

Jeff Watson

From: Jeff Watson
Sent: Tuesday, November 26, 2013 10:33 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-13-00024 Taylor

[BL-13-00024 Taylor](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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

"Building Partnerships – Building Communities"

November 26, 2013

Brad C. Taylor
P.O. Box 278
Cle Elum WA 98922

RE: Taylor Boundary Line Adjustment (BL-13-00024),

Map Number	20-17-31054-0003	Parcel Number	953133
Map Number	20-17-31054-0002	Parcel Number	953134
Map Number	20-17-31054-0001	Parcel Number	953135

Dear Mr. Taylor,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.

A final packet has been submitted to the Assessor's Office on November 26, 2013 to finalize the boundary line adjustment.

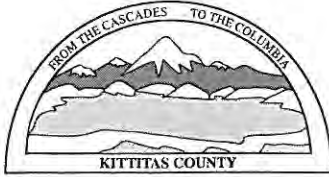
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: pls808@hotmail.com

BL-13-00024 Taylor@ T:\CDS\Projects\BLAs\BL 2013\BL-13-00024 Taylor



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: November 5, 2013
SUBJECT: Taylor BL-13-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

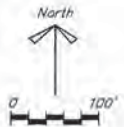
- a. A variance was granted to this property to allow reduced road standards. The road improvements on Lambert Road shall extend to the western property line to the new entrance to Lot 2. An additional turnout may be required. This requirement shall be determined by the Fire Marshal.
- b. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- f. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- g. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT OF LOTS 1 & 2 OF THE TAYLOR SHORT PLAT #06-90 AS PREVIOUSLY RECORDED IN BOOK I OF SHORT PLATS, PG 222; AFN 200708170059.

LEGEND

- SET 5/8" DIA x 24" REBAR W ORANGE CAP MARKED BAILEY, PLS 9743 NEXT TO 2"x2"x24" WHITE STAKE AND WHISKER
- Ⓢ EXISTING 1/2" REBAR SET BY LS18092, BOOK I OF SHORT PLATS, PAGE 222 AUGUST 2007 AFN 200708170059
- FOUND REBARS REFERENCED IN AFN 200708170059 ABOVE
- () DATA PREVIOUSLY RECORDED IN BOOK I OF SHORT PLATS, PG 222 AFN 200708170059

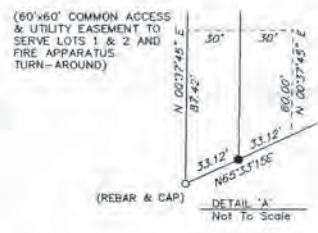


NOTES

1. THIS BOUNDARY LINE ADJUSTMENT CONSISTS ONLY OF MOVING THAT PART OF LOT 2 WHICH WAS ORIGINALLY ALONG THE EAST SIDE OF LOT 1 TO THE WEST SIDE OF LOT 1.
2. NOTES NUMBER 2 THROUGH 13 ON SHEET 2 OF 2, TAYLOR SHORT PLAT, PAGE 223 BOOK I OF SHORT PLATS REMAIN APPLICABLE FOR LOTS 1 AND 2 OF THIS BLA SURVEY.
3. SURVEY PERFORMED WITH A NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS
4. BASIS OF BEARING: EAST LINE OF SAID SHORT PLAT
5. THERE ARE NO EXISTING STRUCTURES, PROPANE TANKS, WELLS OR DRAINFIELDS ON ADJACENT PROPERTIES WITHIN ONE-HUNDRED FEET OF LOTS 1 & 2
6. A VARIANCE WAS GRANTED 6/26/2007 TO THIS PROPERTY TO ALLOW REDUCED ROAD STANDARDS. THE ROAD IMPROVEMENTS ON LAMBERT ROAD SHALL EXTEND TO THE WESTERN PROPERTY LINE TO THE NEW ENTRANCE TO LOT 2
7. ANY DRIVEWAYS OR ACCESS POINTS CREATED BASED OFF THE NEW LOT CONFIGURATIONS SHALL COMPLY WITH KITTITAS COUNTY CODE 20.02.030.

LEGAL DESCRIPTIONS RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT

1. LOT 1 OF THAT CERTAIN SURVEY AS RECORDED ON NOVEMBER 5, 2013 IN BOOK 38 OF SURVEYS AT PAGE 244, UNDER AUDITOR'S FILE NUMBER 201311050001, RECORDS OF KITTITAS COUNTY, BEING A PORTION OF NW4, S31, T21N, R17E, WM ALL SITUATED IN KITTITAS COUNTY, WASHINGTON
2. LOT 2 OF THAT CERTAIN SURVEY AS RECORDED ON NOVEMBER 5, 2013 IN BOOK 38 OF SURVEYS AT PAGE 244, UNDER AUDITOR'S FILE NUMBER 201311050001, RECORDS OF KITTITAS COUNTY, BEING A PORTION OF NW4, S31, T21N, R17E, WM ALL SITUATED IN KITTITAS COUNTY, WASHINGTON



RECEIVED
KITTITAS COUNTY
NOV 14 2013

a.f.n. 201311050001

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of **BRAD C TAYLOR**
Robert L. Bailey 11/4/13
ROBERT L. BAILEY, PLS/PE 9743



AUDITOR'S CERTIFICATE

Filed for record this 5 day of November, 2013 at 9:06 am in Book 38 of Surveys, Page 244 at the request of ROBERT L BAILEY
Jessy Pottor Auditor
Andrew Green Deputy Auditor

record survey for	BRAD C TAYLOR POB 278, CLE ELUM, WA 98922
by	808's LLC PROFESSIONAL LAND SURVEYING 4201 HWY 970, CLE ELUM, WA 98922 509 674 8551

NW4, Section 31, T20N, R17E, WM.

Jeff Watson

From: Jeff Watson
Sent: Friday, November 01, 2013 2:54 PM
To: pls808@hotmail.com
Subject: BL-13-00024 Taylor
Attachments: BL-13-00024 Taylor Preliminary Approval Signed.pdf

[BL-13-00024 Taylor](#) (link to on-line file with all documentation)

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment. See attached file. The signed original conditional approval has been mailed to the applicant, please feel free to contact me if you have additional concerns or questions.

Jeff Watson
Planner II

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

November 1, 2013

Brad C. Taylor
P.O. Box 278
Cle Elum WA 98922

RE: Taylor Boundary Line Adjustment (BL-13-00024),

Map Number	20-17-31054-0003	Parcel Number	953133
Map Number	20-17-31054-0002	Parcel Number	953134
Map Number	20-17-31054-0001	Parcel Number	953135

Dear Applicants,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Tax records indicate that the taxes have been paid for 2013 on all three parcels. If the conditions of approval are met prior to January 1, 2014, no further actions will be required. **If the required conditions are not met before the first of the year the 2014 full year's taxes will need to be paid prior to final approval.**
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: pls808@hotmail.com

BL-13-00024 Taylor@ T:\CDS\Projects\BLAs\BL 2013\ BL-13-00024 Taylor

Jeff Watson

From: Brenda Larsen
Sent: Friday, November 01, 2013 12:13 PM
To: Jeff Watson
Subject: RE: BL-13-00024 Taylor

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Taylor (BL-13-00024)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Friday, November 01, 2013 10:40 AM
To: Brenda Larsen
Subject: FW: BL-13-00024 Taylor

Have you had a chance to review/comment?

Jeffrey A. Watson
Planner II

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

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Christina Wollman

Sent: Friday, September 27, 2013 8:30 AM

To: Jeff Watson; Brenda Larsen

Subject: RE: BL-13-00024 Taylor

Hi Brenda, next week I'd like to talk to you about this BLA and discuss the previous variance that was issued for it.

Thanks.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager

[p] 509.962.7051 | [f] 509.962.7663

From: Jeff Watson

Sent: Friday, September 20, 2013 2:10 PM

To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert

Subject: BL-13-00024 Taylor

[BL-13-00024 Taylor](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson

Planner II

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

411 North Ruby

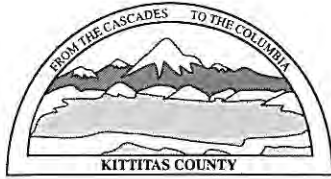
Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 23, 2013
SUBJECT: Taylor BL-13-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.
2. The 60' X 60' easement shall be moved to the western property line with the new access to Lot 2.
3. A variance was granted to this property to allow reduced road standards. The road improvements on Lambert Road shall extend to the western property line to the new entrance to Lot 2. An additional turnout may be required. This requirement shall be determined by the Fire Marshal.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Page 1 of 1

Jeff Watson

From: Erin Moore
Sent: Friday, September 20, 2013 4:32 PM
To: Jeff Watson
Subject: FW: BL-13-00024 Taylor

Follow Up Flag: Follow up
Flag Status: Flagged

This one is ok

From: Jeff Watson
Sent: Friday, September 20, 2013 2:10 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00024 Taylor

[BL-13-00024 Taylor](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

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Subject: BL-13-00024 Taylor

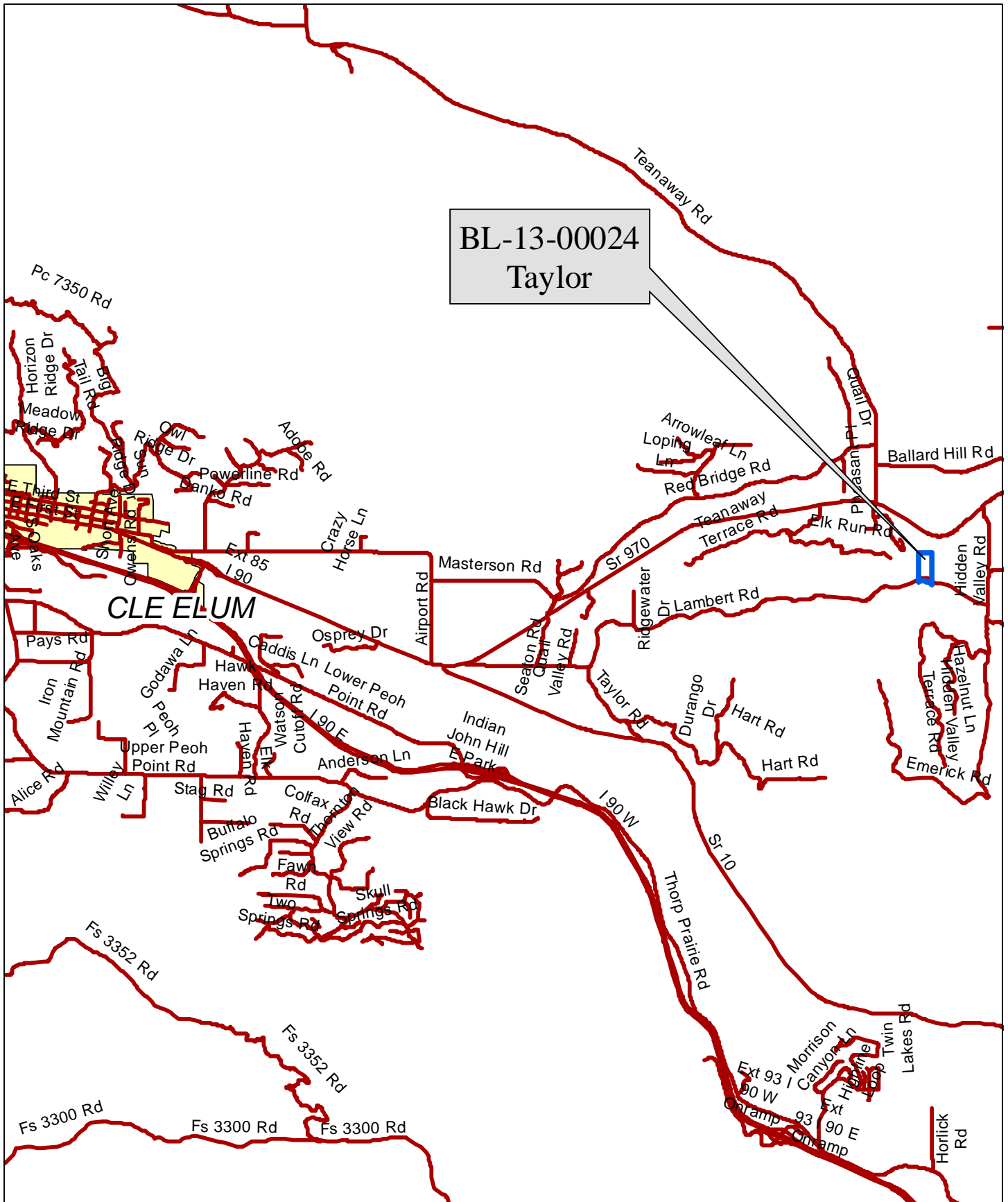
[BL-13-00024 Taylor](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



