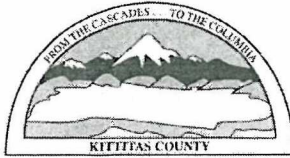


Meadow Springs P-07-15



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

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTAS 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

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" 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.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required
*One check made payable to KCCDS



FOR STAFF USE ONLY

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

SIGNATURE: _____

DATE: _____

RECEIPT # _____

X _____

4-10-07

050497

NOTES: _____



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

12854.003.pdf
Meadow Springs

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

Name: Meadow Springs, LLC contact: Wayne Nelsen
Mailing Address: 301 West 1st Street, Suite B
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509) 674-6828
Email Address: wayne@sapphireskies.net

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

Agent Name: Ivana Halvorsen, Barghausen Consulting Engineers, Inc.
Mailing Address: 18215 - 72nd Avenue South
City/State/ZIP: Kent, WA 98032
Day Time Phone: (425) 251-6222
Email Address: ihalvorsen@barghausen.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: Not assigned
City/State/ZIP: Cle Elum, Washington 98943

5. **Legal description of property:**

Please see attached

6. **Tax parcel number(s):** 735334, 015434, 025434

*19-14-12000-0002 & 0003
19-14-01000-0005*

7. **Property size:** Approximately 158 (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):

Subdivide 158 acres of vacant land into up to 62 lots with private access easements, a Group A public water system, and private on-site septic systems.

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

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

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X _____

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

Date:

X Wynne A. Nolt

4/10/07

**PUBLIC BENEFIT RATINGS ANALYSIS
PERFORMANCE BASED CLUSTER SUBDIVISION
MEADOW SPRINGS**

RECEIVED

APR 11 2007

**KITTITAS COUNTY
CDS**

Project Name:	Meadow Springs	PBR Summary	
Base Acreage:	~ 158	Eligible Points:	130
Zoning:	R-5	Points Used:	100
Base Lot Size:	5.0	Open Space Ac.:	20.0
Base Lot Yield:	31	Total Proposed Lots:	62
Max. Lot Yield:	62	Average Lot Size:	0.6 AC

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	0	0	<i>interconnectivity is proposed</i>
Connectivity	25	25	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		25	
Open Space			
50% - 25 yrs.	0	0	<i>40% open space excludes road and critical areas</i>
40% - 80% perpetuity	40 - 80	40	
Urban Redevelopment	0	0	
subtotal		40	
Wildlife Habitat			
Connectivity	15	0	<i>no additional habitat elements proposed</i>
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	<i>Group A water system proposed</i>
Group A	50	50	
Group B	25	0	
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		50	
Recreation			
Passive	5/10	5	<i>private picnic areas proposed</i>
Active	10/20	10	<i>private trails proposed</i>
Formal Active	10/25	0	
subtotal		15	
TOTAL		130	

**MEADOW SPRINGS PRELIMINARY PLAT
CRITICAL AREA CHECKLIST
BCE No. 12854**

KCC 17A.030.035: Critical area checklist and required information. An applicant is required to submit a checklist of critical area information before commencement of all land use activities which are subject to this chapter. This information shall be used in processing all other site related development permits and approvals. Development may be required to be modified or may be conditioned to meet the requirements of this chapter. The checklist shall contain the following information:

1. *Legal description of the land, and assessor's parcel number.*

The south half of the southwest quarter of Section 1, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington; except;

- 1. Right-of-way for Pasco County Road;**
- 2. That portion conveyed to Kittitas County for Pasco Road cul-de-sac by deed recorded September 26, 1994, in volume 358, page 1993, under Auditor's file no. 575350, and amended deed recorded January 9, 1997, under Auditor's file no. 199701090017.**

and

The northwest quarter of the northeast quarter, and the northeast quarter of the northwest quarter of Section 12, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel numbers: 735334, 025434, & 015434

