Water Facility.

This reclaimed water facility, if constructed, will take domestic sewage from the project and treat it to a level that meets or exceeds Class A Reclaimed Water requirements. These requirements are the highest standards recognized by the Department of Health and the Department of Ecology and allow that water to be put to beneficial use. Class A Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, fire fighting/protection, aquifer recharge and stream enhancement. The standards for Class A Reclaimed Water established by the Department of Health and the Department of Ecology require treatment that disinfects to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above what is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

KCC 17.36.030(7): Documentation from the planning department that environmental review (SEPA) has been completed;

SEPA will be completed as part of this Planned Unit Development request.

KCC 17.36.030(8): Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-ways).

The proposed density for the project is 86 units or 1 unit per 1 acre therefore meeting the required ratio as required by the Kittitas County County Wide Planning Policies. The proposed density meets the requirements if this proposal becomes a Recreational Vehicle area .

9. What is the present zoning district?

All 86.58 acres is in the Rural-3 zoning district

10. What is the zoning district requested?

Planned Unit Development

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan.

This rezone is consistent with the Rural lands (Chapter 8) of the Kittitas County Comprehensive plan, which allows for a variety of rural densities.

The property is within the land use designation of "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the rural designation of the Kittitas County Comprehensive plan, specifically

- GPO 8.13 dealing with rural sprawl caused by large lot zoning.
- GPO 8.5, 8.9, 8.11, & 8.13. The rezone also complies with non-resource agricultural land and rural residential policies.
- GPO 8.30 and 8.46, 8.47, 8.49, 8.50, 8.51, 8.53, 8.56, 8.60.

GPO 3.14 Designate high density residential land use zones such as PUD's, cluster development, and MPR's outside of Urban Growth Areas & Urban Growth Nodes.

According to RCW 36.70A.030(16): Rural Development refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. The property being rezoned is not designated as a resource land. RCW 36.70A.030(16) states, "Rural

development can consist of a variety of uses and residential densities, including clustered residential development.

The Growth Management Act listed Planned Unit Developments as one of the innovative planning methods to conserve property in the county. This creative technique of blending different types of residential units with recreational facilities and other uses gives the County a step up on the conservation of resource and other land types.

The Kittitas Comprehensive Plan is guided by the Kittitas County County Wide Planning Policies that specifically refers to the Planned Unit Development and provides guidelines for its use with in the Kittitas Comprehensive Plan. This proposal is compatible with not only the Kittitas County Comprehensive Plan but also with the Kittitas County County Wide Planning Policies.

Please see Attachment E for entire wording of GPOs and Kittitas County County-Wide Planning Policies.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

Though this application is only required to show a substantial relationship to one of the above, this project bears a substantial relationship to each as follows:

In regards to the Public Health; the county has adopted the High Population Projections as provided by the Washington State Office of Financial Management to guide growth in the county for the next twenty years. These projections provide for substantial growth in the county outside of the cities, the UGA's and the UGN's.

One of the main concerns in regards to Public Health in the county, expressed by Kittitas County Citizens, the Department of Ecology, the County, and Upper County Cities, is the continued development of unmonitored, untested and uncontrolled exempt wells. Every new exempt well that is drilled increases the possibility of aquifer pollution, reduction of the usable aquifer, and possibly interfere with existing water rights. This proposal will use an existing Group A water system, which will be improved. The improvements will be submitted to DOH and DOE for approval. The entire proposed project will be placed within and served by a Group "A" water system that will meet the Department of Health's requirements and will be approved by the Department of Health and Department of Ecology. The applicant will apply to the Department of Health to change the Group A designation from a Transient Water System to a Small Non Expanding Water System designation.

Another of the main concerns regarding Public Health in the county is the continued growth in the rural areas of the county where there is an increasing use of individual septic systems, which could pollute the aquifer and/or surface waters of the Upper Yakima River Basin. This has been expressed by Kittitas County Citizens, County Government, Washington State Department of Health, Washington State Department of Ecology, and the Upper County Cities. An additional benefit to the Public Health is that this project provides a reduction of individual septic systems constructed throughout the county.

This project will be served by individual and community septic system(s) which will be designed by a licensed designer or registered engineer and installed by a certified contractor. In the future, a Class A Reclaimed Water facility may be planned and submitted for approval to both the Department of Health and the Department of Ecology. It is planned that this property will initially be served by individual and community drain fields until the daily sewage flows meet the minimum flow that is required to operate a Class A Reclaimed Water facility as approved by the appropriate state agencies. This Class A Reclaimed Water facility will be constructed to meet the requirements of the Washington State Department of Health and Department of Ecology. It is not known at this time if this facility will be needed or when it would be operational. This facility will take effluent from the project and treat it to a level that meets or exceeds Class "A" reclaimed water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses, including but not limited to irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" reclaimed water established by Department of Health and Department of Ecology require treatment and dis-infection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage,

and stringent operator training and certification to meet reliability criteria. Approval of this PUD application will allow the redirection of a portion of the projected population growth from other rural areas of the county served by individual septic systems to an area that treats wastewater to these high standards. This provides increased benefit to Public Health that will in and of itself meet the requirements of this section.

This project provides at least two Public Safety benefits.