BL-13-00024
Taylor

CLE ELUM

BL-13-00024
Taylor

Area Map

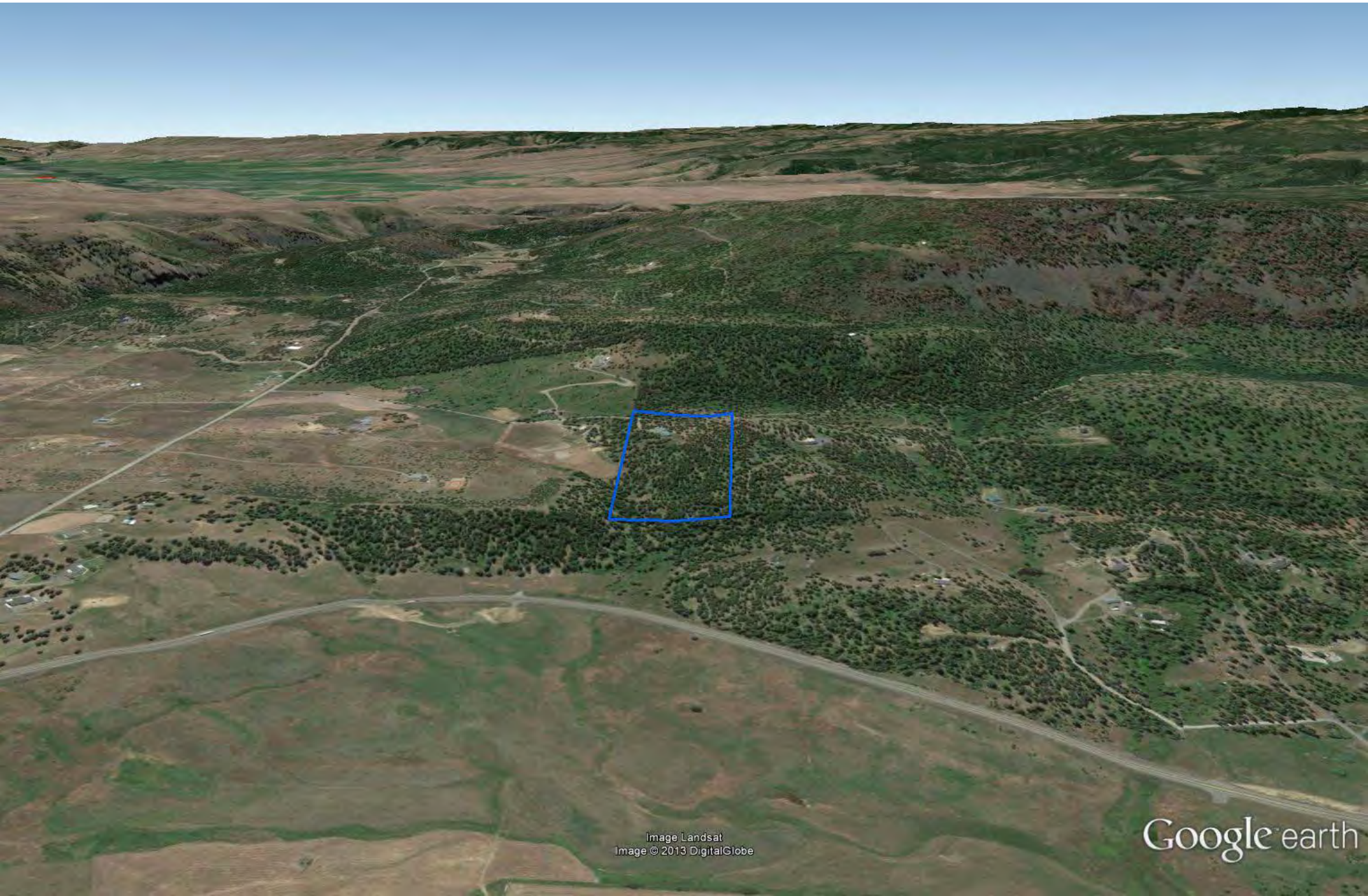


Image Landsat
Image © 2013 DigitalGlobe

Google earth

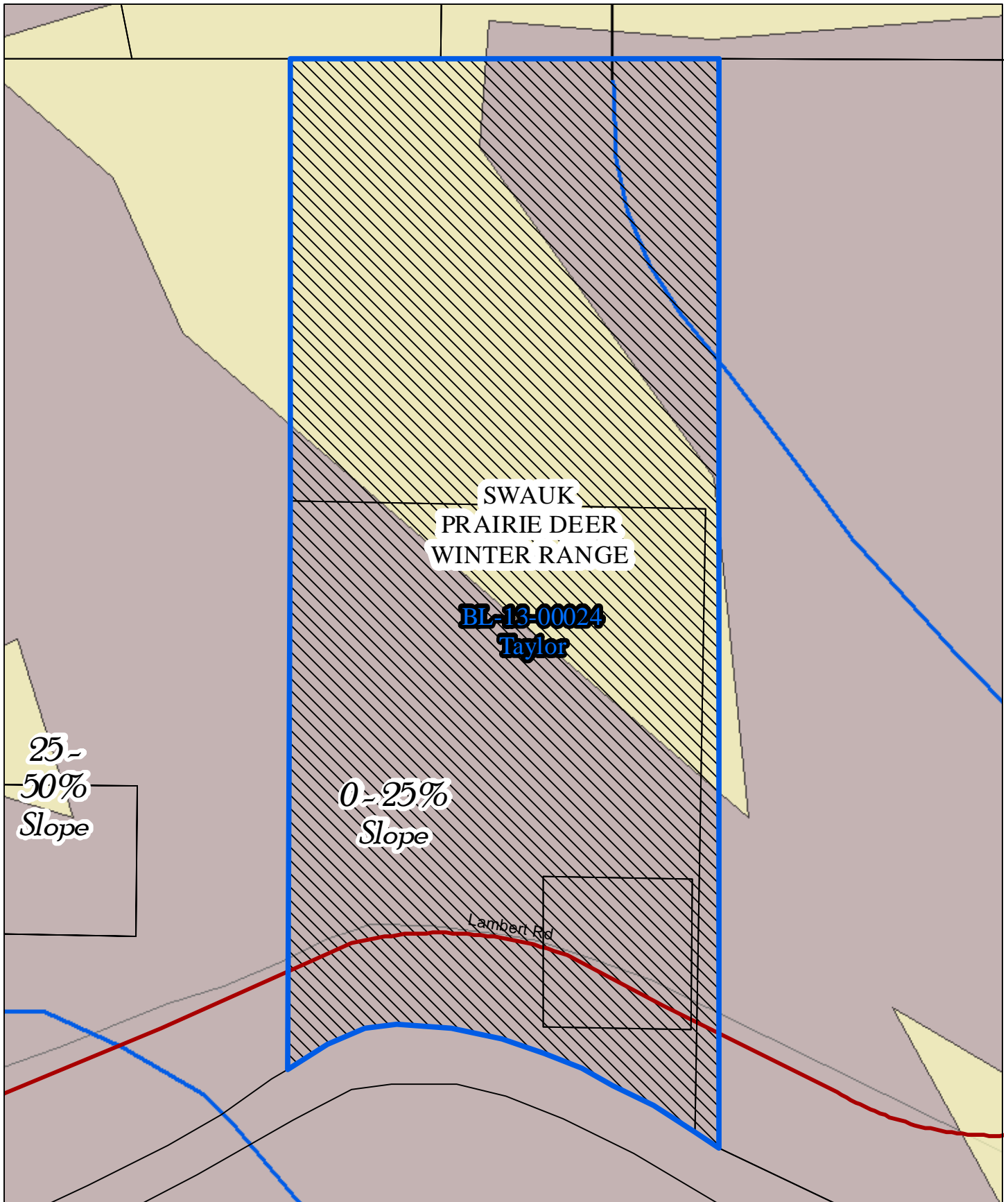


BL-13-00024
Taylor

Air Photo Vertical

jeff.watson

9/19/2013



BL-13-00024
Taylor

Critical Areas Map

Critical Areas Checklist

Friday, September 20, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

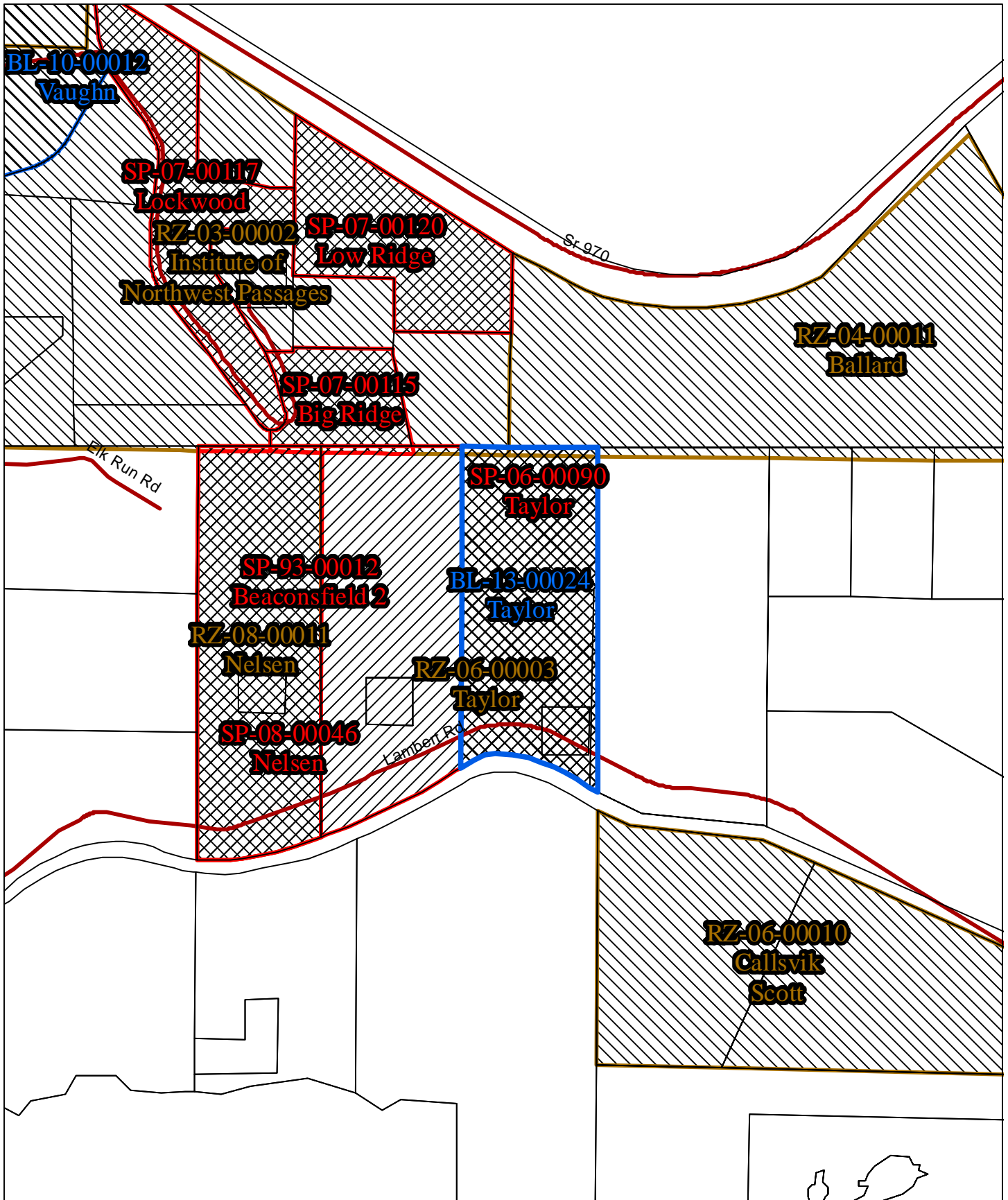
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



