

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: Washington Department of Ecology
Washington Department of Ecology, Environmental Review Section
Washington Department of Natural Resources
Washington Department of Fish and Wildlife
Washington State Department of Transportation
Washington State Department of Archaeology and Historic Preservation
Yakama Nation
Yakama Nation Department of Natural Resources
Yakama Nation Fisheries
James E. Brooks Library, Documents Department
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Department
Kittitas County Fire District 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas School District
Kittitas Reclamation District
Ellensburg Daily Record
Northern Kittitas County Tribune
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: Issuance: February 12, 2008
Publication: February 14, 2008; February 21, 2008

Subject: **Studer Short Plat, File Number SP-07-145**

Terry L. Ostergaard, authorized agent for Michael R. Studer, landowner, submitted an application for a 2-lot Plat on approximately 11.62 acres of land that is zoned Agriculture 5, located approximately 2.5 miles southeast of the City of Kittitas, ¼ mile south of Carroll Road, east of Prater Road on Boston Road, located in a portion of Section 20, T17N, R20E, WM, Kittitas County. Map number 17-20-20050-0002.

Enclosed please find a Notice of Application, Short Plat Application, SEPA Environmental Checklist, and related documents for the referenced application. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

On November 16, 2007, Kittitas County Community Development Services required the applicant to submit a SEPA Environmental Checklist for the above referenced application due to the fact that the subject parcel of the referenced project was rezoned under Kittitas County Ordinance No. 2006-27. (See Christen Rezone, File Number Z-05-31) Said Ordinance stipulated that further development of the subject parcels affected by the Christen Rezone shall be subjected to further environmental review.

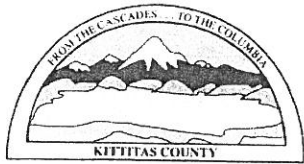
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Written comments from the public on environmental impacts may be submitted to the Kittitas County Community Development Services Department no later than **Thursday February 28, 2008** 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.

Please send comments regarding the application and potential adverse environmental impacts by Thursday February 28, 2008 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA 98926 Phone: (509)933-8274. Staff Planner: Mike Elkins.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEP 11 2007

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SP-07-145

KITTITAS COUNTY CDS

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

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 IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

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FOR STAFF USE ONLY

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

SIGNATURE:

DATE:

RECEIPT #

Handwritten signature of Lisa M. Sweney

9.11.07

053464



NOTES:

KITTITAS CO. CDS

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:

Name: MICHAEL R. STUDER
Mailing Address: P.O. BOX 953
City/State/ZIP: KITTITAS, WA 98934
Day Time Phone: 509-201-6238
Email Address:

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

Agent Name: TERRY L. OSTERGAARD
Mailing Address: c/o A.S.P.I. 4727-A EVERGREEN WAY
City/State/ZIP: EVERETT, WA 98203
Day Time Phone: 877-280-8357
Email Address: terryo@alphasub.com

3. Contact person for application (select one):

Owner of record Authorized agent

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

4. Street address of property:

Address: 131 BOSTON ROAD
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property:

LOT A2 OF THE CHRISTEN SHORT PLAT NO. 1, AS RECORDED IN BOOK E OF SHORT PLATS, PAGE 76, SITUATE IN COUNTY OF KITTITAS, STATE OF WASHINGTON.

6. Tax parcel number(s): 11363 17-20-20050-0002

7. Property size: 11.62 (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):

SEE ATTACHED NARRATIVE

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

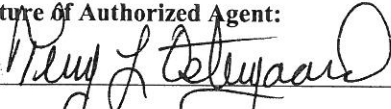
10. What County maintained road(s) will the development be accessing from?