1. The planned Group A Water System will and is required to provide fire protection to its service area and as this system is expanded to serve the entire proposal and the residences constructed within its boundaries. Approval of this application will allow the redirection of a portion of the projected population growth from other rural areas of the county, which has no fire suppression storage, no ability to deliver fire fighting water, and no fire hydrants to an area that could provide fire hydrants with adequate fire flows.
2. In addition, this proposal will provide safe year round access for health and personal safety emergencies on paved and well-maintained private roads. Under Kittitas County Road Standards, the roads for this proposal must meet, and will be constructed to a higher standard and provide greater public safety than is typically found in other rural areas of the county. These improved roads not only reduce the risks to individual users but also reduce the risks to the community at large. This is because county resources such as police, fire, and ambulance are able to serve these residences more efficiently than the same number of residential units spread out over a larger area of three to twenty acre tracts in other rural portions of the county located on roads that do not meet the same higher standards than the roads that will serve this project

There is a higher potential for a fire to get out of hand in an area without adequate water supplies and fire hydrants or without paved year round and easy access than there is in an area that meets or exceeds the State and County requirements for fire flows and road access. Either of these components of the project by themselves meets the criteria for providing Public Safety benefits and combined, provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal. As stated above, the County has adopted the high population projections as provided by the Washington State Office of Financial Management. These projections provide for substantial growth in the county outside of the Cities, UGA's, and UGN's. The county, through its adoption of the Kittitas County Comprehensive Plan, has provided for growth within the Rural Lands of the county. The county with the adoption of the current population projections has determined that 18.5% of the population growth shall take place within these Rural Lands. This project will provide residential units within the Rural Lands with sophisticated water and sewer systems and a minimum of 40 acres of the land will be designated as open space, which will be used in the same manner that open space is used in the Kittitas County Code 16.09. In addition, this project provides for recreational opportunities within the boundaries of the project for its residents thereby reducing the pressures on the Federal, State, County and City's recreational facilities. The provided recreational opportunities and recreational facilities will be privately funded, reducing public funding of recreational facilities and recreational opportunities.

Another benefit to the Public Welfare is that the applicant will designate a minimum of 40 acres of open space that will preserve portions of the Yakima River riparian and floodplain areas. Subsequent benefits include critical areas buffering or protection measures; wildlife protection corridors; pedestrian trail systems; open space; and recreational opportunities.

As the population in western Washington continues to grow, the use of the Upper Kittitas County as a recreation area continues to grow at a rapid pace. There has been no additional camping space developed in the Upper areas of Kittitas County in a number of years. The development of the camping areas provided in this proposal that will be served by a Group A Water and County and/or State approved sewer treatment will direct a portion of the growing camping population to an area that is planned to and meets public health requirements far beyond the continued use of public and private lands that are being occupied by campers without adequate public health facilities.

Again, as stated above to meet this criteria, "The proposed amendment bears a substantial relation to the public health, safety or welfare" only one substantial relation needs to be shown and this proposal clearly

provides benefits to all three elements; the public health, safety and welfare of the county.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

The proposed rezone of the property provides merit and value to Kittitas County, as it will add to and increase the tax base while minimizing the impacts to its operational costs. The Planned Unit Development will provide private roads, private utilities and private recreational opportunities for its residents as it increases the tax base for the county.

A recent small study of a developed Planned Unit Development in the upper Kittitas County showed that the development produced in excess of \$500,000 over and above the expenses that the county paid out to maintain the development. In addition, the study found that the development created over \$222,000 in tax revenue for the local and state schools within a 6yr period (Attachment F).

As Kittitas County has adopted the High Population Projections as provided by the Washington State Office of Financial Management to guide growth in the county for the next twenty years. It can be predicted, based on these population projections that a large portion of this population growth as well as most of the growth of the second home market will be occurring in the Rural Lands of the county. There is merit and value of directing this growth to a location that can provide the services that will substantially reduce the impact to the environment through state of the art utility systems. This is done as stated above by providing for a Group A water system and a Class A Reclaimed Water facility as well as providing for large open spaces and buffers between the existing population and the anticipated growth in the population. By situating a portion of the anticipated growth in this area with these services, open spaces, and buffers; increased merit and value for Kittitas County occurs.

In the upper portions of Kittitas County there has been a rapid increase in the development of second and third homes. This growth is not taken into account in the Washington State Office of Financial Management population projections. When the building permits for the upper county are tracked and compared to the growth, or lack there of, of children in the school district it becomes clear that much, if not most, of the building construction is related to second and third homes. A portion of this development is specifically designed to serve the second and third resident home market. By targeting this market, this development will cluster additional homes and residents for this population segment into areas that are served by a Group A water system and County and or State approved community septic systems thereby reducing the impact and rural sprawl of the upper county.

This rezone to a Planned Unit Development will limit rural sprawl, which is a goal under the Kittitas County Comprehensive Plan GPO 8.13, which states "Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated." As provided for as a goal in the Kittitas County Comprehensive plan this proposal limits rural sprawl therefore providing merit and value to Kittitas County.

As the population in western Washington continues to grow the use of the Upper Kittitas County as a recreation area continues to grow at a rapid pace. There has been no additional camping space developed in the Upper areas of Kittitas County in a number of years. The development of the camping areas provided in this proposal that will be served by a Group A Water and County and/or State approved sewer treatment will direct a portion of the growing camping population to an area that is planned to and meets public health requirements far beyond the continued use of public and private lands that are being occupied by campers without adequate public health facilities. This development will also lessen the impact to Kittitas County in regards to the need to develop county sponsored camping areas. The County does not have any plans in the future to provide facilities for this growing use therefore the development of these camping sites and the associated recreational facilities will provide both merit and value to the county by lessening the impact of the continued growth in these areas.

It is clear that providing an increased tax base, privately funded roads, privately funded recreation facilities, privately funded utilities that provide for fire protection, environmental enhanced sewage treatment, and limiting rural sprawl this proposal provides value to Kittitas County.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

Though a proposal need only meet one of the criteria above; this proposal meets all three criteria contained in the above statement as demonstrated by the following:

As the City of Cle Elum grows eastward there has been more development along the Yakima River and parcels that have traditionally been farmed in the area have been subdivided. Most of these parcels of land have been further subdivided into residential parcels.