BL-13-00024
Taylor

Regional Land Use Map

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**ORDINANCE NO. 2006-31
In the matter of**

Taylor Rezone (Z-06-03)

WHEREAS, according to Kittitas County Code Chapter 17, relating to the zoning of land, adopted pursuant to RCW 58.17, a closed record hearing was held by the Kittitas County Board of Commissioners on June 20, 2006 for the purpose of considering a rezone from Forest & Range to Ag-5 known as the Taylor Rezone and described as follows:

General rezone of approximately 20 acres from Forest & Range to Ag-5 (File No. Z-2006-03). Proponent: Brad Taylor, landowner. Location: South of Hwy 970 and east of Hidden Valley Road off of Lambert Road, Cle Elum WA, 98922, within Section 31, T.20N., R. 17E., W.M. in Kittitas County. Parcel numbers: 20-17-31052-0003 & 0004.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such change of zone; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone in a 4-1 decision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed rezone:

1. The Board of Commissioners finds that Brad Taylor, submitted a complete application requesting a zone change of approximately 20 acres from Forest & Range to Ag-5 to the Community Development Services Department on February 16, 2006.
2. The Board of Commissioners finds that Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 15, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas County Code.
3. The Board of Commissioners finds that a SEPA mitigated Determination of Non-Significance was issued by the Community Development Services Department on April 18, 2006. Deadline to appeal this SEPA decision was May 3, 2006 by 5:00 pm. Notice of said determination was provided to all

existing parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code.


4. The Board of County Commissioners finds that an open record hearing was held on May 23, 2006 to consider this general rezone request. The Planning Commission recommended approval of the Taylor Rezone by a vote of 4-1. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest to be served by this non-project action.
5. The Board of Commissioners finds that the requested zone change is consistent with the rural land use designation of the Kittitas County Comprehensive Plan.
6. The Ag-5 permitted uses are consistent with the surrounding zoning and provide a substantial relation to the public health, safety, or welfare.
7. The Board of Commissioners finds that the proposed requested zone change does meet all seven criteria as listed in KCC 17.98.020 (E):
 1. The proposed amendment is compatible with the comprehensive plan.
 - a. *The Comprehensive Plan designation of the property is rural.*
 - b. *In Kittitas County, Ag-5 is designated as a rural zone.*
 2. The proposed amendment bears a substantial relation to the public health, safety or welfare;
 - a. *The rezone allows for the potential of smaller, rural parcels that are consistent with neighboring lot sizes. Smaller parcels are more valuable. The creation of this potentially will increase the assessed value of the property and thereby provide more revenue for essential county services, schools and the Fire District.*
 - b. *The rezone will encourage and allow for the concentration of rural densities.*
 - c. *The rezone encourages and allows for rural residential densities in an area with immediate access to SR 970.*
 3. The proposed amendment has merit and value for Kittitas County or a sub-area of the county;
 - a. *The rezone presents potential for an increase in tax revenue.*
 4. 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;
 - a. *This rezone has the potential to increase the available housing stock.*
 - b. *The rezone is necessary for the reasonable development and use of the subject property.*
 5. The subject property is suitable for development in general

- conformance with zoning standards for the proposed zone;
- a. *The property has access to county and state roads.*
 - b. *There are no critical areas on this rezone site.*
6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property;
- a. *The general rezone request of Ag-5 allows for similar permitted conditional uses as the existing zone of Forest & Range.*
 - b. *Future development will enact further environmental review.*
 - c. *There are specific conditions placed on the SEPA Mitigated Determination of Non-Significance which are designed to ensure that future development on the property is conducted in such a way as to prevent or minimize impacts on surrounding property owners.*
 - d. *Any new development on the property will trigger compliances with Department of Health, Department of Ecology and Kittitas County Road Standards dealing with septic systems, water use, storm water run off and road types.*
7. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
- a. *There are no impacts to irrigation water delivery as a result of this rezone.*

NOW, THEREFORE BE IT ORDAINED: by the Board of County Commissioners of Kittitas County, Washington, that said zone change of 20 acres, as indicated in the attached map, from Forest & Range to Ag-5 is, hereby, approved.

ADOPTED this 18th day of July 2006.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



David B. Bowen, Chairman



Alan A. Crankovich, Vice-Chairman



Perry D. Huston, Commissioner

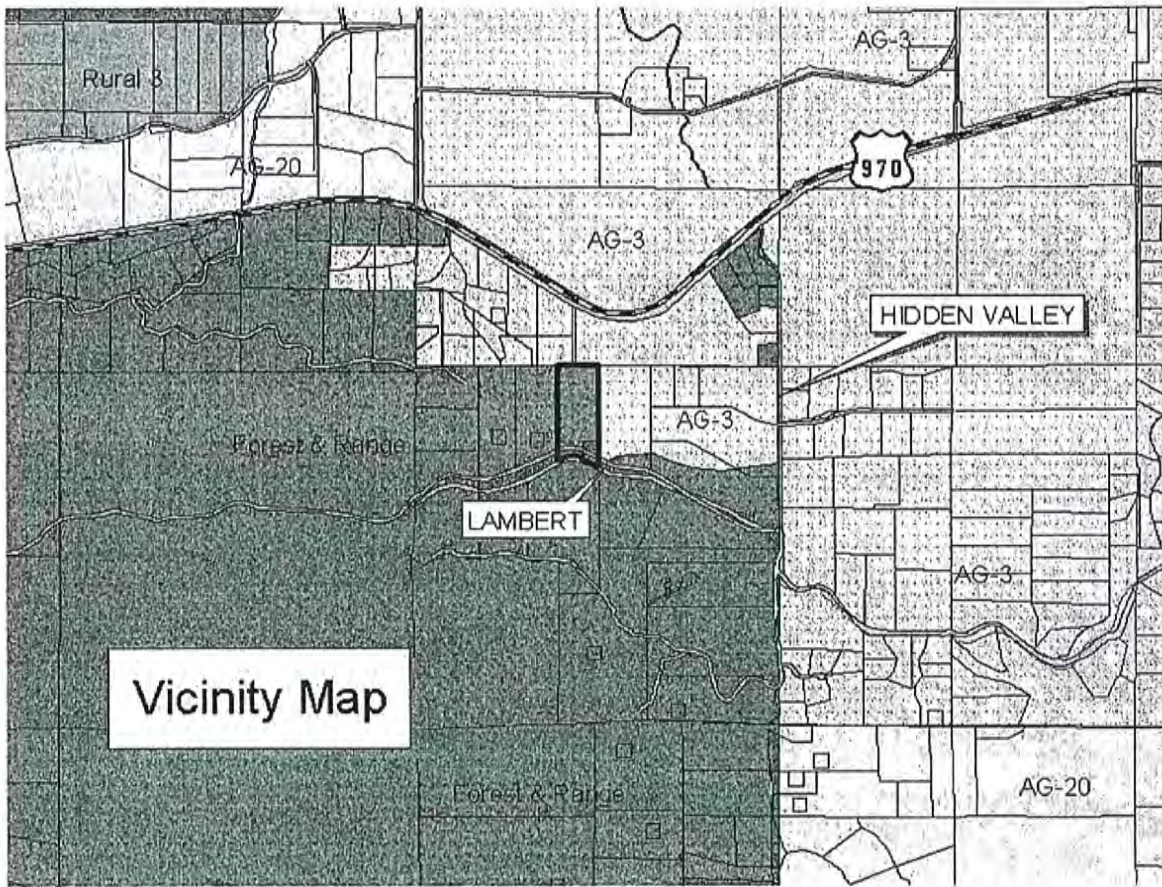
ATTEST:

APPROVED AS TO FORM:



Julie A. Kjorsvik
Julie A. Kjorsvik

James Hurson, Prosecuting Attorney
WSBA#12686



TAYLOR REZONE (Z-2006-03)

**SEPA
MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Description of Proposal: APPLICATION for a zone change of 20 acres from Forest & Range to Ag-5 (File No. Z-06-03)

Proponent: Brad Taylor, landowner

Location:

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:

I. Transportation

- A. Any future subdivision or development of the properties involved within this rezone (Z-06-03) may result in the enactment of road standards review and required road improvements by the Kittitas County Department of Public Works.

II. Environmental Health

- 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. Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Contact the Department of Ecology for further permit information (509) 575-2807.
- B. Any future platted subdivision of the properties contained within this rezone must satisfactorily address sewage disposal and water availability in accordance with local and state regulations.

III. Planning

- A. If a development application follows this rezone proposal, whether through a platting or exemption process, the county will require said development proposal to go through the SEPA process.


Responsible

Official: Noah Goodrich, Planner

Title: Planner I

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

Date: April 17, 2006



Noah Goodrich

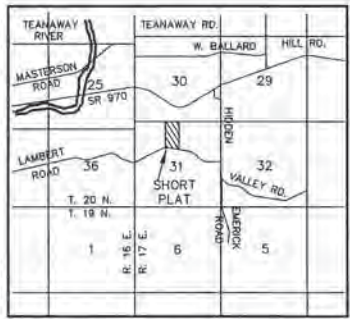
Pursuant to 36.70B.050 RCW, and 15.04.210. KCC, the MDNS may be appealed by submitting specific factual procedural objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., May 3, 2006.

A public hearing is tentatively scheduled for Tuesday, May 9, 2006 at the Commissioners Auditorium, Kittitas County Courthouse @ 6:30 p.m. All interested parties are encouraged to attend as written and oral testimony will be taken regarding this proposed action. Please call to verify date prior to attendance.

