

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

EDEM
LL-08-00003

LARGE LOT APPLICATION

("Large lot subdivision" means any subdivision of land into two or more lots or parcels the smallest of which is twenty (20) acres or greater.)

KITITITAS 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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Address list of all landowners within 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, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

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

RECEIVED

MAR 25 2008

Kittitas County
CDS

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75 per hour over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services
(One check made payable to KCCDS)

PAID

MAR 25 2008

KITITITAS CO.
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
(CDS STAFF SIGNATURE)

x Kat Bern

DATE:

3/25/08

RECEIPT #

266

PAID

MAR 25 2008
DATE STAMP
HERE
KITITITAS CO.
CDS

NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Landowner(s) signature(s) required on application form.

Name: Frank & Judy Ragland

Mailing Address: PO Box 207

City/State/ZIP: Thorp, WA 98946

Day Time Phone: 509-899-1434

Email Address: _____

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: Terra Design Group Inc.

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-857-2044

Email Address: _____

3. Street address of property:

Address: Mile post 140.76 off of Hwy 97

City/State/ZIP: Ellensburg, WA 98926

4. Legal description of property:

Township 18 North, Range 17 East, Section 01.

The north half and that portion of the west half of the southwest quarter of Section 01, Township 18N, Range 17E, W.M., Lying northerly and easterly of the cascade irrigation district right of way, Excepting therefrom:

1. That portion of the southwest corner of said southwest quarter of the southwest quarter of the northwest quarter, 280 feet; thence south 25 degrees east, 1080 feet; Thence south 65 degrees west, 150 feet to the north right of way boundary of the cascade irrigation canal; thence westerly along said north canal boundary 310 feet, more or less to the west boundary of said northwest quarter of the southwest quarter, thence north 770 feet, more or less, to the true point of beginning

2. All of the southeast quarter of the northwest quarter of said section 1
That part of the southwest quarter of the northwest quarter of section 1, township 18 North, Range 17 East, W. M., described as follows: beginning at the northwest corner of said southwest quarter of the northwest quarter; thence south 71 degrees 08'40" East, 857.62 feet; Thence south 46 degrees 57'16" west, 1117.55 feet to a point on the west line of said section 1, thence north 0 degrees 16'56" east, 1040.00 feet to the point of beginning.

5. Tax parcel number(s): 18-17-01020-0005

6. Property size: 235.10 (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):

This proposal encompasses a total of 235.10 acres under a single parcel. The current land use of this parcel is vacant land. This is an eleven-parcel large lot subdivision where all lots are 20 acres-plus in size meeting Kittitas County Code 16.36 Large Lot Subdivision.

The location of this proposal is within Township 18N, Range 17E, Section 01.

Access for this property is an existing/established 60-foot easement (AFN # 200503250047) that is completely built with a bit surface and paved apron directly off of Hwy 97. The access is located on the south side of Highway 97, located at milepost 140.76. There will be two additional driveways, as allowed by KCC 12 off of the 60-foot access. One driveway will serve lots 9 & 10. The other driveway will serve Lot 1. The 60-foot easement access road that comes off of Hwy 97 serving this proposed subdivision has also completed a Road Variance process with Kittitas County. The variance application (RV-07-32) was presented to the Road Committee at the December 19, 2007 hearing and was granted conditional approval February 4, 2008 (see attachment). Furthermore this proposal will incorporate and facilitate the addition of a guardrail type of structure, meeting the requirements of Kittitas County Public Works, for the portion of the access that was granted the road variance approval in February 2008.

This large lot subdivision, of eleven 20 acre plus lots in size, proposes individual septic systems these 20 acre lots will have enough room for individual septic systems and reserve areas. These systems will be applied for by future owners meeting all the requirements of the Kittitas County Environmental Health Department. This subdivision will allow individual wells that will not exceed the withdrawal requirement of 5,000 gallons a day. Furthermore this proposed development will incorporate the requirement of indoor sprinkler systems in the applicable cc&r's, which will require any new development (home construction) to install indoor sprinkler systems.