The land located to the south of the property across the Yakima River has changed from farming into lands that have been sold to multiple individuals and subdivided into multiple parcels.

The lands to the west and the east of this proposed project are such lands as described above. These adjacent lands have been sold and have been converted for residential use.

This proposal is appropriate for reasonable development of the property. This proposed project, by using the Planned Unit Development zoning option, will bring this land into conformance with the adjacent land uses to the west and the east and reduce the chance that activities on the property that are allowed under the Rural – 3 zone, which will not be allowed under the Planned Unit Development:

**Mining and associated activities;
Quarry mining, sand and gravel excavation, and rock crushing operations;
Gas and oil exploration and production;
Mini-warehouses;
Motor trail clubs (snowmobiles, bikes, etc.)**

The above uses will not be allowed in this Planned Unit Development.

In addition to the above changed circumstances, there is a need for additional property in the proposed zone as this proposed zone will allow the creation of open space, which will provide for continued recreational opportunities throughout the property.

The proposed zone is appropriate for reasonable development of the subject property because, as stated above, this proposed zone will allow the creation of open space, which will provide for the continued recreational activities on the southern portion of the property. In addition, this zone will allow the use of a Group A Water System and possibly a Class A Reclaimed Water system, which is an environmental benefit to its residents and the county as a whole. The adjacent properties, on the north, east, and west sides of this proposal have been, over the years changed into residential and recreational lands. The terrain of this property lends itself to being residential in nature.

Other changes that have also affected the property:

The Kittitas County Comprehensive plan was created in 1972, amended in 1996, amended again in 1997 to include Rural Lands, which this land is designated, and then in 2006 the comprehensive plan went through the required 10-year update process.

As this proposal is only required to meet one of the above criteria and as shown meets and exceeds all of the requirements of this section.

An additional change in circumstances is that the Cle Elum area and more specifically the Yakima River Corridor, has become a major area for the development of second and third homes. In this area of the upper portions of Kittitas County there has been a rapid increase in the development of second and third homes. This is very prevalent in the Yakima River Corridor. This growth is not taken into account in the Washington State Office of Financial Management population projections. When the building permits for the upper county are tracked and compared to the growth, or lack there of, of children in the school district it becomes clear that much, if not most, of the building construction is related to second and third homes. Over the last few years, this type of second and third home building growth has changed the type of residents that are now starting to dominate the Upper Kittitas County building and development activity.

Further, this amendment is appropriate because of a need for additional property in the proposed zone as follows:

This zone provides the needed tools to create the flexibility for the proponent of this development to designate open space along the riparian shoreline of The Yakima River and allows for the concentration of condo units and/or RV sites, which will allow for wildlife and habitat connectivity throughout this property.

The property has a conditional use permit that provides for camping sites and in fact there are camping sites developed on the property that are served by power and water. This proposal will enhance the existing use of the property. The camping facilities are set off of the road and away from other uses of land so the property has been and continues to be an appropriate place for this type of development.

As stated above “The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.” There is only a need to meet one of the criteria listed to meet this requirement. It is clear by the above information that the proposed amendment meets or exceeds each one of these sections requirements.

- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The proposed PUD zone is the best planning tool that is available at this time, which will allow for the creation of open space and the preservation of riparian areas associated with the Yakima River along with preserving wildlife corridors coinciding with the state and local laws.

By designating this property as a Planned Unit Development the uses that are allowed within this zone also create the flexibility to achieve the goals of Kittitas County Comprehensive Plan and GMA 36.70A by allowing innovative development techniques to occur, such as the Planned Unit Development (PUD). The PUD allows you to maximize your land use capabilities for efficiencies of utilities, densities, housing structures, open space areas and preservation of land therefore creating a more appealing and livable community.

The most efficient way to develop this property is through the Planned Unit Development zone as it provides a method for the applicant to place a large amount of the property in to open space, to create trails, ponds, and preserve much of the natural environment for the existing wildlife. Other developments, as allowed by the current zone, would provide for more fencing of the habitat area, introduction of grazing animals to the natural environment, and remove this portion of the Yakima River Corridor from recreational uses.

- F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed rezone is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. The proposed zone change will enhance the surrounding properties by maintaining the view-shed of the area and reducing the possibility of residential development in floodplain areas associated with the Yakima River (Attachment K).

Further, this proposed project, by using the Planned Unit Development zoning option, will bring this land into conformance with the adjacent land uses to the west and the east and reduce the chance that activities on the property that are allowed by the Forest and Range zone will be materially detrimental to the adjacent properties. The following uses are allowed in the Rural-3 zone, which will not be allowed under the Planned Unit Development:

**Mining and associated activities;
Quarry mining, sand and gravel excavation, and rock crushing operations;
Gas and oil exploration and production;
Mini-warehouses;
Motor trail clubs (snowmobiles, bikes, etc.)**

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

To the west and east of this proposed PUD zone lays lands that are continuously being subdivided into smaller parcels with the use of multiple exempt wells and septic systems.

Directly to the north the property is bordered by a railroad corridor and Highway 10. On the northwest side the property is bordered by a small body of water. The development of the property on the northerly side will be buffered by the inclusion of a vegetation buffer. To the west the property is owned by the State of Washington and is being left in its natural state. The open space that this project will dedicate will provide connectivity to this property for wild life. The development to the south is bordered by the Yakima River that splits in this area and creates an island. All of this property is being dedicated to open space. This will protect and enhance the riparian corridor of the Yakima River. Most of the eastern boundary of the property will be dedicated to open space and will remain in its natural state. Approximately 400 feet of the northeastern property line borders a private parcel of land that is undeveloped at this time.