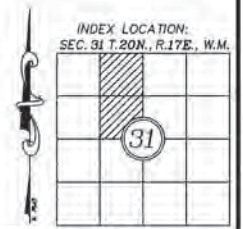
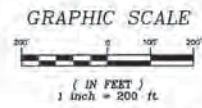
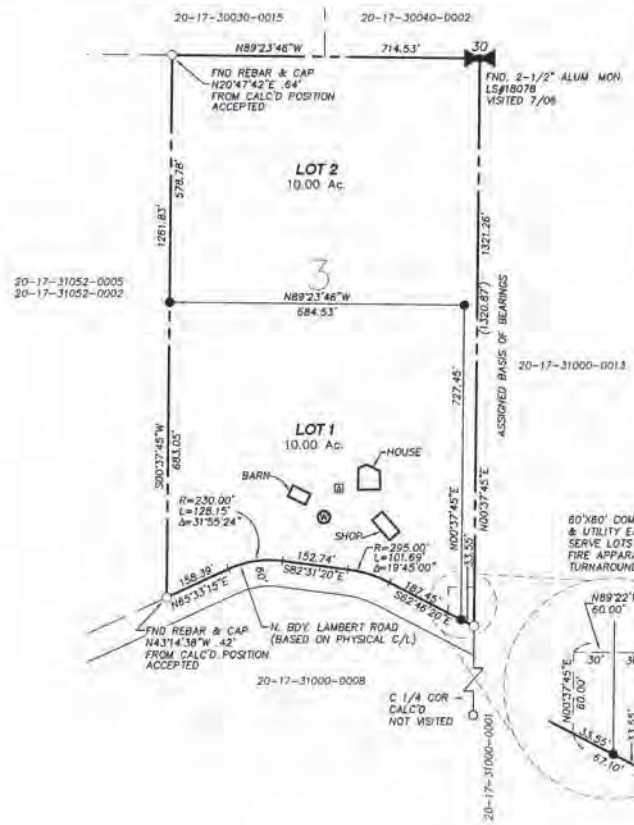
I-222

RECEIVING NO. _____

TAYLOR SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 06-90
PORTION OF THE NW1/4, SEC. 31, T.20N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 02 day of August A.D., 2007

[Signature]
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "TAYLOR" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 15th day of August A.D., 2007

[Signature]
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this 24th day of July A.D., 2007

[Signature]
Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding year and for this year in which the plat is now to be filed.

Dated this 04th day of August A.D., 2007

[Signature]
Kittitas County Treasurer

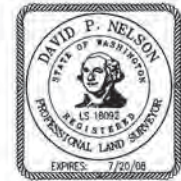
ORIGINAL TAX LOT NO. 20-17-31052-0003 & -0004 (336136) & (10701)

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

LEGEND

- A QUARTER CORNER
- FND REBAR
- SET 1/2" REBAR LSA 18092
- WELL
- ELEC. TRANSFORMER
- RECORD DATA



RECORDER'S CERTIFICATE 200708170859

Filed for record this 17 day of Aug, 2007 at 12:58 PM in book 1 of SRCT. 1815 at page 2 at the request of

DAVID P. NELSON
 Surveyor's Name
[Signature] County Auditor
[Signature] Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BRAD TAYLOR in NINE 2006.

[Signature] DAVID P. NELSON DATE 07/16/07
 Certificate No. 18092

K.C.S.P. NO. 06-90
 Portion of the NW1/4, Sec. 31 T.20N., R.17E., W.M.
 Kittitas County, Washington

D/WN BY G. WEISER	DATE 07/07	JOB NO. 06157
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

RECEIVING NO.

I-223

**TAYLOR SHORT PLAT
 KITTITAS COUNTY SHORT PLAT NO. 06-90
 PORTION OF THE NW1/4, SEC. 31, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON**

OWNER:

BRAD C. TAYLOR
 PO BOX 278
 CLE ELUM WA 98922

WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: SEPTIC/DRAINFIELD
 DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL #: 20-17-31052-0003 &
 20-17-31052-0004
 EXISTING PARCEL AREA: 1.00 & 19.00 ACRES
 ZONE: AG-5

EXISTING LEGAL DESCRIPTION:

LOT 3, OF BEACONSFIELD II SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 93-12, AS RECORDED SEPTEMBER 14, 1993, UNDER AUDITOR'S FILE NO. 563320 AND FILED IN VOLUME D OF SHORT PLATS, PAGES 64 AND 65, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & NELSON AS FILED IN BOOK D OF SHORT PLATS AT PAGES 64 & 65, UNDER AUDITOR'S FILE NUMBER 563320 AND THE SURVEYS REFERENCED THEREON.
12. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 3 OF THAT CERTAIN SURVEY AS RECORDED BY CRUSE & NELSON IN BOOK D OF SHORT PLATS AT PAGES 64 & 65, UNDER AUDITOR'S FILE NUMBER 563320.
13. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

ADJACENT OWNERS:

20-17-31000-0013
 MARK M. STERN ETUX
 18145 NE 165TH PLACE
 WOODINVILLE WA 98072

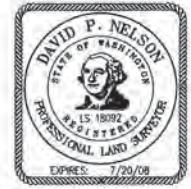
20-17-30040-0002
 BERNICE A. BALLARD
 591 HIDDEN VALLEY ROAD
 CLE ELUM WA 98922

20-17-30030-0015
 LYNN R.C. ROMANS
 GEORGE P. FAUCHER
 12180 TEANAWAY ROAD
 CLE ELUM WA 98922

20-17-31052-0005
 20-17-31052-0002
 GENE C. SHARRATT ETUX
 7601 LAMBERT ROAD
 CLE ELUM WA 98922

20-17-31000-0008
 DAVID B. THOMPSON ETUX
 7416 2ND AVE NE
 SEATTLE WA 98115

20-17-31000-0001
 DALE H. SCOTT ETUX
 2033 2ND AVE #1403
 SEATTLE WA 98121-2250



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, BRADFORD C. TAYLOR, WHO ACQUIRED TITLE AS BRAD C. TAYLOR, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17 DAY OF August, A.D., 2007.

Brad C. Taylor
 BRAD C. TAYLOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas)

On this day personally appeared before me Brad C. Taylor

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of August, 2007.



Mandy M. Tate
 Notary Public in and for the State of
 Washington, residing at 2977 S 76 S
 My appointment expires 8/15/08

RECORDER'S CERTIFICATE 200708170059

Filed for record this 17 day of Aug, 2007, at 2:35A
 in book of Short Plats at page 633 at the request of

DAVID P. NELSON
 Surveyor's Name
David P. Nelson County Auditor
Shirley Queen Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BRAD C. TAYLOR in JUNE, 2007.

David P. Nelson 08/17/07
 DAVID P. NELSON DATE
 Certificate No. 18092

K.C.S.P. NO. 06-90
Portion of the NW1/4, Sec. 31 T.20N., R.17E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 07/07	JOB NO. 06157
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 OF 2

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

RECEIVED

MAY 22 2007

Kittitas County
Department of Public Works

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

VARIANCE REQUEST

To be completed by applicant

Name: Chris Cruise

Date of application: _____

Developer Agent for Developer

Address: PO Box 959

Ellensburg WA 98926

Daytime phone: 962-8242

Associated Project/Development: Segregation of Tax Parcel 17-19-32030-0007 (4716 Acres)

Request (be specific): Variance from Kitsap Private Road Code 12.12.010. Grade and Width cannot meet code due to DOT's tunnels under I-82.

Reason for request: Currently paved access road serves 27 parcels and would like to create 1 new parcel 28 total. DOT granted an easement for access but limits it to one lane of travel. DOT will not allow any construction to enlarge the tunnels.

List of supporting documents attached: DOT letter, Ass map, Survey map of Tozer property, Photo of ECP Concrete truck in tunnel

Attach map.

Chris Cruise
Signature of applicant



**Washington State
Department of Transportation**
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 16, 2002

Shane Jump
Reecer Creek Excavation
1710 W. Cascade Way
Ellensburg, WA 98926

Subject: Preliminary Tozer development proposal, I-82

Dear Mr. Jump,

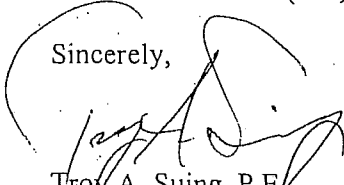
Per your request, we have reviewed the pertinent documents regarding the access issue and permitted use of the pipe arches that serve the Tozer parcel. We have the following comments:

- The warranty deed (attached) dated July 25, 1969, between the Tozer's and the State of Washington reserved for themselves, their heirs, successors or assigns, the right of reasonable access to the CR line connection. No direct access to I-82 will be allowed.
- Travel is restricted to a single lane due to the narrow width of the arches.
- The current right-of-way plan sheet titled SR 82: JCT. SR 90 to Scorpion Coulee sheet 7 of 18 (attached) includes the following;
 - A note that traffic movement will be permitted through the pipe arches on the CR line.
 - That portion of the County road (Tozer Road) on the north side of Interstate 82 was conveyed to Kittitas County in 1972.
 - The Kittitas Reclamation District was conveyed that portion of the DR line on the north side of the Interstate and that portion of the CR line on the south side of the Interstate and therefore, have legal access through the arches.

Should the property owner proceed with dividing the land into three acre parcels (or other similar land use action), access will be provided through the pipe arches. The department's primary concerns for this increased use is to ensure the safety of the motorists on the interstate, and to preserve the structural integrity of the pipe arches. The proponent can anticipate we will require adequate fencing be installed along the CR line within WSDOT right-of-way. Any proposed alterations to the pipe arches, including attachments to the arches, will require design review and approval by our Bridge and Structures division.

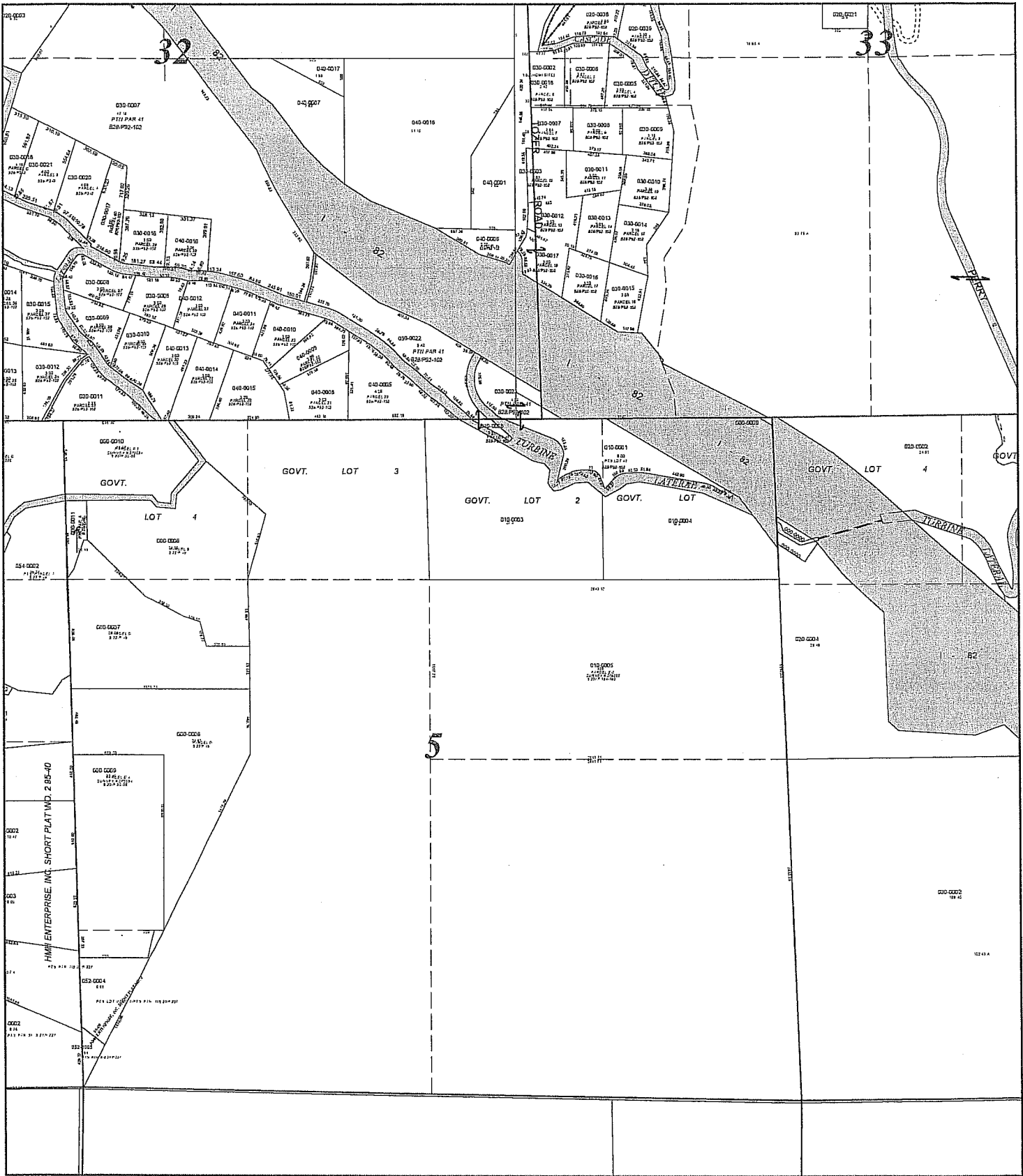
We hope this clarifies the access issues you have requested. If you have any questions, feel free to contact Rick Holmstrom at (509) 577-1633.