There is a KRD Lateral that runs along proposed lots 4, 5, 6, 7, 11, & 10. This irrigation canal does not distribute irrigation water to this proposed large lot subdivision.

Currently there are no uses occurring within the subject property.

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes No (Circle) If yes, explain: _____

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

This proposal is not located on a county maintained road. This proposal is accessed off of Highway 97. This proposal will use an existing built 60 foot easement road (AFN # 200503250047) that is and will continue to be privately maintained.

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 Chad Bola

Date:

3-16-08

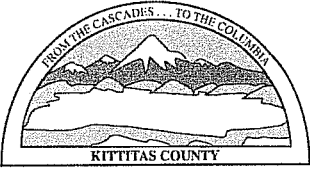
Signature of Land Owner of Record:
(Required for application submittal)

X Frank M. Lagland

Date:

3-16-08

G DRIVE/CDS FORMS/PLANNING/LAND USE APPS/LARGE LOT APP UPDATED: 1/1/08



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SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

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

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

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

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

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

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

OverLook Large Lot Subdivision

2. Name of applicant:

Frank & Judy Ragland

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

PO Box 208, Thorp WA 98946

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

4. Date checklist prepared:

3-14-08

5. Agency requesting checklist:

Kittitas County Community Development Service Department

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

Once approval is granted.

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

There are no future additions, expansion, or further activity related to this proposal

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

A SEPA was completed on a rezone application for this property in September 2006 Ord. # 2007-04 (See Attachment)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

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

Each lot will need to obtain the appropriate septic Permits, which will be the responsibility of the new lot owners. There will be building permits required For single family residences and associated structures, which will also be the responsibility of new lot owners.

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

This proposal encompasses a total of 235.10 acres under a single parcel. The current land use of this parcel is vacant land. This is an eleven-lot plat where all lots are 20 plus acres in size meeting Kittitas County Code 16.36 Large Lot Subdivision (See Attachment).

The location of this proposal is within Township 18N, Range 17E, Section 01.

Access for this property is an existing/established 60-foot easement (AFN #200503250047) that is completely built with a bst surface. The access is located on the south side of Highway 97, located at milepost 140.76. There will be two additional driveways off of the 60 foot access. One will serve two lots as will the other driveway, which will do the same.

This large lot subdivision proposes individual septic systems that will be applied for by future owners. Water will be supplied by individual wells that will be constructed by new lot owners and meeting all State and County requirements.

Currently there are no uses occurring within the subject property.

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

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Excepting therefrom:

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2. All of the southeast quarter of the northwest quarter of said section 1
3. That part of the southwest quarter of the northwest quarter of section 1, township 18 North, Range 17 East, W. M., described as follows: beginning at the northwest corner of said southwest quarter of the northwest quarter; thence south 71 degrees 08'40" East, 857,62 feet; Thence south 46 degrees 57'16" west, 1117.55 feet to a point on the west line of said section 1, thence north 0 degrees 16'56" east, 1040.00 feet to the point of beginning.

The access is located on the south side of Highway 97, located at milepost 140.76.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat, steep, to rolling

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

There is a portion the property that has a slope that range from 11-18 %

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Rocky-condensed sand and gravel

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

None that we know of.

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

The only grading and possible filling that will occur as a result of this proposal is for residential Construction and individual driveway construction.

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

Erosion could occur from the construction of the two driveways. If erosion does occur it will Not leave the property and will infiltrate on site

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

Less than 1% will be covered with impervious surfaces. The access has been in existence for over the Past couple of years.

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

The appropriate measures will be taken if erosion occurs. When residential construction occurs it must be noted That this construction is taking on place on individual lots that are greater than 20 acres in size and have a more than enough Area to control erosion.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

The only type of emissions to the air would be your standard vehicle emission. There could also be the use of fire places associated with single family structures that could result in smoke Emissions.