BOSTON ROAD & PRATER ROAD

11. 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



Date:

4/24/07

Signature of Land Owner of Record:

(Required for application submittal)

X



Date:

4-24-07

Narrative Project Description Michael R. Studer Short Plat

April 24, 2007

Site Address: 131 Boston Road

Tax parcel number: 11363

Current Zoning: RR – 10

Comprehensive Plan: RR– 10

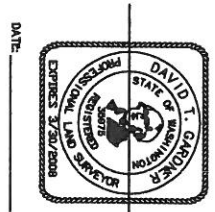
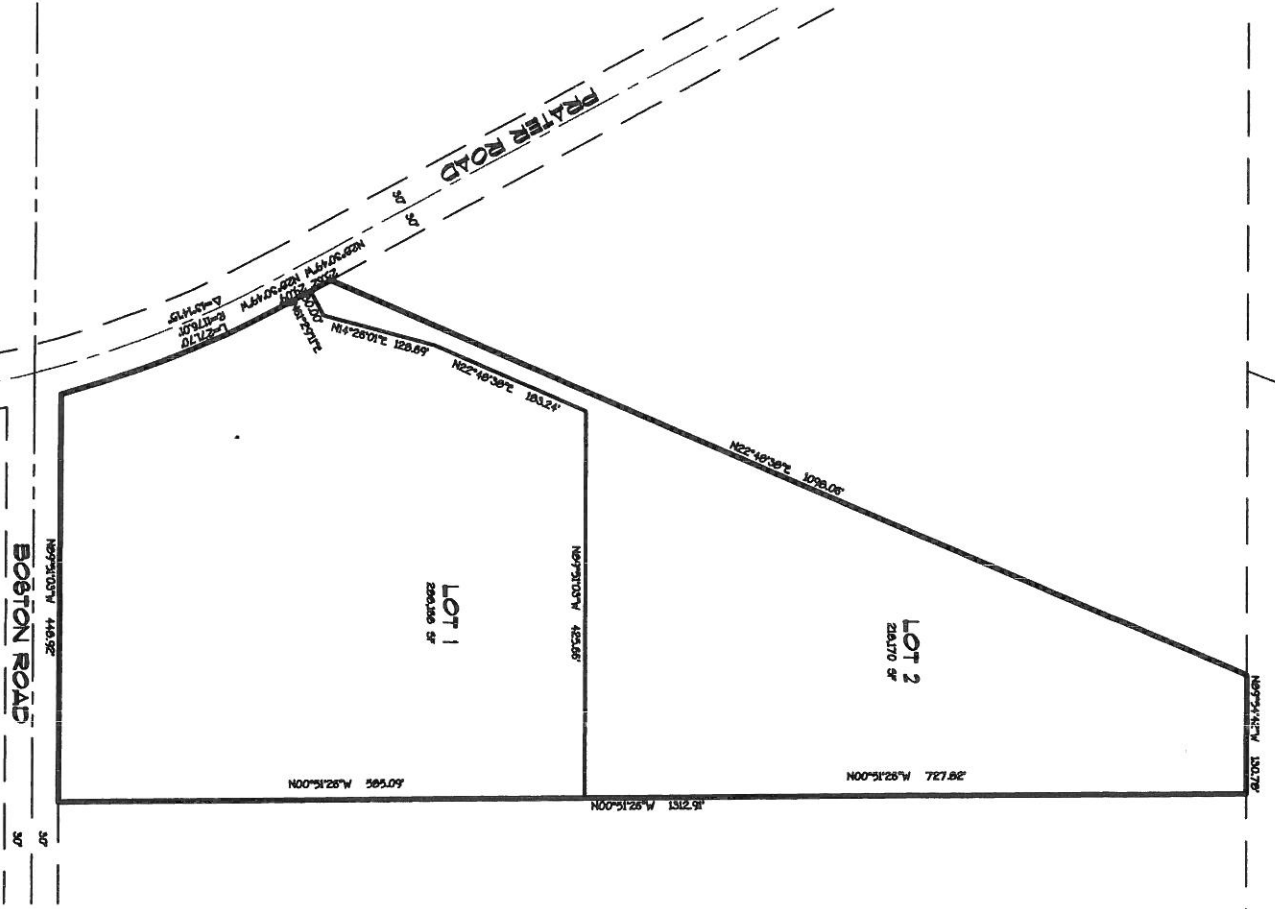
The site is located at the northeast corner of Prater Road and Boston Road. There is an existing house on the site that takes access from Boston Road. This house will remain. The house currently has a well for water and is utilizing a pressure drainfield system.

The applicant is proposing to short plat the 11.62 acre site into 2 single family lots. Lot 2 will be located in the northern 758'+/- portion of the parcel. The short plat proposes lot sizes of 6.62 and 5.01 acres. The site slopes from east to west at about 8%.