Sincerely,



Troy A. Suing, P.E.
Regional Planning Engineer

TAS: rh
p:\planning\devrev\sr90\kittco_tozerlp.doc



Township: 17 Range: 19 Section: 32

ParcelView 4.0.1

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 4/19/2007 4:25:03 AM

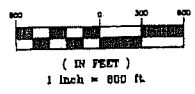


Scale: 1 inch = 1002 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.

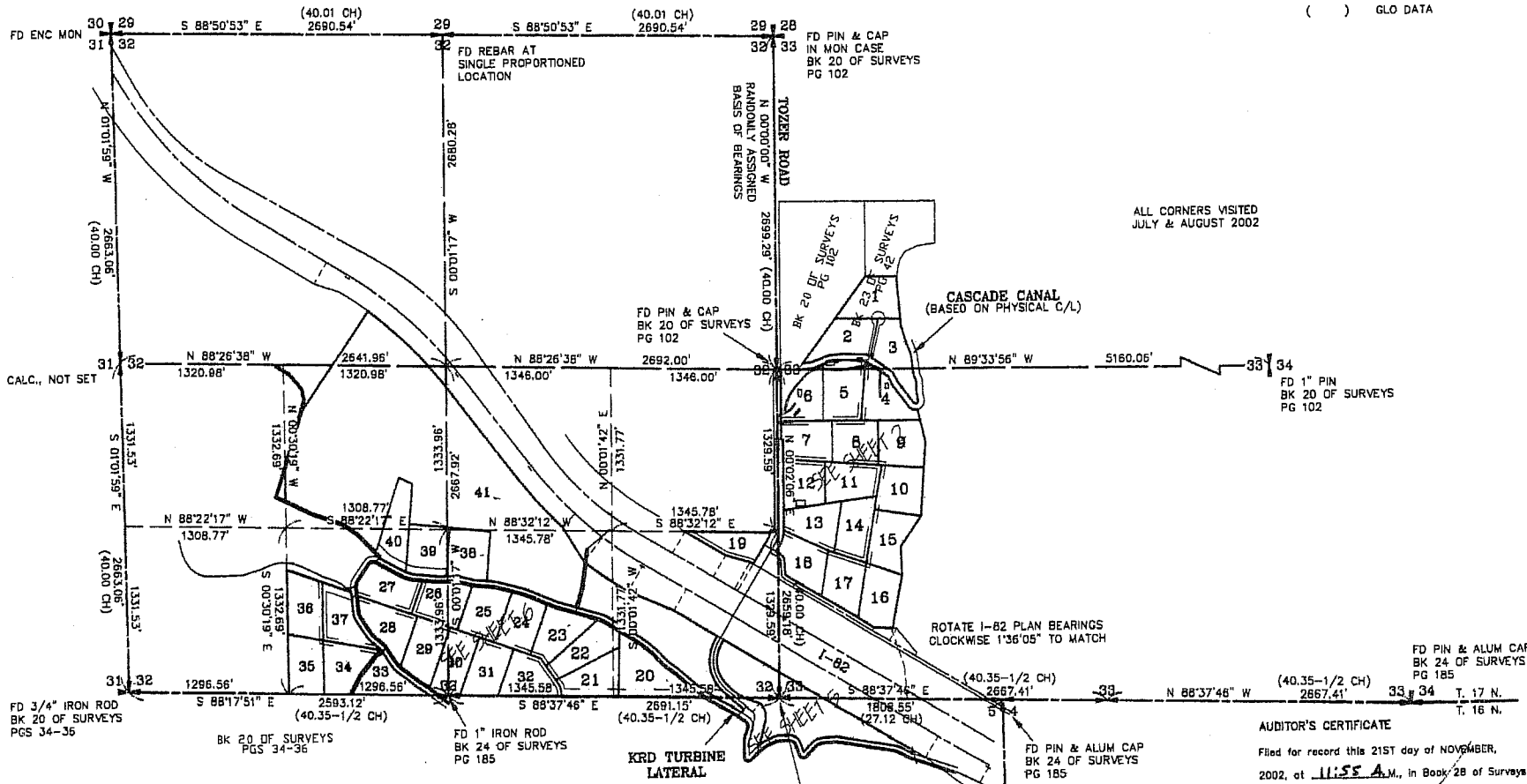
PART OF SECTIONS 32 & 33, T. 17 N., R. 19 E., W.M., AND OF SECTION 5, T. 16 N., R. 19 E., W.M.

GRAPHIC SCALE



LEGEND

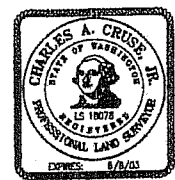
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- GLO DATA



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DAVID TOZER and DERWARD TOZER in JULY of 2002.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18075

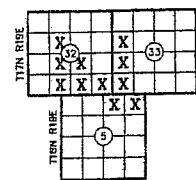
NOVEMBER 21, 2002
 DATE



ALL CORNERS VISITED
JULY & AUGUST 2002

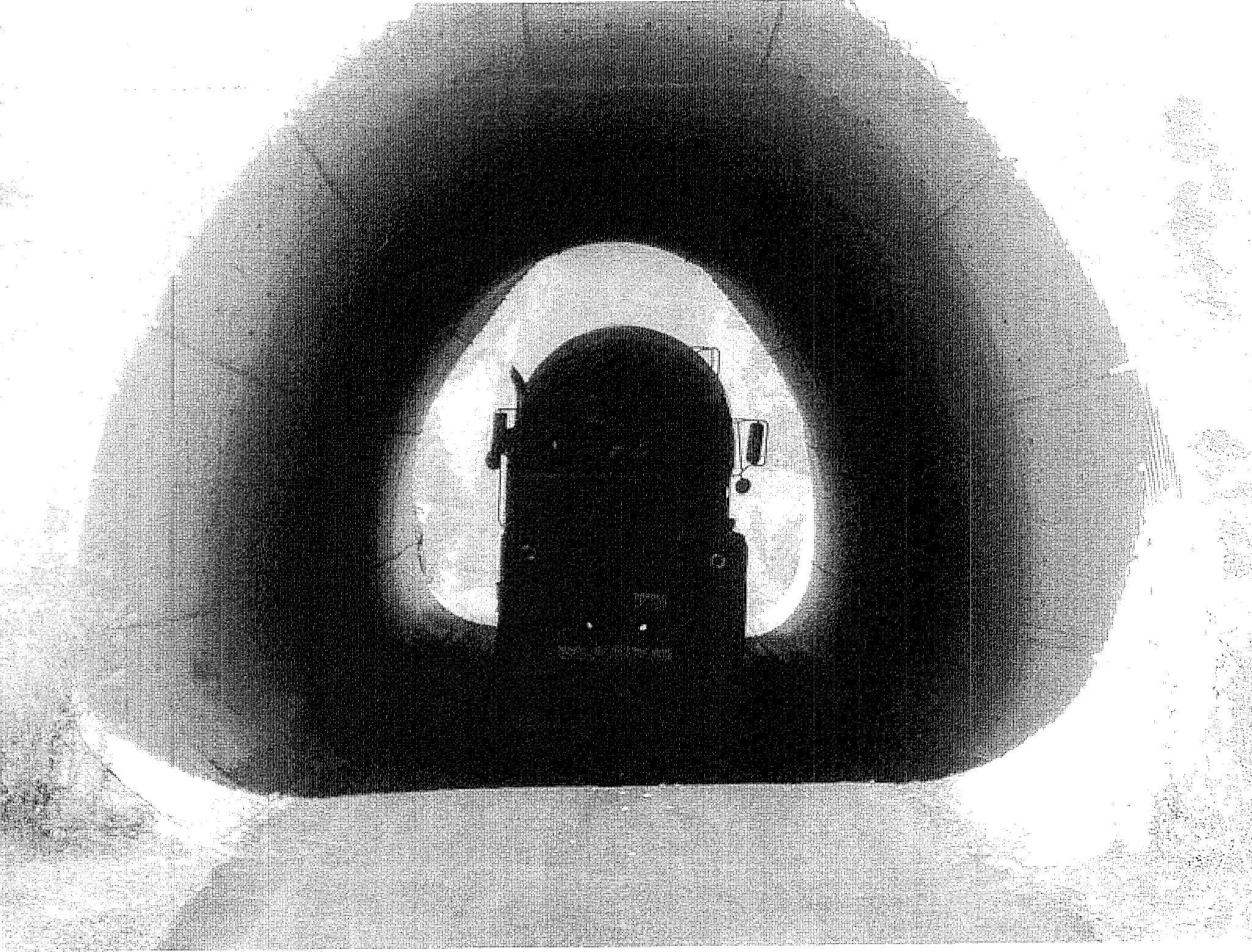
AUDITOR'S CERTIFICATE
 Filed for record this 21ST day of NOVEMBER, 2002, at 11:55 A.M., in Book 28 of Surveys at page(s) 92 at the request of Cruse & Associates.