The proposed uses for this land are similar in nature to the uses that have existed on this land in the past. The land was used as a campground and for housing for recreational purposes. This development will demolish the existing buildings that have fallen into disrepair and replace them with 86 condo units or expand existing RV sites already in place by developing additional RV sites. If 86 condo units are developed they are not expected to be occupied on a full-time basis, rather it is anticipated that they will be used as a vacation destination.

This development will have less visual, and usage impact on the lands that are adjacent to it than it has in the past.

- G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

There are no irrigators that will be impacted by this project.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

Date:

X _____

Signature of Land Owner of Record

Date:

(Required for application submittal):

X _____

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

To the west and east of this proposed PUD zone lays lands that are continuously being subdivided into smaller parcels with the use of multiple exempt wells and septic systems.

Directly to the north the property is bordered by a railroad corridor and Highway 10. On the northwest side the property is bordered by a small body of water. The development of the property on the northerly side will be buffered by the inclusion of a vegetation buffer. To the west the property is owned by the State of Washington and is being left in its natural state. The open space that this project will dedicate will provide connectivity to this property for wild life. The development to the south is bordered by the Yakima River that splits in this area and creates an island. All of this property is being dedicated to open space. This will protect and enhance the riparian corridor of the Yakima River. Most of the eastern boundary of the property will be dedicated to open space and will remain in its natural state. Approximately 400 feet of the northeastern property line borders a private parcel of land that is undeveloped at this time.

The proposed uses for this land are similar in nature to the uses that have existed on this land in the past. The land was used as a campground and for housing for recreational purposes. This development will demolish the existing buildings that have fallen into disrepair and replace them with 56 units of attached and unattached housing. In the past the existing residential facilities handled in excess of 250 people at any one time. The proposed development will reduce the impact on the land as it is expected that the occupancy of the 56 units will average 3 people per unit during high use periods that would equal to a possible average of 168 individuals at the residential portion of the development during high usage periods. The yearly daily average use of the property is projected to be much less than the high usage periods as this development will be mostly second and third homes.

This development will have less visual, and usage impact on the lands that are adjacent to it than it has in the past.

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

There are no irrigators that will be impacted by this project.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

x *Amber M. Ogborn*

Date:

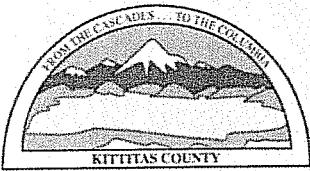
6/15/07

Signature of Land Owner of Record

(Required for application submittal):

Date:

x *[Signature]*
6/15/07



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

RECEIVED

4411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

JUL 31 2008

Kittitas County CDS

SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe whether the environmental impacts or your proposal are known, or give the best description of the information known, or give the best description of the information known.

You must answer each question accurately and to the best of your own observations or project plans without the aid of others. Write "don not know" or "does not apply" Comp

Some questions ask about governmental regulations. If you have problems, the governmental agencies can answer them.

The checklist questions apply to all parts of the project. Provide additional information that will help describe your proposal or provide additional information if you have any questions.

USE OF CHECKLIST FOR NONPROJECT ACTIONS

Complete this checklist for nonproject proposals. A SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS is available.

For nonproject actions, the references in the checklist to "project" should be read as "proposal," "proposer" or "affected geographic area" respectively.

Final for County

7-31-08

Governmental agencies use this checklist to determine the environmental impacts of your proposal. Answer the questions briefly, with the most precise information available.

You should be able to answer the questions from your own observations or project plans. If you do not know or if a question does not apply to your proposal, write "don not know" or "does not apply" and explain why later.

Some questions ask about governmental regulations. Answer these questions if you can. If you do not know, write "don not know" and explain why later.

The checklist questions apply to all parts of the project. Attach any additional information that will help describe your proposal or provide additional information if you have any questions. You submit this checklist may ask you to explain any adverse impact.

For nonproject actions, the references in the checklist to "project" should be read as "proposal," "proposer" or "affected geographic area" respectively. IN ADDITION, complete the checklist for nonproject actions.

FOR STAFF USE

Blank lines for staff use.

A. BACKGROUND

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

Depending on the weather and ground conditions the project is ready to start as soon as approvals are granted. The project will be phased over a 5 year period as the market allows.

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

There are no additional plans for this property at the current time.

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

Attached to this application are a soils map (Attachment H), a shorelines map (Attachment J), and a floodplain map (Attachment K).

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

None are pending.

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

- **Community Septic permits will be obtained with the Kittitas County Environmental Health Department or the Washington State Department of Health approval.**
- **The property is currently served by a transient Group A Water System. This water system will need to be upgraded to a non-expanding Group A Water System. This will require approval from the Washington State Department of Health (DOH). In addition, this project may require a water right transfer to allow for complete development of the property. This may require a water right transfer to be completed and approved by the Washington State Department of Ecology(DOE).**
- **If the quantity of effluent allows, during later buildout of this proposal, an approval for a Class “A” Reclaimed Water Facility may be constructed. If this occurs approvals from the Washington State Department of Health and the Washington State Department of Ecology will be required. The applicant may plan, design, and construct a Class “A” Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be approved individual and community septic systems. The reclaimed water facility will require approval of Washington State Department of Health and Department of Ecology.**
- **A Storm Water permit will be obtained by the Washington State Department of Ecology.**
- **An Access Permit may need to be issued by Kittitas County Department of Public Works for access to SR 10.**
- **Building Permits issued by Kittitas County will be required for all new structures constructed on the property.**
- **The Washington State Department of Fish and Wildlife will require a permit for any work done in, around or over the Yakima River or adjoining water bodies.**

- A pedestrian and maintenance bridge may be constructed across the slough. Permits will be required by Kittitas County and possibly by other agencies for this possible bridge proposal.
- A boat launch may be constructed that will allow boat access in to the Yakima River. Permits will be required by Kittitas County and possibly by other agencies for these proposals.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The project site is flat with some undulations.

