

**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

**ZONING CONDITIONAL USE**  
**PERMIT APPLICATION**

*(Proposing a use such as a Bed & Breakfast or Campground)*

CU-10-00003

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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**

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

**APPLICATION FEE:**

\$2,030.00 (\$1,560 fee + \$470 SEPA) for Community Development Services

\$130.00 for Fire Marshal

(One check made payable to KCCDS)

\*\*\*Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA\*\*\*

**PAID**  
**JUN 08 2010**  
**KITTTITAS CO.**  
**CDS**

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

06-08-10

RECEIPT #

**DATE STAMP  
HERE**

NOTES:

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

Name: Darin E. Dodd and Roy Emmett Jr.  
Mailing Address: 18671 Vantage Hwy  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (206) 910-7937  
Email Address: D.Dodd@unifiedgrocers.com

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

Agent Name: Traci Shallbetter, Shallbetter Law  
Mailing Address: 3201 Airport Road  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: (509) 674-3836  
Email Address: traci@shallbetterlaw.com

3. **Street address of property:**

Address: 160 acres, Old Sunset Hwy/Vantage Hwy, Sec. 2, T18, R20  
City/State/ZIP: Ellensburg, WA

4. **Legal description of property:**  
All of the SE 1/4 of Section 2, T17N, R20E, Kittitas County, Washington

5. **Tax parcel number:** 920433 (Map 17-20-02000-0001)

6. **Property size:** 160 acres (acres)

7. **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):

The applicant desires approval to allow recreational bird hunting and bird dog training by owners, friends, and guests on the 160 acres of vacant land, formerly owned by BLM. Guests would be permitted to hunt with shotguns, dogs, and/or archery. A 250-foot no-fire and no-hunt zone would exist along the perimeter of the property, and also along either side of the Vantage Highway. No more than six (6) vehicles or twenty five (25) guests would be permitted on the property at any one time. As part of the game preserve operations, the applicant also desires to allow target practice with rifles and firearms in a confined, bermed area on site where there formerly was a gravel pit.

8. Provision of the zoning code applicable: AG-20
9. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

The 160 acre site formerly was owned by the BLM. It is largely sagebrush and ideal for the recreational releasing and hunting of game birds. Property to the east and south is undeveloped and unoccupied. North of the property is the Vantage Highway. Minimal residential development exists to the west of the property. A silage storage site exists immediately to the east of the property. A 250-foot buffer would be established along the entire perimeter of the property and the Vantage Highway in which no hunting or shooting would be allowed. Topography, vegetation, and the size of the remaining property ensure that no person or property outside of the 160 acre site would be adversely impacted. The number of persons on site at any one time will be limited to twenty five (25), the number of vehicles parked onsite limited to six (6), and the hours of hunting would not commence prior to 7:00 a.m. or extend beyond dusk. The area is conducive to the sort of recreational game bird hunting being proposed on this property. A target practice site, in which firearms and rifles could be used, would exist in a confined area shown on the site plan, corresponding to the formal gravel pit site. Shooting would be permitted only in the direction of the large, existing 25-30 foot berms and gravel piles.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The applicant does not desire to make any improvements to the site, or to require any off-site improvements or services. The applicant solely desires to be able to release game birds, hunt game birds, train bird dogs, and target practice on the vacant land. Access to the site exists off of the Old Sunset Highway and off of Vantage Highway. No improvements are needed for the rustic, recreational, and low-intensity use that is being proposed. The proposed use is simply recreational game bird hunting, and no improvements, utilities, or any services are needed to support the use. An outhouse already exists on site.

10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X  \_\_\_\_\_

Date:

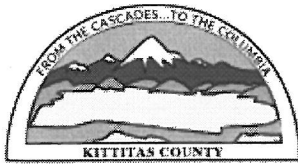
6/7/2010

Signature of Land Owner of Record  
(REQUIRED for application submitted):

X  \_\_\_\_\_

Date:

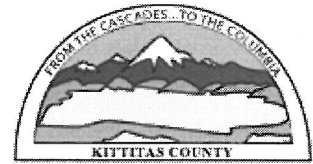
6/7/2010



Marsha Weyand  
Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary (Appraisal Details)

### Parcel Information

**Parcel Number:** 920433  
**Map Number:** 17-20-02000-0001  
**Situs:**  
**Legal:** ACRES 160.00, SEC. 2; TWP. 17; RGE. 20 ALL SE 1/4