2. *As defined herein, the location of the following, if applicable:*
 - a. *Wetlands: NWI mapped PEMA and PSSA wetlands – not verified by applicant*
 - b. *Erosion hazard areas: County GIS mapped slopes over 30 percent*
 - c. *Floodplains and floodways: Not known*
 - d. *Riparian habitat: Not known*
 - e. *Geologically hazardous areas: County GIS mapped slopes over 30 percent*
 - f. *Landslide hazard areas: County GIS mapped slopes over 30 percent*
 - g. *Mine hazard areas: Not known*
 - h. *Seismic hazard areas: County GIS mapped slopes over 30 percent*
 - i. *Streams and rivers: Irrigation canal near northeast corner*
3. *Any voluntary methods or activities anticipated by the applicant pertaining to critical areas, including incentives being offered by local or state government.*

Avoidance of impacts of slopes over 30 percent where possible. A formal wetland delineation will be performed if required.

4. *Duplicate plans drawn to scale showing the nature, location, dimensions and elevations of the area in question, including existing or proposed structures, estimated amounts of fill material, drainage facilities, significant natural features, and the location of the above items, if applicable. Survey quality documents will not normally be required.*

Please see the enclosed Preliminary Plat map set that shows approximated limits of wetlands and slopes over 30 percent.

5. *The requirement for delineating the location of possible critical areas will be waived if field investigation by county staff indicates the following:*
 - a. *Sufficient information exists for staff to estimate the boundaries of any critical areas without a delineation by the applicant; or*

The applicant anticipates that additional Critical Area information will be prepared and provided to Kittitas County during the SEPA environmental review process.

- b. *No structures and uses, except for exempt activities, are proposed to be located within any possible critical area.*

No structures are proposed in Critical Areas. Some grading may be necessary for road construction.

6. Subject to field investigation by county staff, or other reliable and relevant information, the information submitted by the applicant shall be presumed valid for all purposes under this chapter. (Ord. 94-22 (part), 1994).

The applicant agrees that the Critical Areas shown on the enclosed plans and any future reports will be subject to review and agreement from County staff.

**PUBLIC BENEFIT RATINGS ANALYSIS
PERFORMANCE BASED CLUSTER SUBDIVISION
MEADOW SPRINGS**

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Streetscape	0	0	
subtotal		25	
Open Space			
50% - 25 yrs.	0	0	<i>40% open space excludes road and critical areas</i>
40% - 80% perpetuity	40 - 80	40	
Urban Redevelopment	0	0	
subtotal		40	
Wildlife Habitat			
Connectivity	15	0	<i>no additional habitat elements proposed</i>
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	<i>Group A water system proposed</i>
Group A	50	50	
Group B	25	0	
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		50	
Recreation			
Passive	5/10	5	<i>private picnic areas proposed</i> <i>private trails proposed</i>
Active	10/20	10	
Formal Active	10/25	0	
subtotal		15	
TOTAL		130	

SEPA ENVIRONMENTAL CHECKLIST

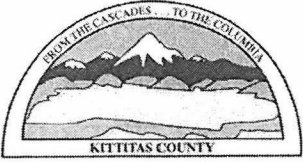
Tamarack Ridge, Starlite Estates, and Meadow Springs Preliminary Plat Kittitas County, Washington

Prepared for:
Stuart Vista, LLC,
Starlite Construction, and
Meadow Springs, LLC
301 West 1st Street, Suite B
Cle Elum, WA 98922

April 2007
Our Job No. 12854



CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ OLYMPIA, WA ♦ TACOMA, WA ♦ SACRAMENTO, CA ♦ TEMECULA, CA
www.barghausen.com



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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 of 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 questions 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.

FOR STAFF USE

A. BACKGROUND

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

Preliminary plat approval for all three projects, - 2007.

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

Not at this time.

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

None that we are aware of.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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.

There is an approved rezone application pending appeal on the Meadow Springs parcels. The applicant has negotiated a settlement of the appeal with the neighbors, so the appeal is expected to be dropped and the approval upheld.