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

There is no known off site sources of emissions or odor that may affect this proposal.

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

There are no proposed measures to reduce or control emission or other impacts to air. There is the Standard emission controls that are required for automotive vehicles that will be abided by according To state law.

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Within the vicinity and on the south side of Hwy 10 is the Yakima River. The river is well away from this proposal. There is a KRD canal that travels through the plat proposal. This canal transports irrigation water. This proposal does Not receive any irrigation water from this KRD Canal.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

At this time there will be no work over the KRD lateral canal.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill and dredge material would be placed or removed from any surface water or wetlands. There are no wetlands on this property.

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

This proposal will not require any surface water withdrawals or diversions. This Property is not irrigated land.

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

There is no floodplain on this property.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharges of waste materials to surface waters. There will be the use of approved Kittitas County Environmental Health Department Septic Systems for the individual lots for the associated septic needs of the development. These systems will meet the requirements of the Kittitas County Environmental Health Dept.

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

These individual 20 acre lots will eventually have individual wells constructed These wells will be limited, as required by state law, to a withdrawal of 5,000 gallons per day.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

With this proposal there will be eleven 20-acre lots and each lot will most likely contain a single family residence There will be the use of approved Kittitas County Environmental Health Department Septic Systems for the individual lots for the associated septic needs of the development. These systems will meet the requirements of the Kittitas County Environmental Health Dept.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There should be no source of runoff with this proposal. If there is, it would be associated with the actual structures that Could be built and even then with each lot being 20 acres in size provides enough ground for runoff to infiltrate into the Existing ground and not leave the property. The existing access road has road side ditches to the best of it's ability that will allow for infiltration. The two driveways will also have roadside ditches that will also allow for infiltration of runoff. The source of runoff would be the standard snow melt that occurs in the spring.

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

No, not to the applicants knowledge.

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

As mentioned earlier, road side ditches will reduces and control runoff. The individual lots, that are 20 acres in size, Provide enough ground for infiltration on each parcel therefore no run off/erosion will leave the actual lots when future Home constructions begins.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs**
- grass**
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? _____

Less than a half of a percent over the total 235 acres based on eleven lots equaling 11 homes estimated at 3000 square feet in size.

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

None known on or observed on the site.

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

There is no proposed landscaping with this proposal. The CC&R's that will apply to the property Will require native vegetation to be used

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: _____

birds: **hawk**, heron, **eagle**, **songbirds**, other:
mammals: **deer**, bear, **elk**, beavers, other:
fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site. _____

To the applicants knowledge, there are no threatened or endangered species known to be on the site With regards to near the site there is the occasional Bald Eagle that can be seen driving down Hwy 97.

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

Deer move through the area. The critical areas review designates this area as a deer winter range area

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

There is no proposed measures to enhance or preserve wildlife.

6. ENERGY AND NATURAL RESOURCES

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

This above listed types of energy are all possibilities that could be used for single family structures that would be built In the future on these proposed lots for heating, power etc.

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

This proposed plat would not affect the potential use of solar energy by adjacent properties

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. _____

There are no energy conservation features associated with this plat proposal. This does not mean that future Landowner will not want to use energy conservation features such as solar power or other types

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. _____

No.

1) Describe special emergency services that might be required. _____

There will be indoor sprinkler systems required for this proposal. _____

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

None

- b. Noise

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

There could be noise from the traffic on HWY 97 that is adjacent to the north of the property

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. _____

The only noise that will be associated with the proposal is the building of future homes. It is anticipated that constructions of homes would occur during daylight hours

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

Construction of homes will occur during daylight hours.

8. LAND AND SHORELINE USE

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

The current use of the subject property is vacant land.

The surrounding uses involve vacant land, residential homes, smaller parcels and recreational activities

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

Cattle Grazing has occurred on the property in the past. _____

- c. Describe any structures on the site. _____

There are no structures on site.

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

None

e. What is the current zoning classification of the site?