### Ownership Information

**Current Owner:** DODD, DARIN E  
EMMETT, ROY H JR ETUX  
**Address:** 25322 127TH AVE SE  
**City, State:** KENT WA  
**Zipcode:** 98030-

### Assessment Data

**Tax District:** 26  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 160  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 80,000  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 80,000

### Taxable Value

**Land:** 80,000  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 80,000

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-25-2008	2008-290	1	USA (BLM)	DODD, DARIN E	88,000

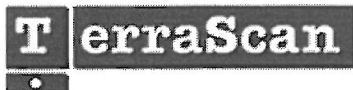
### Building Permits

NO ACTIVE PERMITS!

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	DODD, DARIN E	80,000	0	0	80,000	0	80,000	View Taxes
2009	DODD, DARIN E	80,000	0	0	80,000	0	80,000	View Taxes
2008	USA (BLM)	80,000	0	0	80,000	0	80,000	View Taxes
2007	USA (BLM)	0	0	0	0	0	0	View Taxes
2006	USA (BLM)	0	0	0	0	0	0	View Taxes
2005		0	0	0	0	0	0	View Taxes

File date: 5/27/2010 5:03:52 PM





02/25/2008 03:17:39 PM

200802250070

\$44.00

Miscellaneous Document  
Kittitas County Auditor

BROCK CARPENTER

Page 1 of 3



Filed for Record at the

Request of **BROCK,**

**CARPENTER, MCGUIRE, & DEWULF, P.S.**

P.O. Box 249

Davenport, Washington 99122

**Real Estate Excise Tax  
Exempt**

**Kittitas County Treasurer**

By Lisa [Signature]

Affidavit No. 2008-290

Date: 2-25-08

**Document Title(s) or transactions contained therein):**

1. Land Patent
- 2.
- 3.
- 4.

**Grantor(s) (Last name first, then first name and initials)**

1. United States of America
- 2.
- 3.
- 4.

Additional names on page \_\_\_ of document.

**Grantee(s) (Last name first, then first name and initials)**

1. Dodd, Darin Eugene
2. Emmett Jr., Roy H.
3. Emmett, Linda B.
- 4.

Additional names on page \_\_\_ of document.

**Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)**

SE1/4 Sec 2, Twp 17N, R20

Additional legal is on page \_\_\_ of document.

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page \_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

920433

Property Tax Parcel ID is not yet assigned

Additional parcel numbers on page \_\_\_ of document.



Form 1860-9  
(January 2001)  
WAOR 53911-FP

# *The United States of America*

*To all to whom these presents shall come, Greeting:*

WHEREAS

**DARIN EUGENE DODD, a single man,  
ROY H. EMMETT, JR. AND LINDA B. EMMETT, husband and wife**

are entitled to a Land Patent pursuant to Section 206 of the Act of October 21, 1976 (43 U.S.C. 1716), for the following described land in Kittitas County, Washington:

Willamette Meridian, Washington  
T. 17 N., R. 20 E.,  
sec. 2, SE $\frac{1}{4}$ .

containing 160.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the said **DARIN EUGENE DODD, ROY H. EMMETT, JR. AND LINDA B. EMMETT**, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said **DARIN EUGENE DODD, ROY H. EMMETT, JR. AND LINDA B. EMMETT**, their successors and assigns forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES;

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945); and
2. All the oil and gas in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, 38 Stat. 509, as supplemented (30 U.S.C. 121-124).

SUBJECT TO such rights as Kittitas County may have for a road right-of-way granted, created or established by or for the use of the public and by or under Local, State or Federal Laws or decisions, or otherwise.

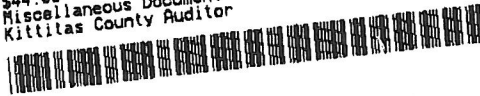
PATENT NUMBER: 46-2008-0008

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Page 3 of 3

\$44.00  
Miscellaneous Document  
Kittitas County Auditor

BROCK CARPENTER



Form 1860-10  
(January 2001)

