

Jeff Watson

From: Jeff Watson
Sent: Tuesday, April 14, 2015 1:57 PM
To: Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Tom Justus (tom.justus@doh.wa.gov)'; Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; Josh Hink
Cc: Doc Hansen; 'jhallisey@fs.fed.us'; 'darren.habel@usace.army.mil'; 'Olson,Lesli D (CONTR) - TERR-BELL-1'; 'HolmstR@wsdot.wa.gov'; 'separegister@ecy.wa.gov'; Kaycee Hathaway; Jim Fossett; 'Cory Andrus (cory@pro-vac.com)'; Russ Hobbs; 'pblume@kcf7.com'; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; 'north-ridge@hotmail.com'; 'mmorton@cityofcleelum.com'; 'Kay Muhlbeier (kmuhlbeier@comcast.net)'; Holly Myers; 'aspengk@gmail.com'; 'ahjones@comcast.net'; 'Liz Remeto (lremeto@radiantdelivers.com)'; 'ridgecrest6@msn.com'; 'adamrmk@hotmail.com'; 'dalyville@comcast.net'; 'jatmlg98@gmail.com'; 'MLMcDonald@drhorton.com'; 'matti.clark@gmail.com'; 'kimperson@live.com'; 'Joe.SKVARLA@redhawkus.com'; 'iam@brianr.me'; 'MSuman@cablelang.com'; 'vkmckim@juno.com'; 'davemacduff@gmail.com'; 'Girard@mftlaw.com'; 'CosmicTraveler@Comcast.Net'; 'owensmeats@gmail.com'
Subject: RE: Notice of Public Hearing LP-07-00040 Big Buck Ridge

Notice of Public Hearing
Big Buck Ridge Plat
(LP-07-00040)

NOTICE IS HEREBY given that a hearing on the above application before the Kittitas County Hearing Examiner has been scheduled for **April 23, 2015 at 6:00** p.m. in the Kittitas County Courthouse Auditorium, Room 108, 205 W 5th Avenue, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony and written comments will be taken. The project application and related documents may be viewed at the address below prior to the hearing. Interested persons are encouraged to verify prior to attending.

Wayne Nelson, agent for property owner Becky Andrus, landowner, submitted a preliminary plat application to subdivide approximately 25 acres into 14 single-family residential lots. Final plat approval and building permits will be required. The subject property is comprised of two tax parcels, located approximately 1/2 mile north of the Yakima Avenue in the City of Cle Elum, (outside the city limits) at 140 Big Buck Ridge Road, Cle Elum WA, in a portion of Section 26, Township 20N, Range 15E, WM in Kittitas County, bearing Assessor's map

numbers 20-15-26010-0010 and 20-15-26010-0009. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 or on line at:

<http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats>

Staff Planner: Jeff Watson.

Publish Daily Record: April 16, 2015

Publish NKC Tribune: April 16, 2015

Jeffrey A. Watson

Planner II

[Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Jeff Watson

Sent: Wednesday, March 25, 2015 11:39 AM

To: Jeff Watson; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Tom Justus (tom.justus@doh.wa.gov)'; Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; Josh Hink

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Subject: Notice of SEPA Action and Public Hearing LP-07-00040 Big Buck Ridge

LP-07-00040 Big Buck Ridge

The lead agency for this proposal has determined that the proposal will 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) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by

existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) 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.

Please see the attached document for the full MDNS on this project.



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

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Big Buck Ridge (LP-07-00040) is a proposed Preliminary Plat totaling 14 one acre single-family residential lots on 25 acres to be served by a group B water system with individual onsite septic systems. The project is proposed on a site that has a vested zoning of Rural-3.
- Proponent:** Wayne Nelson, authorized agent for Becky Andrus, landowner
- Location:** Two tax parcels, located approximately 1/2 mile north of the Yakima Avenue in the City of Cle Elum at 140 Big Buck Ridge Road, Cle Elum WA, in a portion of Section 26, Township 20N, Range 15E, WM in Kittitas County, bearing Assessor's map numbers 20-15-26010-0010 and 20-15-26010-0009.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will 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) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) 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. The mitigation measures include the following:

Water and Septic

- 1) The proposed plat is located within the upper county as defined in WAC 173-539A-090; the proposed group B water system shall be developed in complete compliance with the regulations and requirements of WAC 173-539A. The development will need to:
 - a) Have well site inspections.
 - b) Complete and submit a Group B water system workbook.
 - c) Contract with a Satellite Management Agency.
 - d) Complete or bond for infrastructure.

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Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, April 9, 2015. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

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509-933-8274