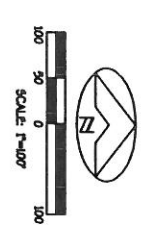
All surrounding properties are residential. There appears to be no critical areas on the site or adjacent to the site.

The access to Lot 2 will be off Prater Road along the western boundary of the site. This lot will also be served by an individual well and drainfield system.

NEW 1/4, SECTION 20, TOWNSHIP T NORTH, RANGE 20 EAST, WPM



DATE: _____

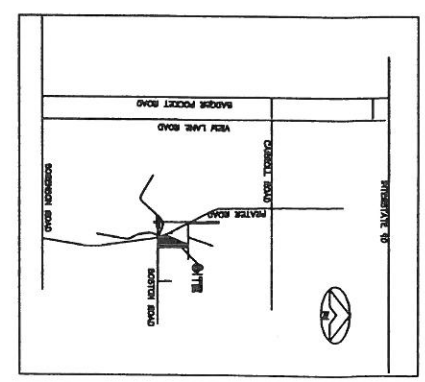


DATA

AS SHOWN

BASIS OF SURVEY

CRIDE 97-8-07 UNDER APR 1990/750022



VICINITY MAP

NOT TO SCALE

SURVEY NOTES

ADJUSTED: LEFT-ANGULAR TOTAL STATION
 METHOD: LEFT-ANGULAR TOTAL STATION
 METHOD: FIELD TRAVERSE
 THE CLOSURES OF THIS FIELD TRAVERSE
 CONDUCTED DURING THIS SURVEY WERE
 OR EXCEEDED THE PERMITS CLOSEURE
 STANDARDS STATED IN IAC 352-50-090.

LEGEND

- ⊕ EX MONUMENT, AS NOTED
- ⊖ EX UTILITY POLE
- EX CURB WIRE
- X EX FENCE
- SOIL BUILDING SET BACK LINE
- FRONT
- REAR
- SIDE
- STREET
- UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

LOT 1 & 2 OF THE CHRISTINA SHORT PLAT NO. 1 AS
 RECORDED IN BOOK E OF SHORT PLATS PAGE 76,
 STATE OF WASHINGTON, COUNTY OF KITTITAS.

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SUBMITTER/APPLICANT

MICHAEL E. STODER
 P.O. BOX 924
 SOUTHWEST WA 99354
 509-528-9830

CONTACT

THOMAS L. GORTSCHAU
 ALPHA SURVEYING PROFS, INC.
 4727-A EVERGREEN WAY
 EVERETT, WA 98203
 (360) 586-0577

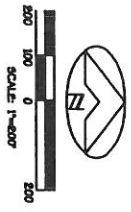
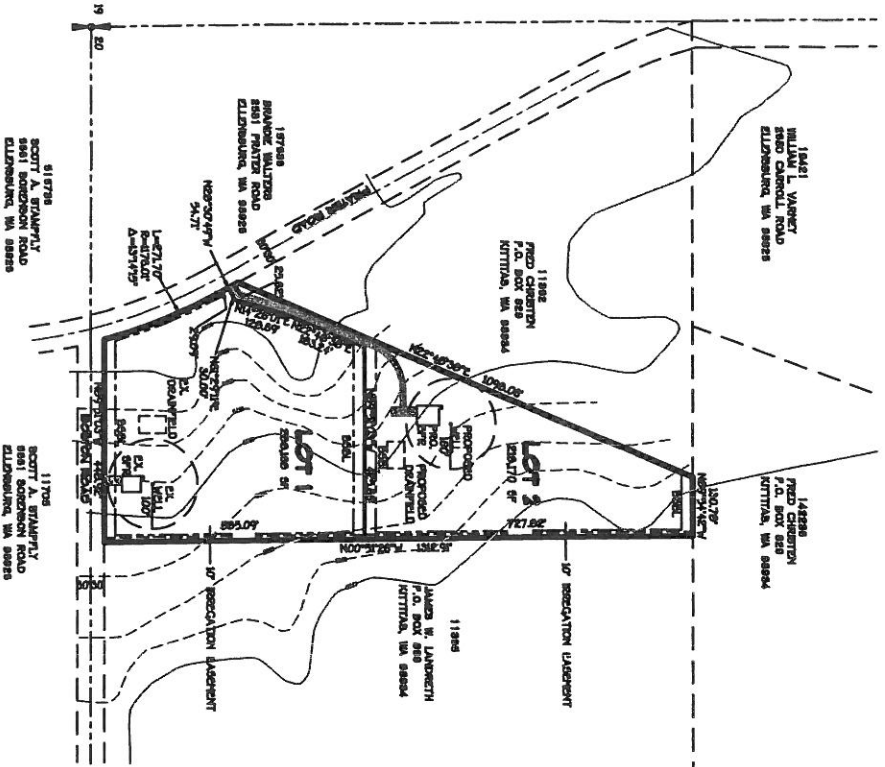
PRELIMINARY SITE PLAN