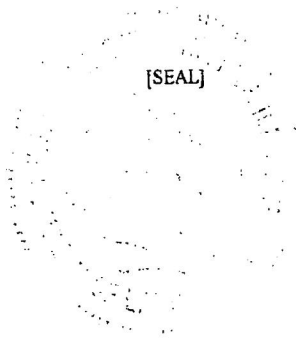
WAOR 53911-FP

By accepting this patent, and to the extent allowed by law, the purchaser agrees to indemnify, defend and hold harmless the United States from any cost, damages, claims, causes of action, penalties, fines, liabilities and judgments of any kind or nature arising from past, present and future acts or omissions of the purchaser, previous landowners or subsequent landowners or contractors, or lessees, or any third party, arising out of, or in connection with the purchaser's use, occupancy, or operations on the real property which has already resulted or does hereafter result in:

1. Violations of federal, state, and local laws and regulations which are now or may in the future become applicable to the real property;
2. Judgments, claims and demands of any kind assessed against the United States;
3. Cost, expense or damages of any kind incurred by the United States;
4. Other releases or threatened releases on, into, or under land, property and other interests of the United States by solid or hazardous waste(s), or substance(s) as defined by federal and state law;
5. Natural resource damages as defined by federal and state law; or
6. Other activities by which solid or hazardous wastes, as defined by federal and state law were generated, used, stored, released or otherwise disposed of on the real property, and any clean-up, response or remedial action, or other action related in any manner to said solid or hazardous substances or wastes.

This covenant shall be construed as running with the real property, and may be enforced by the United States in a court of competent jurisdiction.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.



GIVEN under my hand, in **Portland, Oregon**  
the twentieth day of February in the  
year of our Lord two thousand and eight and of the Independence  
of the United States the two hundred and thirty-second.

By Fred O'Ferrall  
Chief, Branch of Lands and Mineral Resources

PATENT NUMBER: 46-2008-0008

500-FOOT OWNER LIST  
(PARCEL 920433)

1	781833	17-29-03020-0008	GAPP, ROBERT D.	6250 Vantage hwy	Ellensburg, WA 98922
2	320433	17-20-01090-0353	STATE OF WASH WILDLIFE	600 N CAPITOL WAY	OLYMPIA WA 98502-
3	640433	17-20-01000-0002	POISON SPRINGS LLC	PO BOX 1015	KITTITAS WA 98934-
4	621936	17-20-01000-0006	BROWN BROTHERS	STAR ROUTE 1	ROYAL CITY WA 99357
5	920433	17-20-02000-0001	DODD, DARIN E	25322 127TH AVE SE	KENT WA 98030-
6	197036	17-20-02000-0006	JENDRYCKA, WALTER ETUX	18552 VANTAGE HWY	ELLENSBURG WA 98926-
7	372936	17-20-02000-0015	CURTISS, GAYL M & T. LUNDGREN	P O BOX 1101	ELLENSBURG, WA 98926-
8	452936	17-20-02000-0018	YOUNG, DAVID O ETUX	PO BOX 915	ELLENSBURG WA 98926-
9	462936	17-20-02000-0019	ECKBERG, DANNY L ETUX	2525 STATE ST	EVERETT WA 98201
10	472936	17-20-02000-0020	CANNON, DALE W	23419 BRIER RD	BRIER WA 98036
11	20828	17-20-02000-0037	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
12	20829	17-20-02000-0038	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
13	20830	17-20-02000-0039	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
14	20831	17-20-02000-0040	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
15	20823	17-20-02050-0003	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
16	20824	17-20-02050-0004	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
17	20825	17-20-02050-0005	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
18	553337	17-20-02052-0004	DODD, DARIN E	18671 VANTAGE HWY	ELLENSBURG WA 98926
19	20818	17-20-02052-0007	SLATER, RONALD A & EDNA V	1531 MASTERSON RD	CLE ELUM WA 98922
20	190633	17-20-11000-0001	POISON SPRINGS LLC	PO BOX 1015	KITTITAS WA 98934-
21	220633	17-20-12000-0001	OXLEY, TERRY J ETUX &	8020 DESCHUTES CT SE	OLYMPIA WA 98501-
22	951745	17-20-12000-0021	SAGE HILLS II LLC	PO BOX 2223	EVERETT WA 98213-
23	951746	17-20-12000-0022	SAGE HILLS II LLC	PO BOX 2223	EVERETT WA 98213-
24	951747	17-20-12000-0023	SAGE HILLS II LLC	PO BOX 2223	EVERETT WA 98213-