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

The subject property varies in slope from 0% to 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Numerous types of soil could be within the site. These types are:

**Xerofluvents, 0 to 5 percent slopes
There is no prime farmland on this site.**

Please refer to Attachment H, Soils Map.

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

None that we know of.

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

Grading will be necessary for the construction of access to the proposed residential areas. Some fill will be needed to create the road base. Approximately 10,000 yards of material may be required.

All or the majority of the fill could come from on site or off-site sources of material including possible excess material from the creation of storm water retention facilities, community septic fields, pond(s), building sites and roads. If these sources do not provide adequate quantities of material or if the material does not meet county specifications, then the fill will be imported from off site permitted sources. A pond that will be used for recreational uses including swimming and fishing may be constructed. The material that is removed from the pond will be processed for on site usage. Excess material from the development of the pond will be removed from the property so there would be no impact on the flood way or the flood plain.

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

During the course of construction, some erosion could occur. Necessary storm water erosion controls will be incorporated to alleviate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be used addressing storm water and erosion control. A Storm Water Permit will be applied for from the DOE.

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

The roads and other infrastructure as well as buildings and residences will be the only impervious surfaces. It is estimated that approximately 10% of the projects development footprint could be covered with impervious surfaces. A minimum of 40 acres (46 %) of the property will be placed into open space and the development will be clustered. This will limit and mitigate the use of impervious surfaces. Methods of reducing the impervious surfaces will be explored. This may include reducing the width of the road surfaces while providing for a road structure capable of bearing traffic loads while also allowing storm water to penetrate the surface thereby reducing storm water run off. As much of this project will embrace the zero lot line concept of development the parking areas and roads will be built in such a manner that they will have less impact then other roads and parking areas built in the county that would serve the same number of unclustered residential units. As stated above it is proposed that the road widths be narrower and the parking areas be smaller and alternate surfaces such as Grass Crete may be used for both. The higher traffic areas will use asphalt or asphalt treated gravel for traveled surface.

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

As part of the Washington State Department of Ecology's storm water permit that will be required for the project, the applicant will be required to develop a storm water pollution prevention plan (SWPP) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events.

Regarding the long-term impact to the earth, the applicant will re-vegetate with native and non-native vegetation and will also be placing up to 40 acres of the land into Open Space as provided for by the Kittitas County Code Section 17.36. The open space will be managed in the same manner as provided for in Kittitas County Code 16.09 as it is written as of June 1, 2007.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The normal construction work would cause a certain amount of emissions to the air. During construction phase, best management procedures will be used for dust abatement.

When the project is complete, the only emissions would be automobile exhaust, possible wood smoke from fire stoves, fireplaces, campfires and/or other home emissions.

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

No.

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

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of measures to control emissions.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Yes. Two arms of the Yakima River pass through this property.

There is a slough running through the property and drains into the Yakima River that abuts portions and runs through portions of the property.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. This project may require vehicle, maintenance and walkway bridges over the slough. These bridges will reduce the amount of vehicle, animal and human traffic that enters the slough, therefore reducing the impact on the critical area and enhancing habitat in order to ensure the survival of future fish populations.

In addition there may be walking trails and roads adjacent to the unnamed slough and there may be walking trails and a boat launch associated with the Yakima River.

The floodway associated with the Yakima River will be part of the designated open space area as allowed for in Kittitas County Code 17.36. This Open Space area will allow for passive, active, and formal recreational uses. These uses will include trails along the slough, as well as sitting areas, picnicking areas, viewpoints and pond(s). These uses will protect the critical areas from residential building and create additional flood storage areas in the form of a pond, where building will be constructed taking up flood plain area.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

No filling or dredging will occur. There are shorelines and riparian areas that are associated with the Yakima River. These sensitive critical areas will be preserved and designated within the Open Space Areas. Trails within the project will be developed for walking, hiking, bike riding, and horse riding. A boat launch is planned for the Yakima River. The design of said boat launch will meet the requirements and the permits from the authorities having jurisdiction will be required.

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

No.

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

There is 100-year floodplain associated with The Yakima River (Attachment K).

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

There may be discharges of waste materials to surface waters as allowed by Washington State Law, RCW 90.46 regarding reclaimed water.

With this project there will be the use of an approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems as well as individual septic systems to treat the needs of the development. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated waste water in the amount allowed by Washington State Law and process the domestic water that is produced by the Group "A" Water System.

If the quantity of effluent allows, during later buildout of this proposal an approval for a Class "A" Reclaimed Water Facility may be sought from the Washington State Department of Health and the Washington State Department of Ecology. The applicant may plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be handled through approved individual and/or community septic systems. The reclaimed water will be used as provided for in RCW 90.46.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Yes. Ground water will be withdrawn for domestic use from an existing

well that provides water to an approved transient Group A Water System. The applicant will apply to change this transient Group A Water System to a Non Expanding Group A Water System through the DOH. There may be need for additional water for the project. The applicant either owns, controls, or has access to various water rights in the Yakima River Drainage. One of these rights may be transferred to the site to further develop the existing water system. Approximately 25-30 acre-feet of water will be required to serve this property.

If the quantity of effluent allows, during later buildout of this proposal an approval for a Class "A" Reclaimed Water Facility may be constructed which will require approvals from the Washington State Department of Health and the Washington State Department of Ecology. The applicant may possibly plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The Reclaimed water will be used as provided for in RCW 90.46.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The PUD will have individual septic tanks with Community Drain Fields to minimize the amount of waste materials being discharged into the ground.