DAVID B. BOWEN
 KITTITAS COUNTY AUDITOR

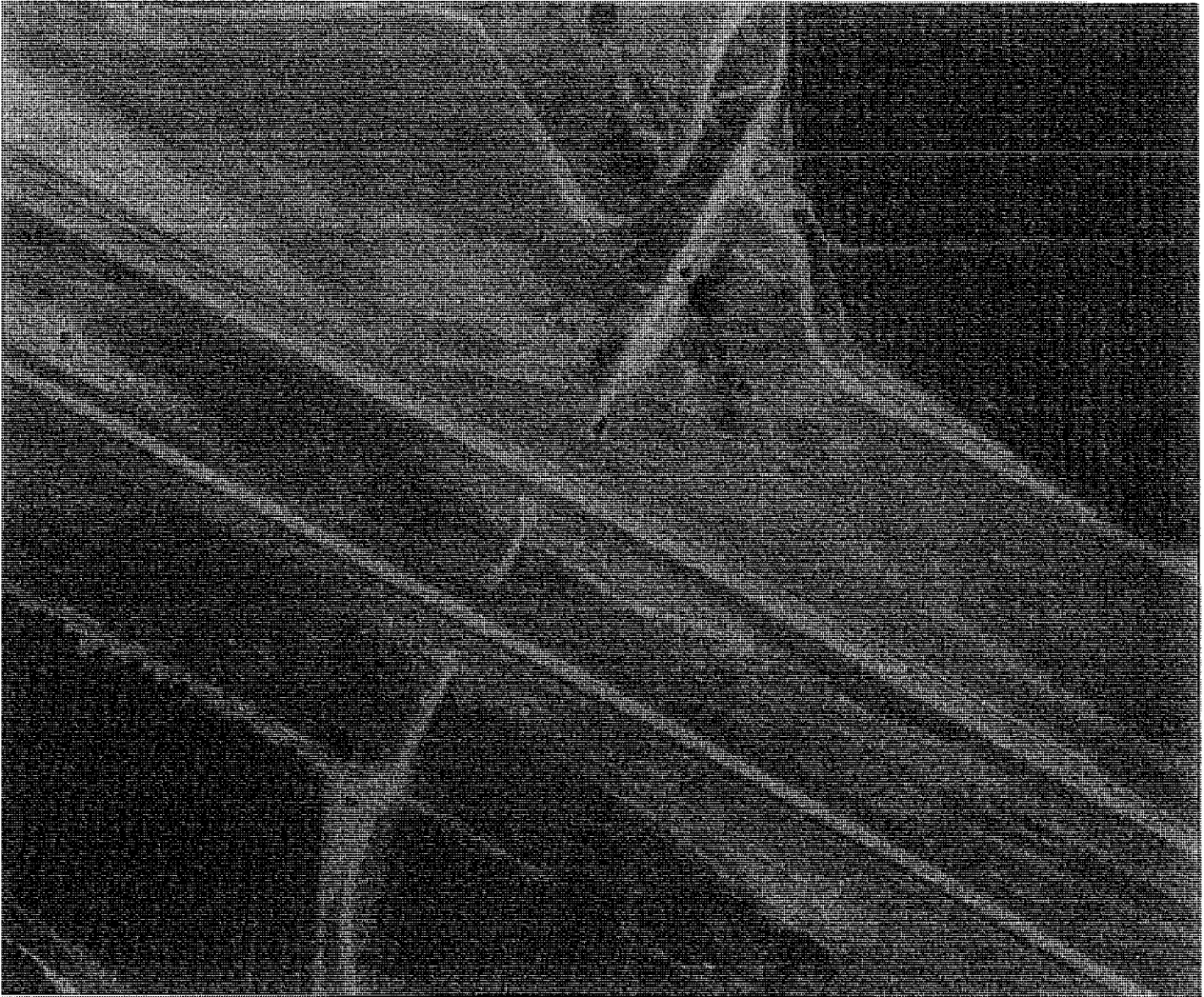


CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 982-8242

TOZER PROPERTY



Kittitas County Mapsifter



Terrascan, Inc.



31

32

SECRET

SECRET

SECRET

SECRET

RECEIVED

Kittitas County
Department of Public Works

APR 30 2007

VARIANCE REQUEST

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

To be completed by applicant

Name: BRAD TAYLOR

Date of application: 3/27/07

Developer

Agent for Developer

Address: P.O. BOX 278

CLEWUM WA 98922

Daytime phone: 509 674-5297

Associated Project/Development: TAYLOR SHORT PLAT SP 06-90

Request (be specific): THE PROPOSED TWO LOT SHORT PLAT
WILL ACCESS FROM THE LAMBERT ROAD WHICH
CURRENTLY SERVES SIX SINGLE FAMILY RESIDENCES. THE
ROAD WILL BE WIDENED TO 16' WITH INTERVISIBLE
TURNOUTS AS SHOWN ON THE ATTACHED MAP.

Reason for request: KCRS REQUIRE A ROADWAY WIDTH OF
20' FOR A LOCAL ACCESS ROAD WITH AN ADT OF
LESS THAN 150 VEHICLES. WITH THE ADDITIONAL LOT
CREATED, THE ADT IS ESTIMATED AT 50-60.
THE ROADWAY HAS BEEN IMPROVED BY AND
WILL BE MAINTAINED BY THE PROPERTY OWNERS.

List of supporting documents attached: KCRS TABLE 4-1,
TAYLOR SHORT PLAT ROAD PLAN, DRIVEWAYS
AND FIRE APPARATUS TURNAROUND PLAN,
APPENDIX D FOR FIRE APPARATUS ROADS.

Attach map.

Brad Taylor
Signature of applicant

VARIANCE REQUEST

(Continued)

To be completed by Department of Public Works

Date to be completed: _____

Findings of fact: _____

Conditional Approval

Denial

Conditions of approval: _____

Public Works Director

Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____

**Table 4-1
Rural Road Minimum Design Standards**

Design Elements	Local Access				Arterial								
	Shouldered				Principal			Minor			Collector		
	ADT <150	ADT <250	ADT >250 <400	ADT >400	Shouldered		Shouldered		Shouldered		Shouldered		
				DHV < 200	DHV >200	DHV <100	DHV 100 to 200	DHV >200	ADT 400 to 750	DT 751 to 10C	DHV 100 to 20	DHV > 200	
Minimum Dedicated Right-of-way				60	120	120	80	80	80	100	100	100	100
Minimum Easement	60	60	60										
Private/Public Access	Private	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public
Private/Public Maintenance	Private	Private	Private	Public	Public	Public	Public	Public	Public	Public	Public	Public	Public
Design Speed	40	40	40	55	55	55	55	55	55	55	55	55	55
Roadway Width	20	22	24	26	36	40	32	36	40	26	28	34	40
Lane Width													
(A) Exterior	10	11	11	11	12	12	12	12	12	11	10	11	12
(B) Interior					11	11	11	11	11	11	10	11	11
(C) 2-Way Left Turn					11	11	11	11	11	11	10	11	11
(D) Exclusive Turn					11	11	11	11	11	11	10	11	11
(E) Parking													
Shoulder Width	0	0	1(unpaved)	2	6	8	4	6	8	2	3	6	8
Minimum Centerline Radius	215	215	295	550	1200	1200	850	850	850	850	850	850	850
Minimum Centerline Radius (Mtns)	60	60	250	250	850	850	550	550	550	550	550	550	550
Minimum Tangent between Curves or at Intersections	50	50	150	250	400	400	400	400	400	400	400		
Minimum Corner Site Distance	300	300	300	410	620	620	510	510	510	510	510	510	510
Design Stopping Site Distance	200	200	200	425	570	570	570	570	570	570	570	570	570
Maximum Super-elevation ft/ft	0	0	0	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
Maximum Grade %	15	15	15										
Flat				6	6	6	6	6	6	6	6	6	6
Rolling				8	8	8	8	8	8	8	8	8	8
Mountainous	15	15	15	10	10	10	10	10	10	10	10	10	10
Minimum Grade %	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Clear Zone/Side Slopes	AASHTO												
Ditch Slope (inside slope)	Slopes steeper than 4:1 should only be used when achieving a 4:1 slope is impractical												
Minimum Structural Number (SN)	0.44	0.55	0.88	2.43	4.39	4.84	3.21	3.21	3.21	2.43	3.75	3.75	3.75

This table represents a summation of WSDOT and AASHTO design guides. Sound Engineering judgement is required for the design of any road
 ADT is calculated based on potential lots allowed by zoning and an assigned value of 10 trips per day for a single family resident in accordance with data from The Institute of Transportation Engineers (ITE), current edition
 EDITORIAL COMMENT: A paving threshold with an ADT of 250 meets minimum guidance based upon national averages for maintenance, accidents and AASHTO guidance. .
 Comments from the public on gravel roads both private and public indicate a threshold of 150 would be more appropriate
 The Minimum Numbers are for planning purposes only and should be verified by calculation based on friction and superelevation requirements by AASHTO Design Guides

Encompass Engineering & Surveying

214 Pennsylvania Ave.

Cle Elum, Washington 98922

Phone: (509) 674-7433 Fax: (509) 674-7419

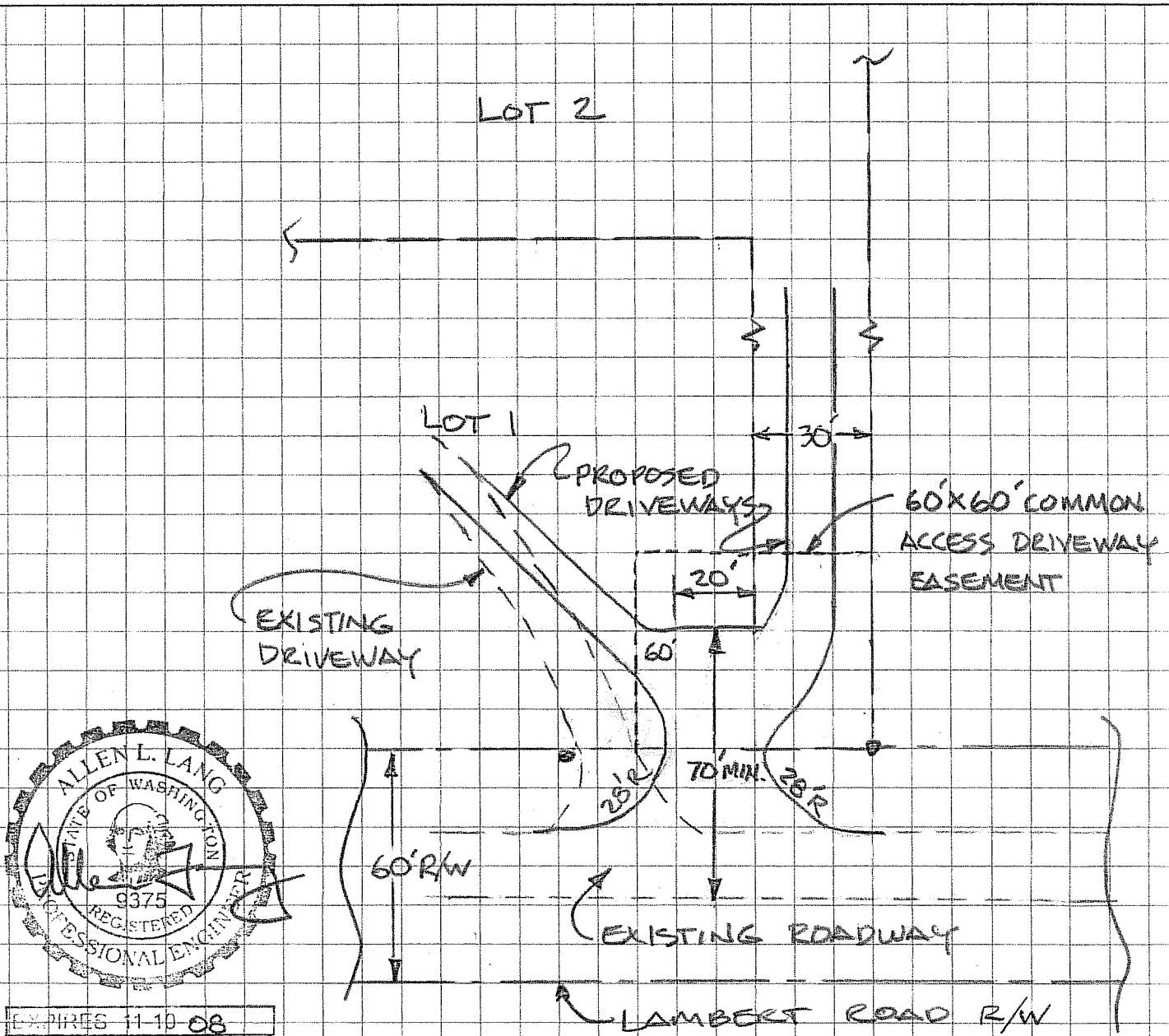
JOB TAYLOR SHORT PLAT

SHEET NO. _____ OF _____

CALCULATED BY AL DATE 3/07

CHECKED BY _____ DATE _____

SCALE 1" = 40' SCALE



PROPOSED DRIVEWAYS AND FIRE APPARATUS TURNAROUND

NOTES

- 1.) MAXIMUM GRADE IN TURNAROUND AREA SHALL NOT EXCEED 5%
- 2.) AREA TO BE SURFACED WITH CRUSHED ROCK PER KCRS.