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

- Kittitas County Preliminary Plat Approval for each project
- Kittitas County Final Plat Approval for each project
- Kittitas County SEPA Determination
- Kittitas County Clearing and Grading Permit
- Civil Construction Plan Approval
- Residential Building Permits
- Septic System Approvals
- Washington Department of Ecology NPDES Permit
- Wetland Fill Permit(s) from the U.S. Army Corps of Engineers and/or DOE (if applicable)
- Group A Water System Approval
- Bridge Design and Construction Approvals
- Bonneville Power Administration Approvals
- WDFW Hydraulic Project Approval (if required)
- Kittitas County Right-of-Way Use Permit
- Gate Permits for private roads

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)?
There are varying slopes (including slopes exceeding 30-percent) throughout the site.

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.

Unknown.

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

Unknown.

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

A substantial amount of grading is necessary for the roadway system. Future home construction is also likely to have grading required for driveways and building pads.

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

Erosion could occur due to land clearing activities, grading, and filling. Control measures will be implemented prior to clearing, which includes constructing drainage ditches, silt control fences, and sedimentation control ponds, as required by Kittitas County.

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

Unknown, but likely less than 25 percent.

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

Temporary erosion and sediment control measures should be in place and inspected prior to the start of construction activities.

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 project will result in minor emissions to the air both during construction and following development completion. During construction, impacts may result from construction vehicle emissions and airborne dust resulting from earthwork activities.

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

Off-site sources of emissions include surrounding uses and vehicle traffic associated with nearby streets. These sources are not anticipated to affect this project.

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

All applicable EPA and Ecology standards governing air quality related to construction will be followed during project development.

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.

According to the National Wetland Inventory (NWI) maps, wetlands may exist on site. Highline Canal, operated by Kittitas Reclamation District, bisects the northeast corner of the Tamarack Ridge site.

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.

The proposed project will require work in or near the potential NWI wetlands located in the south and western portions of the site.

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.

Approximately 2,000 cubic yards of fill may be placed in one or more wetlands to accommodate road crossings. Road fill will come from on-site or a rock/gravel company if on-site materials are unsuitable.

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

No surface water withdrawals or diversions are proposed. The wetland fill area will be designed with culverts to maintain hydrology (if required).

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

The project is not located within a known 100-year floodplain.

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.

The project does not proposed any discharge of waste materials to surface waters.

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.

Groundwater will be withdrawn by a future Group A well to be established by these three (3) projects.

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.

Private septic systems and drainfields will serve all of the proposed lots. The developers may choose community drainfields for some of the lots.

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.

Stormwater will be generated by the future roads and homes that will be constructed.

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

Not expected.

d Proposed measures to reduce or control emissions or other impacts to air, 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?

Site vegetation (including trees) will be disturbed and/or removed to accommodate home construction, street improvements, and utilities.

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

There are no threatened or endangered plant species known to exist on or near the site.

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

No, no landscaping is proposed at this time.

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.

Unknown.

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

Large tracts of open space will remain after development.

6. ENERGY AND NATURAL RESOURCES

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

Electricity will be required to provide lighting and heating within the project. Wood stoves and propane may also be used for heating and small appliances as applicable.

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

The project will not affect the potential use of solar energy by neighboring properties.

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 future homebuilder will comply with Washington State laws regarding energy conservation.

7. ENVIRONMENTAL H

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.

The proposed project will not result in any environmental health hazards.

1) Describe special emergency services that might be required.
No special emergency services will be required for the development of the site.

2) Proposed measures to reduce or control environmental health hazards, if any.
Compliance with all OSHA regulations will minimize the likelihood of construction accidents and the need for any response measures. Not other measures are proposed aside from sound construction practices.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
There is minimal existing noise as this is a sparsely populated rural area.

2) What types of 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, noise levels will increase during the day due to the operation of construction equipment for the installation of roads and utilities, and equipment used for grading. On a long-term basis, the project will create minimal traffic noise, primarily during peak travel times, and ambient noise levels typical of residential developments.