FOR
MIKE STODER

KITTITAS COUNTY, WASHINGTON

NEW 1/4, SEC. 20, TWP. 17 N. R. 20 E. W1
 4727-A EVERGREEN WAY EVERETT, WA 98203 (360) 586-0577

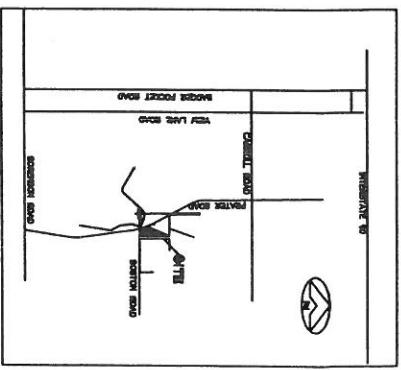
NEW 1/4, SECTION 20, TOWNSHIP 17 NORTH, RANGE 20 EAST, WPM



DATE OF DRAWING
 DATE: 08-26-07 UNDER PLAN 199807050002

LEGEND
 (Symbol) EX. HOUSING, AS NOTED
 (Symbol) EX. UTILITY POLE
 (Symbol) EX. CITY WIRE
 (Symbol) EX. FENCE
 (Symbol) BALDWIN SET BACK LINE
 (Symbol) FRONT YARD
 (Symbol) SIDE YARD
 (Symbol) SIDE STREET
 (Symbol) UNLESS OTHERWISE NOTED

PROJECT NOTES
 1) NO EXISTING RESERVATION EGRESS EASEMENTS PROPOSED
 2) NO ACCESS EASEMENTS PROPOSED
 3) DRAINAGE VIA INDIVIDUAL INFILTRATION



LOCAL DESCRIPTION
 NOT TO SCALE

LEGAL DESCRIPTION
 PART OF THE SECTION 20 SHORT PLAT NO. 1 AS SHOWN IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITE DATA
 SITE ADDRESS: IN BOSTON ROAD ELLensburg, VA 99929
 TAX PARCEL NUMBER: 1330
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 PLAT AREA: 50,000 SQ. FT. OR LESS
 NUMBER OF LOTS PROPOSED: 4
 NUMBER OF LOTS: 4
 RESERVATION DISTRICT: NONE
 DRAINAGE EGRESS: INDIVIDUAL HOUSES
 WATER SOURCE/PURVIEW: INDIVIDUAL WELLS
 FIRE DISTRICT: FIRE DISTRICT NO. 2 (GENERAL ELLensburg)
 SCHOOL DISTRICT: SCHOOL DISTRICT NO. 403

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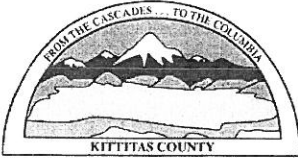
DATE: _____

OWNER/APPLICANT
 MICHAEL S. STUBBS
 P.O. BOX 993
 KITTITAS, VA 99934
 509-851-0228

CONTACT
 THOMAS L. GORTON/ASD
 4787-A EVERGREEN WAY
 EVERETT, VA 99003
 (877) 280-0357

PRELIMINARY SHORT PLAT MAP
 FOR
MIKE STUBBS
 KITTITAS COUNTY, WASHINGTON

NEW 1/4, SEC. 20, TWP. 17 N, R. 20 E, W1
 ASPL ALPHA SUBDIVISION (P/03 INC)
 4787-A EVERGREEN WAY EVERETT, VA 99003 (877) 280-0357



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

Kittitas County

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 provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Suder Short Plat

2. Name of applicant:

Michael R. Studer

3. Address and phone number of applicant and contact person:

P.O. Box 983
Kittitas, WA 98934
Contact: Terry L. Oatengaard C/O A.S.P.I.
47274-A Evergreen Way
Everett, WA 98203
425-252-1884

4. Date checklist prepared:

December 2007

5. Agency requesting checklist:

Kittitas County Community Development

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

The project should be completed in 2008.