Brendan Larsen
962-7000

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

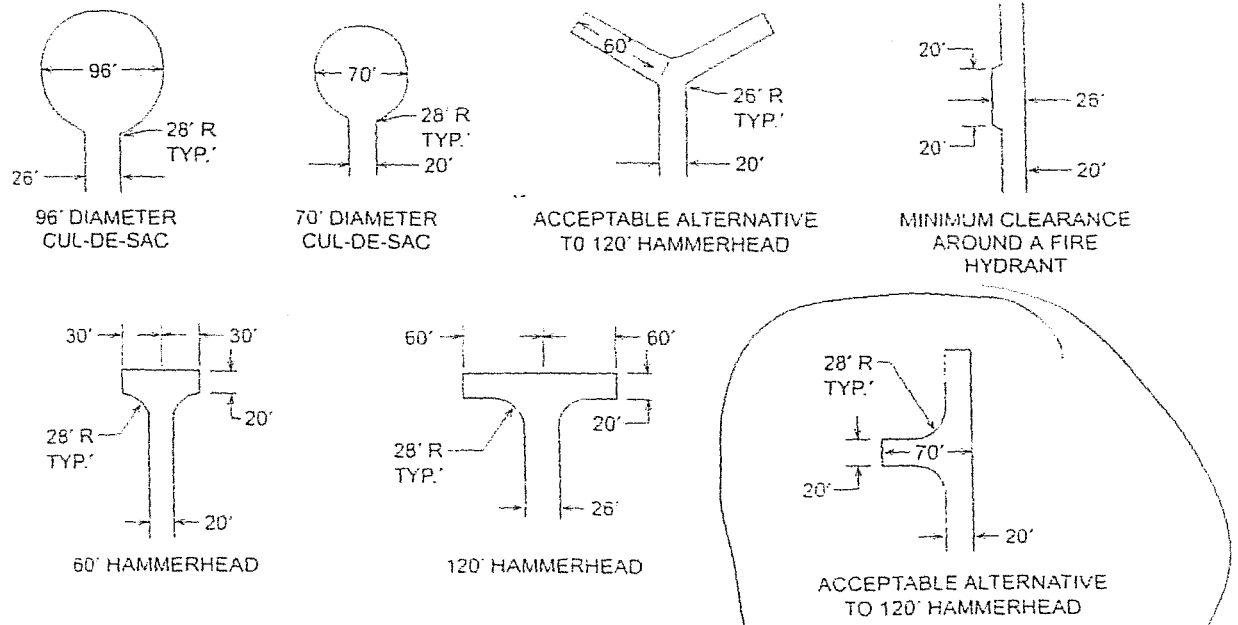
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

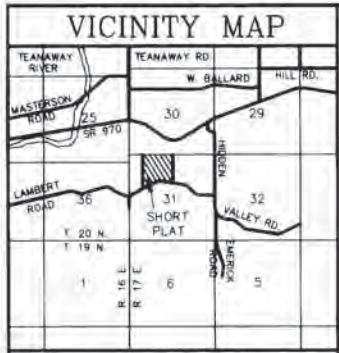
1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

SP-93-12

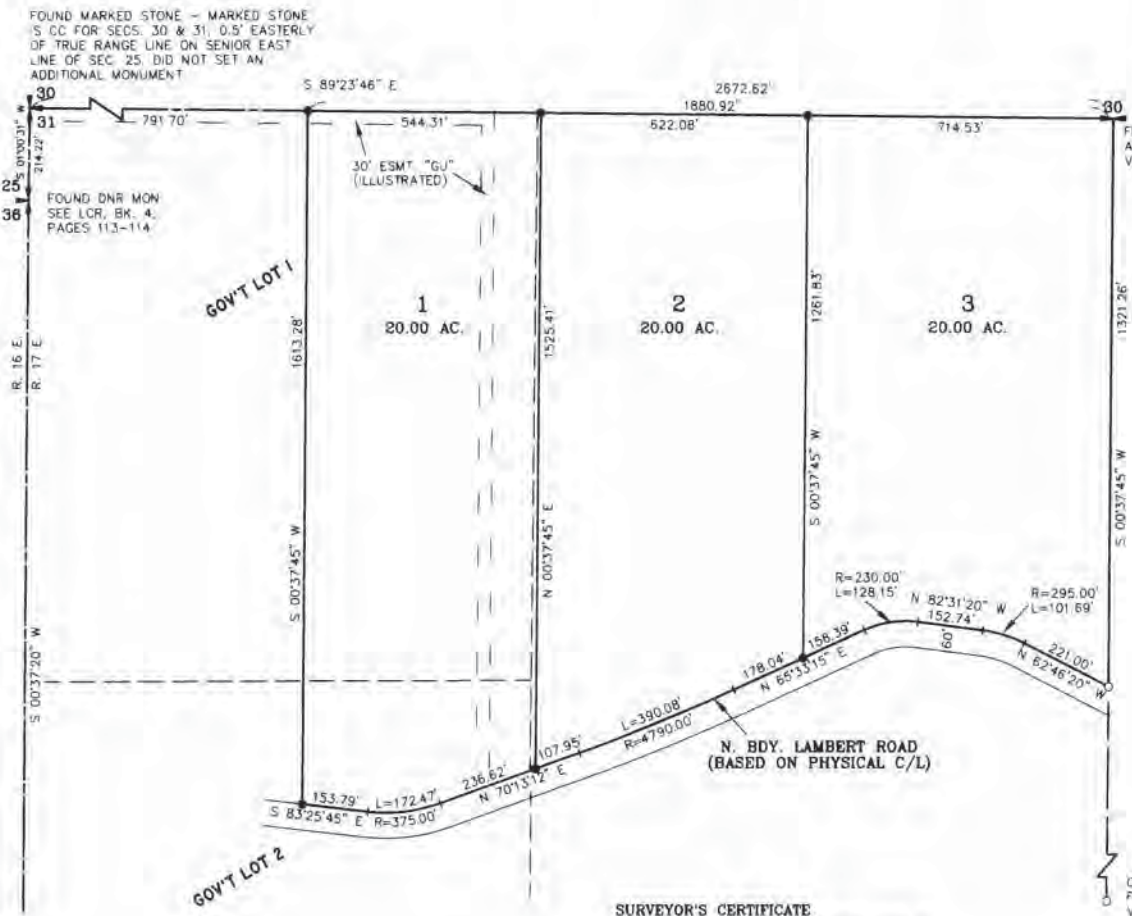


BEACONSFIELD II SHORT PLAT
PART OF THE NW 1/4 OF SECTION 31, T. 20 N., R. 17 E., W.M.
KITTITAS COUNTY, WASHINGTON



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x— FENCE



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 9th DAY OF September A.D. 1993
[Signature]
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS 9th DAY OF September A.D. 1993
[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BEACONSFIELD II SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 9 DAY OF SEPT. A.D. 1993.
[Signature]
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-3100-0004
 DATED THIS 10 DAY OF Sept. A.D. 1993.
[Signature]
 KITTITAS COUNTY TREASURER *Admin. Assist.*

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: BEACONSFIELD ASSOCIATES
 ADDRESS: 1112 APPLELAND DRIVE, WENATCHEE, WA 98801
 PHONE: (509) 862-7235
 EXISTING ZONE: FOREST & RANGE
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD
 NO. OF SHORT PLATTED LOTS: THREE (3)
 SCALE: 1" = 200'

SUBMITTED ON _____
 AUTOMATIC APPROVAL DATE _____
 RETURNED FOR CAUSE ON _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BEACONSFIELD ASSOCIATES in MARCH of 1993.

[Signature]
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
9-9-93
 DATE

X	X	
X	X	



C 1/4 COR -
 FD PIN & CAP
 VISITED 5/92

AUDITOR'S CERTIFICATE

Filed for record this 14th day of September 1993, at 9:28 A.M. in Book D of Short Plats at page(s) 64 at the request of Cruse & Nelson
[Signature]
 BEVERLY M. ALLENBAUGH by
 KITTITAS COUNTY AUDITOR

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
BEACONSFIELD II SHORT PLAT

**BEACONSFIELD II SHORT PLAT
PART OF THE NW 1/4 OF SECTION 31, T. 20 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BEACONSFIELD ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NONPROFIT CORPORATION COMPOSED OF ALL OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 7th DAY OF September A.D., 1993.

BEACONSFIELD ASSOCIATES

Barton H. Clennon
BARTON H. CLENNON, MANAGING PARTNER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Chelan) S.S.

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF September A.D., 1993, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTON H. CLENNON, TO ME KNOWN TO BE THE MANAGING PARTNER OF BEACONSFIELD ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Rebecca Doney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Wenatchee

TOTAL PARCEL DESCRIPTION

THE EASTERLY 1880.92 FEET, WHEN MEASURED AT RIGHT ANGLES THEREOF, OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE LAMBERT (COUNTY) ROAD.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. FOR SECTION SUBDIVISION INFORMATION AND CORNER DOCUMENTATION, SEE THE SURVEY RECORDED IN BOOK 18 OF SURVEYS AT PAGES 186-188. BASIS OF BEARINGS AND CORNER VISITATION DATES ARE AS STATED ON THAT SURVEY, EXCEPT AS NOTED HEREON.
3. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR SHORT PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.

**AUDITOR'S CERTIFICATE**

Filed for record this 14th day of September 1993, at 9:28 A.M., in Book D of Short Plats on page(s) 65 at the request of Cruse & Nelson

BEVERLY M. ALLENBAUGH by B. Williams
KITITAS COUNTY AUDITOR



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 925-4747
BEACONSFIELD II SHORT PLAT



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum 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.
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.
Example: Parcel
 4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health
\$585.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;"> PAID AUG 28 2013 KITTITAS CO. DATE STAMP IN BOX </div>
---	--	--	---

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form

Name: BRAD C. TAYLOR
 Mailing Address: POB 278
 City/State/ZIP: CLE ELUM, VA.
 Day Time Phone: 509 674 5297
 Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: ROBERT L. BAILEY
 Mailing Address: 4201 HINY 970
 City/State/ZIP: CLE ELUM, VA.
 Day Time Phone: 509 679 7017
 Email Address: pls808@hotmail.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
 Mailing Address: _____
 City/State/ZIP: _____
 Day Time Phone: _____
 Email Address: _____

4. **Street address of property:**

Address: 7811 LAMBERT ROAD
 City/State/ZIP: CLE ELUM, VA 98922

5. **Legal description of property (attach additional sheets as necessary):**

LOT 1 / LOT 2 TAYLOR SHORT PLAT AFN 205708170059
BOOK I OF SHORT PLATS, PAGE 222

6. **Property size:** 10 ac / 10 ac (acres)

7. **Land Use Information:** Zoning: AG20 Comp Plan Land Use Designation: _____
 PAGE 2 OF 5

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

20-17-31054-0003 1.00 AC
20-17-31054-0001 9.00 AC
20-17-31054-0002 10.00 AC

20-17-31054-0003 1.00 AC NO CHANGE
" " " 0001 9.00 AC " "
" " " 0002 10.00 AC " "

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. 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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X [Signature] (date) 8/28/13

X [Signature] (date) 8-28-13

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full 2013 By: amcfadden Date: 11/26/13

