



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

February 25, 2008

Mr. Lynn Romans  
12180 Teanaway Road  
Cle Elum, WA 98922

### RE: Big Ridge Short Plat (SP-07-115)

Dear Lynn:

The Kittitas County Community Development Services Department has determined that the Big Ridge Short Plat is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect the short plat number SP-07-115.
2. All mitigations as set forth in the SEPA MDNS ADDENDUM issued on February 21, 2008 shall be conditions of approval and of the project. Please see the attached MDNS ADDENDUM.
3. A plat note shall be added as follows:

*The Big Ridge Short Plat (SP-07-115) shall be served by a "Group B" water system together with the Low Ridge Short Plat (SP-07-120) combined, and shall serve all 8 lots. The "Group B" water system shall be approved by Kittitas County Environmental Health.*

4. A plat note shall be added as follows:

*The "Group B" water system shall have flow meters installed at the well head and on each individual lot. Records documenting water usage both at the well head and on each individual lot shall be maintained and available for public inspection by a Satellite Management Agency (SMA).*

5. A plat note shall be added as follows:

*No disturbance or development of the site areas shall be undertaken by the property owner until an archaeological excavation permit has been obtained from the Department of Archaeology & Historic Preservation. Additionally, prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.*

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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6. A plat note shall be added as follows:

*The required "Group B" water system shall either be in place prior to final plat approval or be legally bonded for the cost of construction by the applicant prior to final plat approval. The applicant shall complete a "Group B Workbook," available from the Kittitas County Department of Environmental Health.*

7. A plat note shall be added as follows:

*All development shall comply with the International Fire Code.*

8. A plat note shall be added as follows:

*The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.*

9. Attached you will find comments from the Kittitas County Department of Public Works, the Department of Archaeology & Historic Preservation, and the Washington State Department of Ecology. **Please see those documents for any additional required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Big Ridge Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, March 10, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

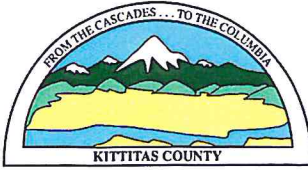
If you have questions or need further assistance please let me know.

Sincerely,



Mackenzie Moynihan  
Staff Planner

CC Required parties (KCC 15A)



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### ADDENDUM

#### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Project:** Big Ridge Short Plat (SP-07-115)

**Description:** A 4-lot subdivision of approximately 12.00 acres of land zoned Ag-3.

**Proponent:** Lynn Romans  
George Faucher  
12180 Teanaway Road  
Cle Elum, WA 98922

**Location:** The project is located east of the City of Cle Elum, south of Highway 970, west of Hidden Valley Road, Cle Elum, WA 98922, and is located in a portion of the southwest ¼ of Section 30, T20N, R17E, WM, in Kittitas County. Map numbers 20-17-30030-0015 and 20-17-30030-0016.

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

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

#### **The following conditions shall also apply based on the project specific analysis:**

##### **I. Transportation**

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works, both included herein and also all conditions included in the memorandum issued by the Department of Public Works.
- B. As a condition of final plat approval, the previously recorded portion of easement "Q" connected to SR-970 at milepost 6.99 is no longer valid and is required to be removed. There shall be no access to the plat at milepost 6.99 on State Road-970.
- C. All access to the plat from SR-970 shall be at milepost 6.90, south of the Teanaway Road intersection (easement "R").
- D. The applicant will provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location and it shall be shown on the final mylars.
- E. Mail routes and boxes shall be approved by the local postmaster. Mailboxes shall not create site obstructions.

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## II. Air Quality

- A. The applicant shall obtain a burn permit from the Department of Ecology if they are planning to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology.
- B. Washington Administrative Code 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. The applicant shall create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, to be followed for the construction and duration of all activity on the property. It is the applicant's responsibility to contact the Department of Ecology for further information.

## III. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- ~~C. The applicant will develop one "Group B" water system for this project, the Low Ridge Short Plat (SP-07-120), and the Lockwood Short Plat (SP-07-117) combined, to serve all 11 (eleven) proposed lots. The "Group B" water system will be designed by a licensed engineer and approved by the Washington State Department of Health.~~
- D. CORRECTION TO ITEM C: The applicant will develop one "Group B" water system for this project and the Low Ridge Short Plat (SP-07-120) combined, to serve all 8 proposed lots. The "Group B" water system shall be approved by Kittitas County Environmental Health.
- ~~E. The required "Group B" water system shall be in place prior to final plat approval. Approval shall include the drilling of the well along with demonstration that adequate water supply exists to support the two proposed plats.~~
- F. CORRECTION TO ITEM E: The required "Group B" water system shall either be in place prior to final plat approval or be legally bonded for the cost of construction by the applicant prior to final plat approval. The applicant shall complete a Group B Workbook application which includes drilling a well/wells and design of the well house/structure, pump tanks and storage tanks.
- G. The "Group B" water system cannot be used for irrigation purposes.
- H. Flow meters must be installed both at the well head and on each individual lot. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).
- I. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

#### IV. Cultural Archaeology

- A. No disturbance or development of the site areas can be undertaken by the property owner until an archaeological excavation permit has been obtained from the Department of Archaeology & Historic Preservation.
- B. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.

#### V. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed down toward the site and away from SR-970.
- B. All outdoor lighting shall also be directed in a way as to minimize the effect on nearby residential properties.

#### VI. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.
- B. It is the developer's responsibility to dampen or deflect any traffic noise for this development. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.

#### VII. Animals

- A. This property lies within the Swauk Prairie Mule Deer Wintering Range. Any proposed fencing shall be a two-rail split fence design no greater than 42 inches in height in order to facilitate wildlife passage.

#### VIII. SEPA Review

This MDNS is issued under WAC 197-11-350. There is no comment period for this SEPA Addendum.

**Responsible  
Official:**

  
\_\_\_\_\_  
Mackenzie Moynihan

**Title:** Staff Planner

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX 962-7682

**Date:** February 21, 2008

**There is no appeal period to this SEPA Addendum.**