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

No plans for future activity is proposed.

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

Seпа checklist.

9. 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 known.

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

Preliminary plat approval;
Final plat approval;
SEPA determination;
Building permit for single family residence.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Subdivide the 11.62 acre site into two SFR lots.
There is a SFR on site that will remain.
A 20' access easement is proposed for access to Lot 2.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located north of Boston Road and east of Prater Road.
The site address is 131 Boston Road. The project is located in the NW 1/4, Section 20, Township 17 North, Range 20 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the site is approximately 8%.

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.

Per the Washington State Soil Survey the soils found on this site is Rollinger Ashy Silt Loam.

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

No.

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

Grading for the futue driveway to lot 2 will require less than 500 CY of cut & fill.

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

There is a potential for erosion during the construction of the SFR and driveway to serve the new residence.

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

Between 4-8% of the site will be covered in impervious surfaces.

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

TESC measures will be put into place to control erosion for this project. Measures may include gravel construction entrance, silt fences and the stabilization of all exposed soils as necessary. All control measures will approved by the County prior to any site activity.

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.

Shot term emissions would be fron construction equipment. Long term emissions would consist of vehicle emission and smoke from fire places.

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

None.

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

Dust control during construction.

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.

No.

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.

No.

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.

None.

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.

No.

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.

No.

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.

No.

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.

·Domestic sewage.

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.

Roof tops and driveway to be infiltrated.

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

Yes, runoff from roof tops and driveways could enter into the ground.

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

None.

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?

Vegetation will be removed as required for the construction of the proposed SFR and associated driveway.

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

None known.

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

Individual lots to be landscaped by owners.

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:

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.

None known.

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

Not to our knowledge.

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

None.

6. ENERGY AND NATURAL RESOURCES

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

Electricity, natural gas, oil or wood stoves may be used to heat the SFR.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No.

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.

Meet Washington State and Kittitas county energy codes for the proposed SFR.

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.

1) Describe special emergency services that might be required.

None should be required for the proposed SFR.

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

None.

b. Noise

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

Auto traffic

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.

Noise associated with a SFR.

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

None

8. LAND AND SHORELINE USE

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

The existing site and surrounding properties are SFR and farming.

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

Yes.

c. Describe any structures on the site.

House

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

No.

- e. What is the current zoning classification of the site?
Ag - 20
- f. What is the current comprehensive plan designation of the site?
Rural
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an environmentally sensitive area?
No.
- i. Approximately how many people would the completed project displace?
None.
- j. Approximately how many people would reside or work in the completed project?
Approximately 6 people will reside in the completed project.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None.
 - 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Meet current codes.

9. HOUSING
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
One new middle income SFR.
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None.
 - c. Proposed measures to reduce or control housing impacts, if any.
None.

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?
30'
 - b. What views in the immediate vicinity would be altered or obstructed?
None.
 - c. Proposed measures to reduce or control aesthetic impacts, if any.
None.

11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
General residential lighting.
 - b. Could light or glare from the finished project be a safety hazard or
No.

interfere with views?

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

d. Proposed measures to reduce or control light and glare impacts, if any.
None.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

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.
Not to our knowledge.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.

c. Proposed measures to reduce or control impacts, if any.
If any historical or cultural artifacts are found, all site work will stop until the appropriate agencies are notified.

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.
Boston Road & Prater Road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No.

c. How many parking spaces would the completed project have? How many would the project eliminate?
A minimum of 4 parking stall will be provided.

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).

No.

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

No.

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

Approximately 10 ADT and 1 PM PHT.

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

None.

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.

The proposed SFR should not require an additional increased need for public services.

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

None.

16. UTILITIES

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

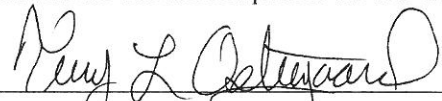
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, telephone, septic system.