COMMUNITY DEVELOPMENT SERVICES REVIEW

This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Agriculture 20

Preliminary Approval Date: 11/1/2013

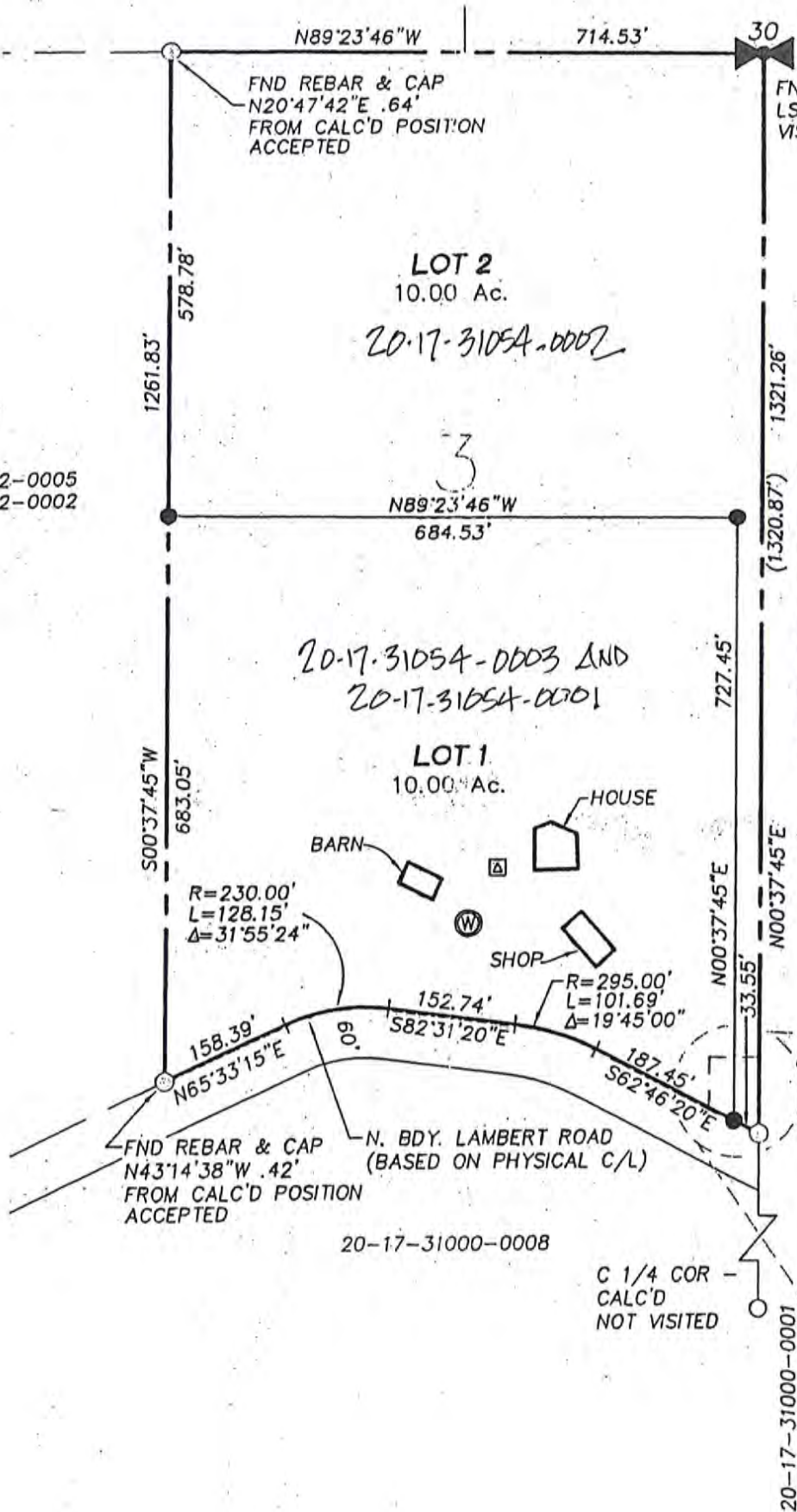
By: [Signature]

Final Approval Date: 11/26/2013

By: [Signature]

PAGE 3 of 5

17-31052-0005
17-31052-0002



FND. 2-1/2" ALUM. MON.
LS#18078
VISITED 7/06

FND REBAR & CAP
N20°47'42"E .64'
FROM CALC'D POSITION
ACCEPTED

LOT 2
10.00 Ac.
20-17-3105A-0002

N89°23'46"W
684.53'

20-17-3105A-0003 AND
20-17-3105A-0010

LOT 1
10.00 Ac.

R=230.00'
L=128.15'
Δ=31°55'24"

R=295.00'
L=101.69'
Δ=19°45'00"

FND REBAR & CAP
N43°14'38"W .42'
FROM CALC'D POSITION
ACCEPTED

N. BDY. LAMBERT ROAD
(BASED ON PHYSICAL C/L)

20-17-31000-0008

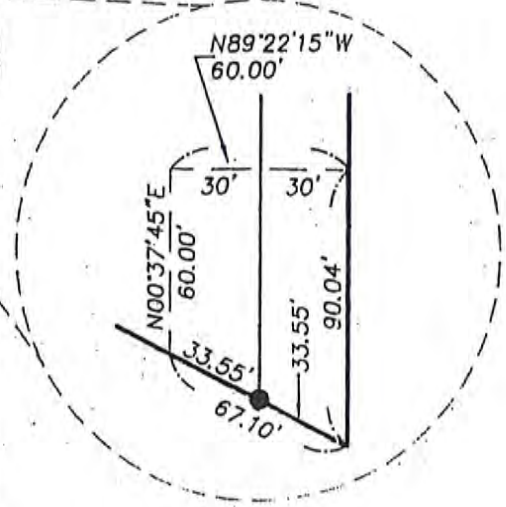
C 1/4 COR
CALC'D
NOT VISITED

BEFORE B.L.A

ASSIGNED BASIS OF BEARINGS

20-17-31000-0013

60'X60' COMMON ACCESS
& UTILITY EASEMENT TO
SERVE LOTS 1 & 2 AND
FIRE APPARATUS
TURNAROUND.

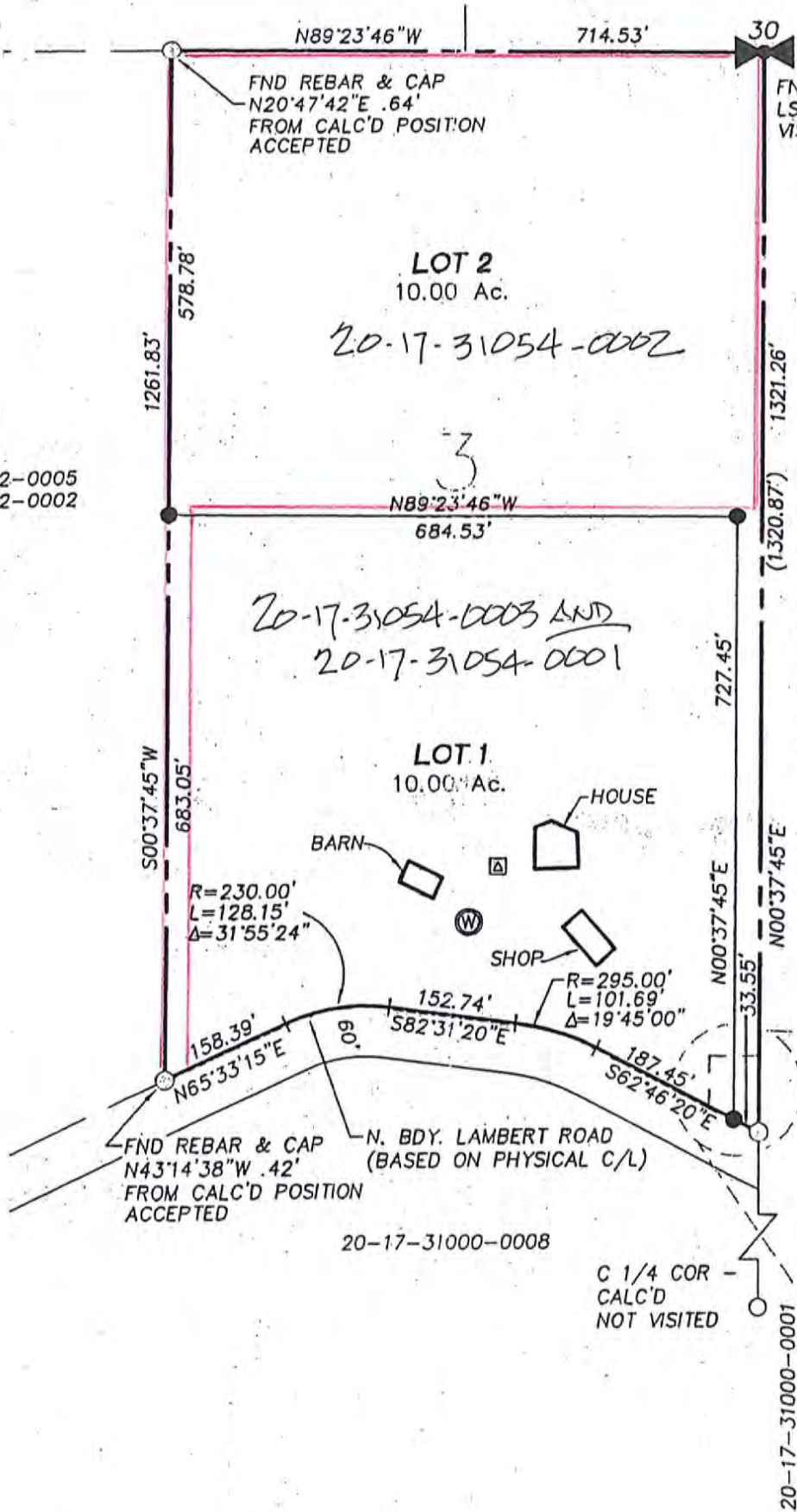


LEGEND

PAGE 4 OF 5

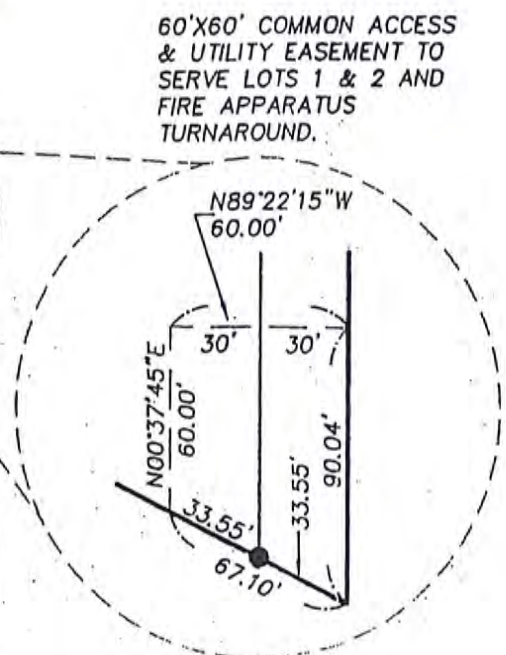
DWN
ARE

17-31052-0005
17-31052-0002



AFTER B.L.A.

LOTS 1 & 2 ADJUSTED TO RED LINES



LEGEND

PAGE 5 OF 5

DWN ARE



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00018646

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027507

Date: 8/28/2013

Applicant: TAYLOR, BRAD C

Type: check # 8468

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00024	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00024	BLA MAJOR FM FEE	65.00
BL-13-00024	PUBLIC WORKS BLA	90.00
BL-13-00024	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00