The system will be sized to adequately treat the domestic sewage from the residences and facilities served by the Group A Water System that serves this property.

If the quantity of effluent allows, during later buildout of this proposal an approval for a Class "A" Reclaimed Water Facility may be constructed which would require the approvals from the Washington State Department of Health and the Washington State Department of Ecology. The applicant may possibly plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be handled by approved individual and community septic systems.

The reclaimed water will be used as provided for in RCW 90.46.

c. Water Runoff (including storm water):

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

A storm water permit for this property will be processed by the Washington State Department of Ecology and a storm water pollution prevention plan will be developed implementing measures to reduce and control storm water if more than 1 acre of the site is disturbed. The SWPP allows for flexibility, thus changes can be made if certain

preventative measures need changing.

Runoff from this property will be produced by snowmelt, rain on snow events, and/or rain events. The quantities of the run off will be determined by the storm events.

The storm water will be treated on site and then possibly processed through bio swales, infiltration, and/or detention and retention facilities.

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

Waste materials, excluding sewage, are not expected to enter ground or surface waters.

Sewage will be treated through conventional individual and community septic systems with discharges to the ground as allowed by Washington State Law.

If the quantity of effluent allows, during later buildout of this proposal the applicant may plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be handled by approved individual and community septic systems. The reclaimed water facility will require approval of Washington State Department of Health and Department of Ecology.

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

As this development proposal proceeds, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology permit that will be issued for this project if more than 1 acre of the site is disturbed. This will include sediment and erosion control measures to address any runoff water impacts.

Roads that serve the development will be narrowed. This will decrease the impervious surfaces that contribute to storm water run off. Other new technologies such as pervious asphalt, pervious concrete, and grasscrete may be used in and around the proposed project where their application is appropriate.

In lieu of paved sidewalks, trails with stepping stones, pavers, gravel or bark material as top surfaces will be constructed that will also reduce storm water runoff.

There is an existing Group A Water System associated with the property and said system may be augmented with the transfer of additional water rights to the property. Any such transfer will need to be approved by the DOE and any modification to the Group A Water System will need to be approved by the DOH.

4. PLANTS

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

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

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

The removal of trees in this area will be limited to building sites, road corridors, view sheds and for the overall health of the forest and vegetated areas. Undergrowth and trees may be removed for trails, fire protection and wildlife viewing areas through out the site.

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

To our knowledge there are no threatened or endangered species known to be on or near the site. The applicant will commission a wetland and wildlife study of the subject property.

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

As part of this proposal, the property will be covered by protective covenants that will limit the amount of vegetation that can be removed for any reason including the construction of homes, roads, or driveways. The use of native plants in many areas will be required by the project's protective covenants.

By these protective measures the applicant is preserving or enhancing the vegetation on the site and keeping most of the landscape in it's natural state.

5. ANIMALS

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

___ birds: **hawk, heron, eagle, songbirds**, other: **Turkeys**

___ mammals: **deer, bear, elk, beavers**, other:

___ fish: **bass, salmon, trout, herring, shellfish**, other:

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

To our knowledge there are no known threatened or endangered species on or near the site. The applicant will commission a wetland and wildlife study of the subject property.

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

Elk and deer range through this area.

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

It is the intent of this proposal to maintain much of the open space area in its natural state as allowed in the planned unit development code KCC 17.36.

If condo units are developed as part of this planned unit development, the placement of condos outside of the open space to be established achieves two goals: #1) Establishing the best location for residences and #2) Preserving as much open space as possible. In addition there will be natural connected corridors around the home sites to allow for continued wildlife activity, wildlife corridors and preservation of the native/natural habitat throughout this development.

The proposed camping areas will be designed and constructed in such a matter that there will be corridors through the camping areas to allow connectivity for wildlife.

The use of native plants for some areas will be required.

As for preserving the habitat along the Yakima River, the riparian/shoreline area will be within the designated open space areas and protected from residential building. Trails, viewing areas, and possible camping sites may be allowed in this area.

6. ENERGY AND NATURAL RESOURCES

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

Electricity and propane will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

b. Would your project affect the potential use of solar energy by adjacent

properties? If so, describe.

There will be no effect on neighboring solar energy uses by this project.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The covenants will include provisions to conserve water use.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe

We anticipate no environmental health hazards with this project. As with any use of the land where there are vehicles involved, there is a possibility of gas, diesel, or oil leaking from vehicles on the ground. The Protective Covenants that will be filed upon the property will not allow any vehicles that are not licensed, insured and/or in operational condition to be parked on the property.

1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #7. As part of the expansion and amendment process of the Group A Water System plan through the Washington State Department of Health, additional fire flow is required and will be provided to the project development area.

Emergency services related to Police and Medical would be provided for through the local County contact facility through the 911 services. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or the City of Ellensburg.

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

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

As with any use of the land where there are vehicles involved there is a possibility of gas, diesel, or oil leaking from vehicles on the ground. The Protective Covenants that will be filed upon the property will not allow any vehicles that are not licensed, insured and/or in operational condition to be parked on the property.

b. Noise

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

Trains pass by adjacent to the property and there is traffic from Hwy 10.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site. These noises typically would be from dawn to dusk. On a long-term basis, there would be automobile noise from homeowners and associated recreation opportunities.

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

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to dusk.

8. LAND AND SHORELINE USE

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

Currently the uses within the subject property are recreational with small cabins, a large dormitory, camping sites, and one residence.

To the north of the subject property's boundary, the land has been subdivided into numerous parcels. Some of these parcels are used for residential use, some for commercial use and further to the north there is some farmland.