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: _____



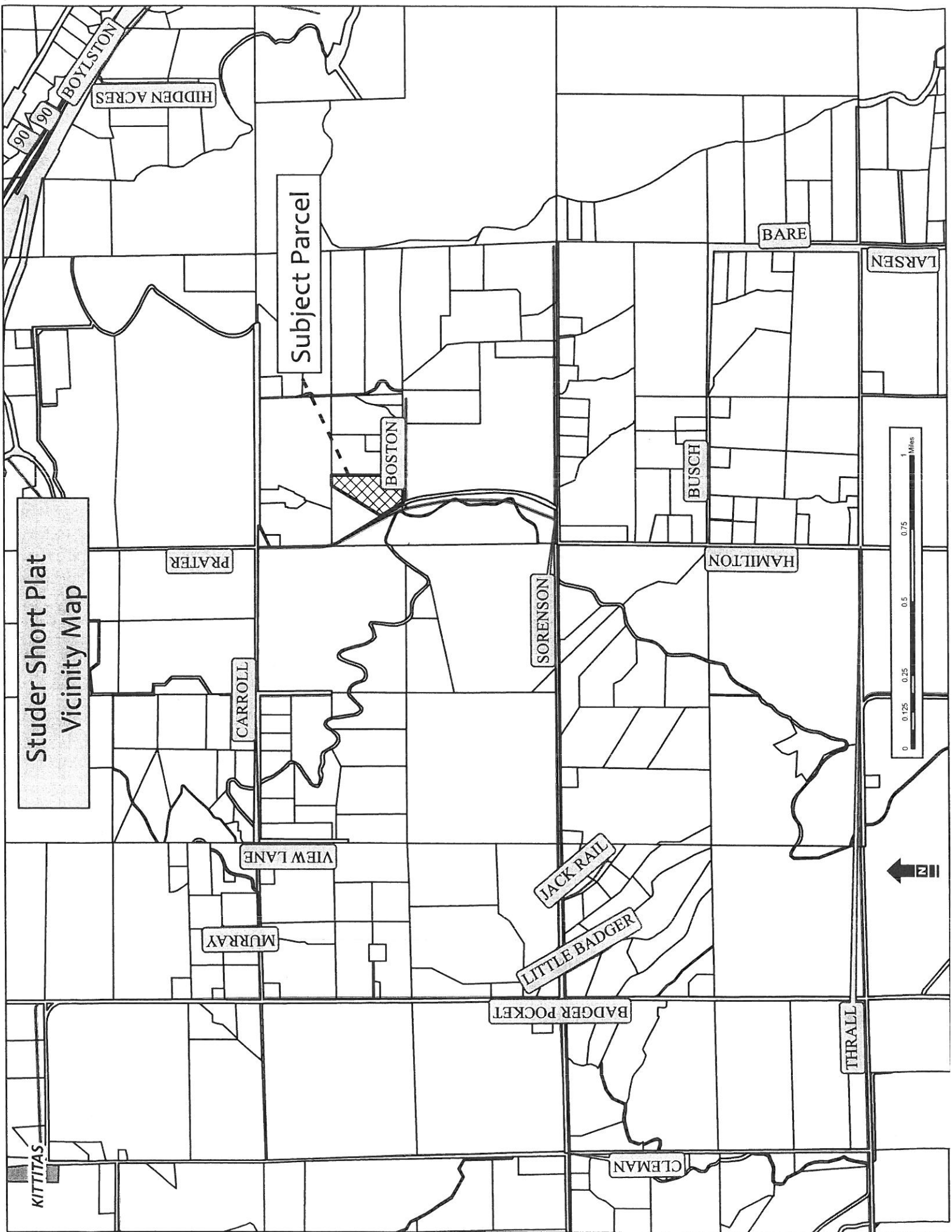
Date: _____

12/3/07

Print Name: _____

Terry L. Ostergaard

Studer Short Plat Vicinity Map



HIDDEN ACRES

Subject Parcel

BOSTON

BARE

LARSEN

BUSCH

PRATER

SORENSEN

HAMILTON

CARROLL

VIEW LANE

MURRAY

JACK RAIL

LITTLE BADGER

BADGER POCKET

THRAILL

CLEMAN

KITTITAS