Old Sunset Highway Access

Vantage Hwy Access

250-Foot No Hunt/No Shoot Buffer

Above-Ground Power lines run diagonally through entire site

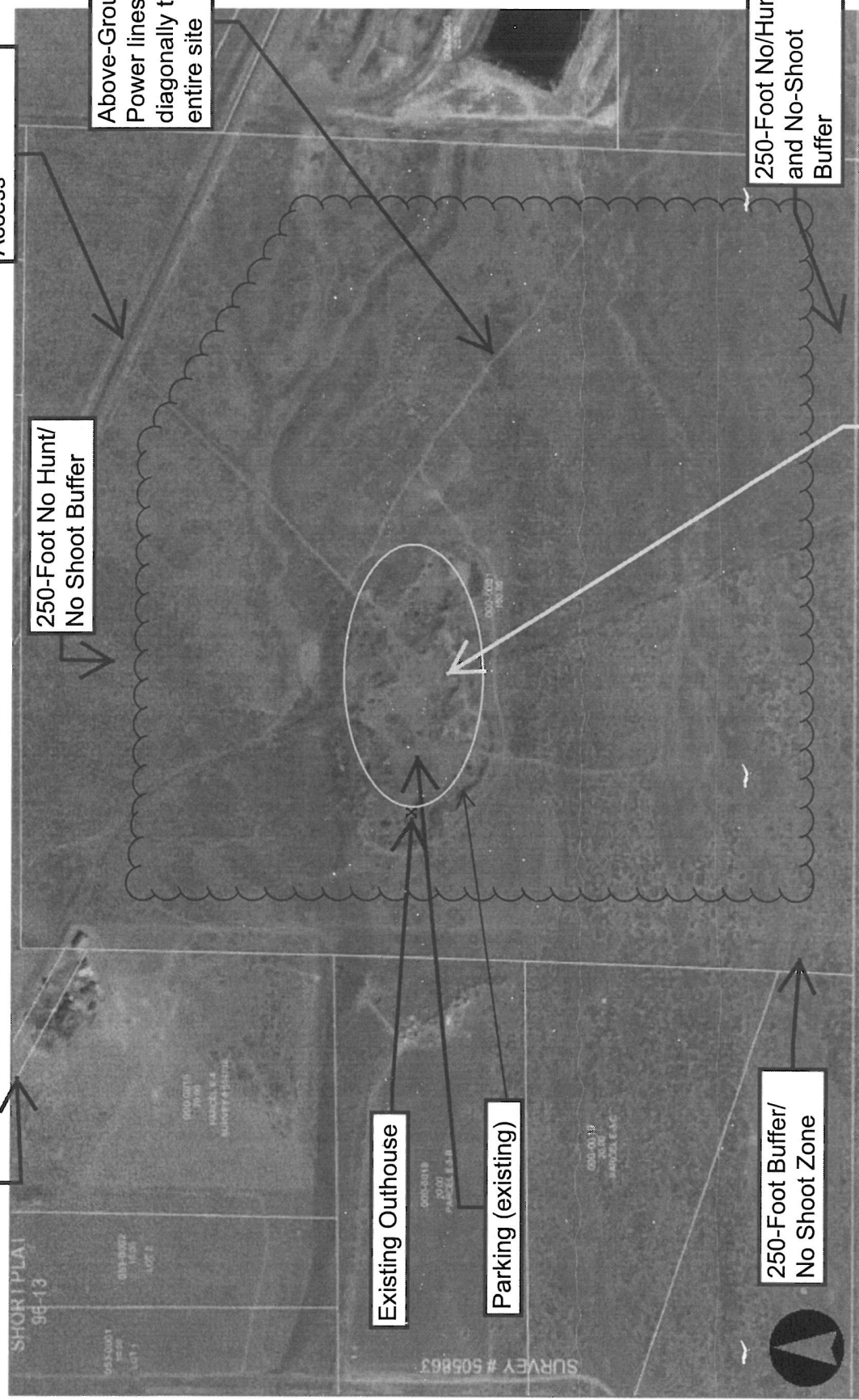
250-Foot No/Hunt and No-Shoot Buffer

Existing Outhouse

Parking (existing)