3) Proposed measures to reduce or control noise impacts, if any.
None are proposed.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Some of the sites are vacant, and some are developed with single-family homes associated outbuildings. The surrounding properties are developed with single-family homes or are vacant.

b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.

c. Describe any structures on the site.
There are existing residence(s) and outbuildings on Kittitas County Parcel Nos. 735334 and 015434.

d. Will any structures be demolished? If so, what?
Several of the existing structures will be demolished. The Pasco Cabin will be relocated to a site close to the existing barn on Parcel No. 015434, which will also remain.

e. What is the current zoning classification of the site?
The site is zoned as Rural 3 and Rural 5.

f. What is the current comprehensive plan designation of the site?
The site is designated as Rural.

g. If applicable, what is the current shoreline master program designation of the site?
The site does not have a shoreline designation,.

h. Has any part of the site been classified as an:
 environmentally sensitive area?
Slopes exceeding 30 percent and wetlands are present on the site.

i. Approximately how many people would the completed project displace?
None.

j. Approximately how many people would reside or work in the completed project?
Based on the Census 2000 average household size for Cle Elum of 2.3-2.7 people per household, it is estimated that approximately 285-335 people will reside in the completed project (124 homes).

k. Proposed measures to avoid or reduce displacement impacts, if any.
None are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The proposed project has been designed to be consistent with Kittitas County Zoning and Comprehensive Plan designations.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Up to 124 middle-income residential units will be created as allowed by the zoning- and performance-based cluster subdivision standards.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
All of the existing residential units will be eliminated and the unoccupied cabin will be relocated and used for recreational purposes.

c. Proposed measures to reduce or control housing impacts, if any.
None are proposed.

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 structures will be single-family residences. Exterior materials will be wood, composite materials, stone, metal, and other products.

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

No views are anticipated to be obstructed.

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

None are proposed.

11. LIGHT AND GLARE

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

The residents' use of cars on proposed streets will create some additional light in the evening during peak travel times. It is not anticipated that these sources of light would impact neighboring properties.

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

Light or glare will not interfere with views from surrounding homes.

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

None.

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

None are proposed.

12. RECREATION

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

No existing designated or informal recreation opportunities are in the immediate vicinity.

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

The project will not displace any recreational uses.

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

Large open space tracts are proposed, which can be used as informal, passive recreation. The Meadow Springs project will create a community clubhouse.

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.

Parcel Nos. 735334 and 015434 are part of the Pasco Homestead. The existing cabin and barn will be retained.

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

Parcels 735334 and 015434 are part of the Pasco Homestead. The existing cabin and barn will be retained.

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

The Pasco Homestead cabin and barn will be retained. The cabin will be moved near the barn to become part of the community area and clubhouse.

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.

Development of the site will require the construction of a system of new private roads that will connect to Westside Road, Stone Ridge Drive, and Pasco 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?

The completed project will provide a minimum of two off-street parking spaces per lot.

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).

The proposed project will include the construction of a private road system designed to public road standards on 60-foot-wide easements. Two separate gated emergency access connections are also included in the proposed design.

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

The project will not use water, rail, or 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 will generate approximately 1,187 new daily trips and 124 new p.m. peak hour trips.

(9.57 x 124 new residences = 1,187 ADT; 1.01 p.m. peak hour trip per house x 124 = 125 p.m. peak hour trips).

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

Interconnected streets and connections to existing roads to improve emergency access.

15. PUBLIC SERVICE

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

As typical for single-family residential lots, the proposed project will result in an incremental increased need for fire, school, police, and other public services.

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

Impact on a long-term basis on the need for public services will be mitigated through the collection of tax revenues that provide the primary funding mechanism for these services.

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.

Power: Puget Sound Energy
Water: Future Group A Public Water System
Septic System: Private Individual On Site and/or Community Drainfield(s)
Telephone: Qwest Communications

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 makes its decision.

Signature: Ivana Halvorsen
Ivana Halvorsen

Date: 4-9-07