Directly to the east, the property is used for recreation.

Directly to the south of the subject proposal the property is the Yakima River. Across the River is the John Wayne Trail and smaller parcels with residences.

To the west of the subject proposal's boundary, lies subdivided property for residential use (Attachment C).

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

The previous owners used this parcel for a church camp and camping area. It is not known if the parcel was used for agriculture before that.

c. Describe any structures on the site.

There is a dormitory, cabins, and foundations that will be demolished. A large community type building and the residence will be refurbished for use within the PUD.

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

There are a number of cabins, foundations and a dormitory building in bad repair that will be demolished.

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

The current zoning classification of the site is Rural – 3 (Attachment G).

f. What is the current comprehensive plan designation of the site?

The proposed site has a Rural land use designation by Kittitas County.

g. If applicable, what is the current shoreline master program designation of the site?

The current shoreline master program designation of this reach of the Yakima River is Rural according to the Kittitas County Shoreline Master Program (Attachment J).

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

The Yakima River has been designated as Shoreline of the State. There are floodplain and floodway zones on the property.

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

None.

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

6-8 people would work at the site. It is estimated that this project would be primarily second homes or possibly a short-term vacation destination with a population of about 215 people. If the proposal develops the rv sites, it is unknown on the number that would be developed.

The camping sites will be used on a day to day basis.

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

There will be no displacement therefore no measures are required.

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

This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities. It is also compatible with the existing residential development in the area, which also has a Rural Designation. Furthermore, in trying to retain the rural character of the area, we have chosen to proceed under the guidelines of the Planned Unit Development as provided for in Kittitas County Code 17.36. The measures that are allowed under this code provide for the ability to develop land in a more desirable fashion that can preserve rural character, wildlife habitat areas, open space, agricultural ground and all natural resources. This project is also consistent with the Growth Management Act, RCW 36.70A.070 (5)(b), which states "The rural element shall permit rural development, forestry and agriculture in rural areas."

The Growth Management Act, RCW 36.70A.070 (5)(b) also states that the "rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the

permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses.” (Attachment L) The property currently has a conditional use permit that allows for camping. Additionally, the current development of the property serves more people than the proposed use of the property will.

9. HOUSING

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

There may be 86 condo units for middle to high-income housing. There may also be camping units/RV sites associated with the proposal. These camping units may cover approximately 0 to 100% of the developable area of the subject property. Some of the camping units/RV sites could be provided water and power through the existing setup and if any additional rv sites are proposed the existing infrastructure may be expanded.

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

The existing dormitory and cabins will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any. Measures to reduce or control housing impacts will be addressed by including moderate to high-income housing in the proposal.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed residential structure would be 50 feet. The principal exterior building material would be wood or materials with a wood look and stone and masonry products.

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

No views would be impacted by this project. The condos, if developed will be located in the general open grassy area where the cabins and dormitory are currently located. The RV sites will be located in the timbered area of the property and may additionally be placed in the grassy area where the dormitory currently exists if the condos are not developed, therefore not altering or obstructing any views in the immediate vicinity. Furthermore, if anything would be considered as view altering, it would be the improvement of the views due to the demolition of the existing degraded buildings that are on-site currently.

c. Proposed measures to reduce or control aesthetic impacts, if any. The protective covenants of the project would control aesthetic impacts.

11. LIGHT AND GLARE

Horizontal lines for handwritten input, including a shaded rectangular area at the bottom right.

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

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants. Therefore, there should be limited light produced by this proposal and would only occur during the evening and night hours.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. The wattage of all lighting would be controlled by the protective covenants.

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

Off-site light or glare sources that could affect our proposal is possible glare from adjacent residential structures and possible glare off of passing traffic on Hwy 10.

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

The protective covenants would require downward facing outdoor lighting on residences and yards with no large, halogen yard lights. The wattage of all lighting would be controlled by the protective covenants.

12. RECREATION

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

Within the immediate vicinity there is access to fishing and community recreational activities. In the general area, there is access to USFS roads where snowmobiling, hunting, hiking and other types of recreational activities take place.

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

No, the project will enhance existing recreational uses. There may be additional sports courts. Trails through the open space area will lead to fishing spots and wildlife viewing areas. A pond will be constructed to serve as a flood storage replacement area within the flood plain. Parks will be developed with child friendly activities as well as more adult oriented activities. There will be campsites developed.

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

As part of this proposal, there will be incorporated three types of recreational activities, Passive Recreation, Active Recreation, and Formal Recreation, as referred to in Kittitas County Code Ch. 16.09, Performance based Clusters. Passive Recreation will include trails throughout the property. These trails will meander through the woods and open spaces. Also along these trails will be areas designated as wildlife viewpoints, picnic locations and viewpoints. Along with these types of activities there will also be available a community center.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

To our knowledge, there are no sites that are listed or proposed for listing on national, state, or local preservation registers. The applicant will commission an archaeology analysis of the property.

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

None that we know of.

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

None are proposed as we know of no impacts.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

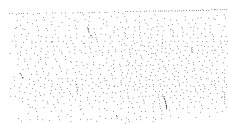
The site is accessed off of SR 10. The access crosses the BNSF railroad tracks.

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

No public transit in the area.

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

The project would have approximately 129 parking spaces associated with the condo units if developed. The RV sites will provide parking for the RV itself and some may allow enough room for an additional vehicle. Also there will be 20-30 parking spaces associated with the amenity building/structures and recreation activities.



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

There will be a new road system that will be developed to serve the proposed project. The roads will be built narrower than normal in an effort to reduce the impervious surfaces.

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

If so, generally describe.