250-Foot Buffer/No Shoot Zone

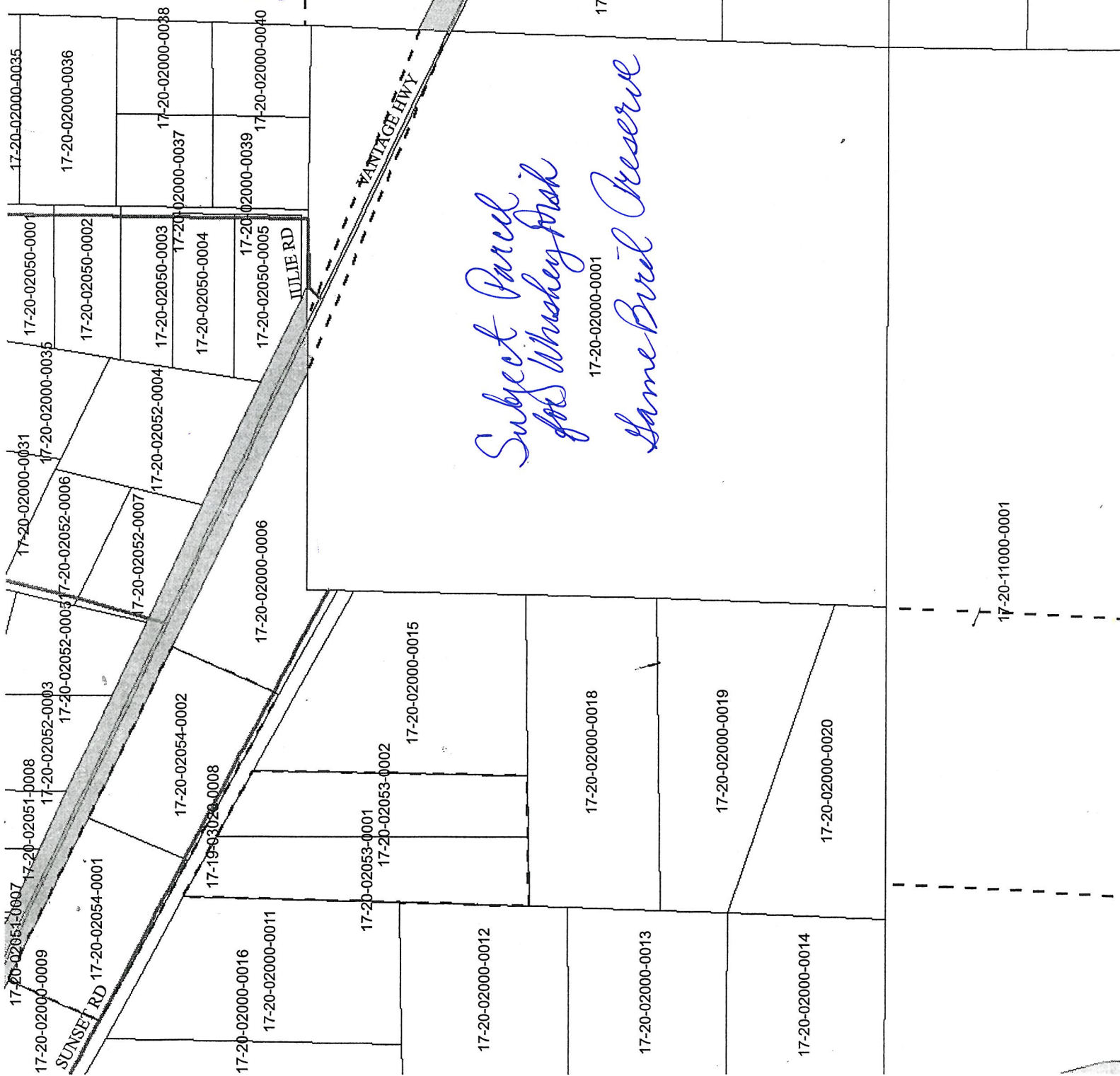
Target Practice/Site of Former Shale Pit (approx. 10+ foot depression/hole with 15-30 foot berms)



# Map Center: Township:17 Range:20 Section:2



*PUD. Perrine,  
Steven K. Hines + Rick  
HHS Intermarket DU  
Road  
Bob Stahr*



*Subject Parcel  
for Whiskey Park  
Game Bird Preserve*

17-20-02000-0001

17-20-02000-0035  
17-20-02000-0036  
17-20-02000-0037  
17-20-02000-0038  
17-20-02000-0039  
17-20-02000-0040  
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17-20-01000-0002

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17-20-12000-0002  
17-20-11000-0001

17-20-01090-0353

17-20-12000-0021

17-20-12000-0020