Agricultural- 5

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline designation of this proposal

h. Has any part of the site been classified as an:
 environmentally sensitive area?

No not to the applicants knowledge .

i. Approximately how many people would the completed project displace?

None.

j. Approximately how many people would reside or work in the completed project?

With an average of 2.33 people per household there would be total of 25 people residing at Complete build out.

k. Proposed measures to avoid or reduce displacement impacts, if any.

There are not measures proposed since there will be no displacement impacts with this proposed plat.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

There will be CC& R's developed to will ensure compatibility with the existing and projected land uses.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

This proposal is to just to plat the property into eleven 20-acre lots. The applicant will not be providing any housing units as Part of this proposal.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None. This proposal is to just to plat the property into eleven 20-acre lots

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

There is the possibility of CC&R's being developed that would help with reducing and controlling housing impacts
If any.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____

The tallest height of any structure will be between 24-35 feet.

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

No views will be altered or obstructed.

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

No measures are needed, since there are no views being altered or obstructed.
There could be the implementation of CC &R's to help control or reduce aesthetic impacts in any
Develop.

11. LIGHT AND GLARE

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

There will be the normal light and glare form associated living structures and vehicular traffic which may occur at all times of the Day.

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

No.

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

Existing light and glare from nearby residences

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

No measures proposed since the applicant has no control of those individual/private properties

12. RECREATION

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

Hunting, Hiking, snow-mobiling and horse back riding

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

No.

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

The applicant is using the large lot subdivision to create eleven 20-acre lots. This lot size grants ample Room (areage) for the horse enthusiasts along with other recreational activities that can fit within a 20 acre lot. Thus there are no measures needed since there is no impact.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There is no evidence and knowledge by the applicant that the subject property contains any historical or cultural sites

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

None. No landmarks or evidence known by the applicant.

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

None.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The access is located on the south side of Highway 97, located at milepost 140.76. See Attachment. This is an existing/built 60 foot easement (AFN # 200503250047) which accesses the subject property.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. Nearest public transit is the City of Ellensburg

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have future residential structures and associated with those structures would be garages for vehicles. Since there is eleven lots there could be eleven structures with associated garages

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

This proposal currently has an existing/approved access with a paved apron off of HWY 97 (See Attachment). There would be two driveways that will need to be built to serve

Driveways will need to be constructed off of the main access to access Lot 1 and Lot 9& 10(see drawing). There may need to be some improvements to the existing access where it continues up hill (See Attachment).

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

No.

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

This is a proposal for eleven lots only. At full build out there could be eleven homes at an average daily Trip of 10 that could possibly total 110 trips per day. It must be noted that there is another Single family residence already Inhabited and they have only been conducting two trips per day. With that information most likely the common trip scenario with this proposal would be a total of 22 trips per day @ two trips per day.

g. Proposed measures to reduce or control transportation impacts, if any. _____
No measures are proposed since there is no transportation impact.

15. PUBLIC SERVICE

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

The applicant does not think that this proposal will result in a high increase need for public services. Fire protection Will be addressed within the CC&R's by incorporating the requirement of indoor sprinklers. Plus this proposal is within Fire District 2. The access roads will be maintained & plowed in the winter guaranteeing access specifically for fire apparatuses. Fire District 2 has been on site and has already submitted a letter during the road variance hearing that they have no issue with the road accessing this proposal, as long as it is maintained during the winter season. This property is out in the rural area thus being served by the Kittitas County Sheriff's Dept.

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

The access road will be maintained during the winter months to reduce and control impacts on public services.

16. UTILITIES

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

Power and telephone are currently on site.

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

Power will need to be taken form the main road to home sites on the proposed lots. This is not the responsibility of The applicant.