No, the site is away from water, rail and air transportation.

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

The project, at full build out, will generate approximately 860 trips per day if the condo units are developed. This is a recreational themed resort so it is anticipated that traffic volumes will actually be less than 860 trips per day. Additionally there is the possibility of RV camping sites to be located on approximately 0-100% of the developable area of the subject property. At this time it is not known the number of sites to be provided so a vehicular trip count cannot be estimated.

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

No measures are proposed at this time.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

In developing new condos and / or RV sites, the project will result in an increased need for police and fire protection. It is possible that there would be impacts on health care and schools.

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

There will be a Group A Water System serving this property that will include fire hydrants and water storage for fire flow as required by the Washington State Department of Health and Kittitas County. Campsites will be developed which will reduce the impact to public lands by moving a portion of the growth in this segment of the population to this development.

16. UTILITIES

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

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

The project will require electricity, telephone, cable or satellite television and Internet services. Power will be provided by PSE.

A Group "A" Water System will be approved by the Washington State Department of Health.

In the development, individual and Community Septic Systems will be installed. These systems will be designed by a licensed septic designer and installed on site by a Kittitas County approved installer.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Water System that serves this property.

If the quantity of effluent allows, during later buildout of this proposal the applicant may plan, design, and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the development of this property. The initial sewage needs for this development are proposed to be handled through approved individual and community septic systems. The reclaimed water facility will require approval of Washington State Department of Health and Department of Ecology.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Lindsay M. Ogden*

Date: 6/15/07

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life. _____

3. How would the proposal be likely to deplete energy or natural resources? _____

Proposed measures to protect or conserve energy and natural resources.

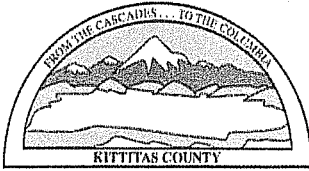
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts. _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? _____

Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). _____

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment _____



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

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

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

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

Certificate of Title (Title Report)

Computer lot closures

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$630 for Community Development Services Department
 (One check made payable to KCCDS)

RECEIVED

FEB 05 2008

Kittitas County
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Kat Buij

DATE:

2/5/08

RECEIPT #

055829

RECEIVED

DATE STAMP
FEB 05 2008

Kittitas County
CDS

NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

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

Name: Teanaway Ridge LLC

Mailing Address: PO Box 808

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: _____

Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group, Inc.

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-857-2044

Email Address: _____

3. Street address of property:

Address: 29810 Highway 10

City/State/ZIP: Cle Elum, WA 98922

4. Legal description of property:

19-16-04020-0002:

Acres 85.98, Cd. 6642; Sec. 4, Twp. 19, Rge. 16; Ptn. NE1/4 NW1/4 S. of Hwy 10; S1/2 NW1/4 N. of Hwy 10; S1/2 NW1/4 N. of Yakima River (Must be sold with 19-16-04050-0401)

19-16-04050-0401:

Acres 0.60, Cd. 3219-1; Sec. 4, Twp. 19, Rge. 16; Plat of Teanaway (Ptn. of plat within Gov't. Lot 4) (Must be sold with 19-16-04050-0002)

5. Tax parcel number(s): 19-16-04020-0002 and 19-16-04050-0401

6. Property size: 86.58 (acres)

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

This proposal encompasses a total of 86.58 acres of land and is requesting to be broken into 4 lots that will be processed simultaneously with the Yakima River Planned Unit Development application and it's associated overlay maps. There is an existing conditional use on the subject property. Currently, the caretaker house is being

rented out. The subject property houses a lodge, two dormitories, a caretaker's house, shower house, numerous small built cabins, and tabernacle.

Access to the site is via State Highway 10, just east of the intersection of Highway 970 and Highway 10. The property owner also has a crossing permit #053000 to cross the BNSF Railroad tracks.

The boundary description of the subject property is as follows: The northern boundary consists of the Bugni Short Plat to the Northwest and the BNSF Railway Company crossing and tracks to the Northwest. Directly to the East is the Yakima River, a private parcel and property owned by the Washington State Department of Natural Resources (DNR). The Southern boundary is made up mostly of the Yakima River, the John Wayne Trail, and a 3-acre parcel that touches the boundary. Finally, to the West the boundary consists of the Yakima River and public lands.

Water and Sewer:

This property has an existing Group A Water system that will be used to serve any future project that occurs on this site.

The subject property is located within Kittitas County Sewer District # 8. A community septic system or individual septic tanks may be used on the property under Sewer District # 8's guidance. The community septic system will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health. There could be a transition from individual or community septic systems to a Class "A" Reclaimed Water System. Once there is enough effluent, it is possible that a Class A Reclaimed Water facility may be installed. The Class "A" Reclaimed Water Facility will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health. This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" reclaimed water requirements. These requirements are the highest standards recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, fire fighting/protection, aquifer recharge, and stream enhancement. The standards for Class "A" reclaimed water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above what is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by LCU's Group A Water system that will serve this property.

Open Space:

This project will ensure a minimum of 40 acres of land kept in open space for perpetuity. Through this plat process we have already designated Lot # 1 (28.37 acres) as the initial open space lot. The uses on this land will be pursuant to KCC 17.36. The open space may include passive, active, and/or formal recreational activities like trails, picnic areas and wildlife and bird viewing locations. This large percentage of open space will allow for further protection of the shoreline of the Yakima River and will also help protect and retain the aesthetic and rural quality of the area.

8. Are Forest Service roads/easements involved with accessing your development?

Yes (Circle) If yes, explain: _____

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

None _____

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

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

X Lindsay M. DeBart

Date:

2-4-08

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

X [Signature]

Date:

2-4-08