C. SIGNATURE

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Frank Ragland

Date: 3-16-08

Print Name: Frank Ragland

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Lookout Preliminary Large Lot Plat
Attachments

- A. Preliminary Large Lot Map
- B. Lot Line Closures
- C. Parcel Map
- D. Zoning Map
- E. Land Use Map
- F. Topography Map
- G. Aerial Photo
- H. Soils Map
- I. Kittitas County Code 16.36
- J. Access Permit
- K. Road Variance
- L. KC Planning Commission Minutes 10-24-06
- M. Ordinance 2007-04
- N. 500' Adjoiner Listt

LL-08-XX

"LOOKOUT" LARGE LOT SUBDIVISION
A PTN. OF THE NORTH 1/2 OF SEC. 1
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

OWNER:
FRANK M. RAGLAND
JUDY L. RAGLAND
PO BOX 208
THORP, WA 98946

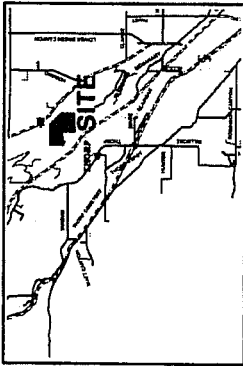
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
EXISTING PARCEL # 18-17-01020-0005 (736333)
LOT SUBDIVISION (MIN. 20 AC LOT)
EXISTING PARCEL AREA: 233.1 ACRES
ZONE: AG-5

LEGAL DESCRIPTION:

PARCEL 12 OF THAT CERTAIN SURVEY AS RECORDED
SEPTEMBER 19, 2005, IN BOOK 31 OF SURVEYS, PAGES
184 AND 185, UNDER AUDITOR'S FILE NO.
200509190016, RECORDS OF KITITITAS COUNTY,
WASHINGTON; BEING A PORTION OF THE NORTH HALF
OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 17 EAST,
W.M. IN THE COUNTY OF KITITITAS, STATE OF
WASHINGTON.

NOTES

- 1. THE PURPOSE OF THIS SURVEY IS TO LARGE LOT SUBDIVISION TAX PARCEL NO. 18-17-01020-0005 INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIANGLE OF SITES TOTAL STATION, THE OUTGOING MEASUREMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD MEASURE IN EXCESS OF 10,000 LINEAR CLOSURE AFTER READING ADJUSTMENT.
3. THIS SURVEY DOES NOT SUPPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR THE BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 23 OF SURVEYS AT PAGE 58-60, RECORDS OF KITITITAS COUNTY, WASHINGTON AND THE SURVEYS REFERENCED THEREON.
5. THE WASHINGTON STATE DEPT. OF TRANSPORTATION INFORMATION FOR 38-37 RIGHT-OF-WAY IS BASED ON THE INFORMATION SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS AT PAGES 240-252, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
6. THE CONTOURS SHOWN HEREON ARE ON AN ASSIGNED DATUM.
7. ACCESS TO LOT 8 SHALL BE DIRECTLY OFF EXISTING ROAD ESMT AFN020030250047.
8. PER RCW 17.04.010 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS. ACCORDINGLY, KITITITAS COUNTY NOxious WEED BOARD RECOMMENDS IMMEDIATE PRESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOxious WEEDS.
9. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS PURSUANT TO RCW 90.44.50. THE CUMULATIVE EFFECT OF WATER INFLOWRULMS FOR THIS DEVELOPMENT SHALL NOT EXCEED 3,000 GALLONS PER DAY.



VICINITY MAP
NTS

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ___ day of _____ A.D., 20___

Kitititas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "LOOKOUT" Large Lot Subdivision has been examined by me and find that it conforms to the comprehensive plan of the Kitititas County Planning Commission.

Dated this ___ day of _____ A.D., 20___

Kitititas County Planning Director

KITITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated wet conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not all, lots. The health department is required to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ___ day of _____ A.D., 20___

Kitititas County Health Officer

CERTIFICATE OF 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.

Dated this ___ day of _____ A.D., 20___

Kitititas County Treasurer

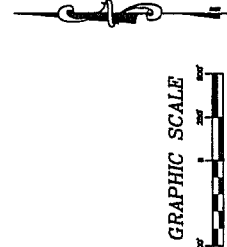
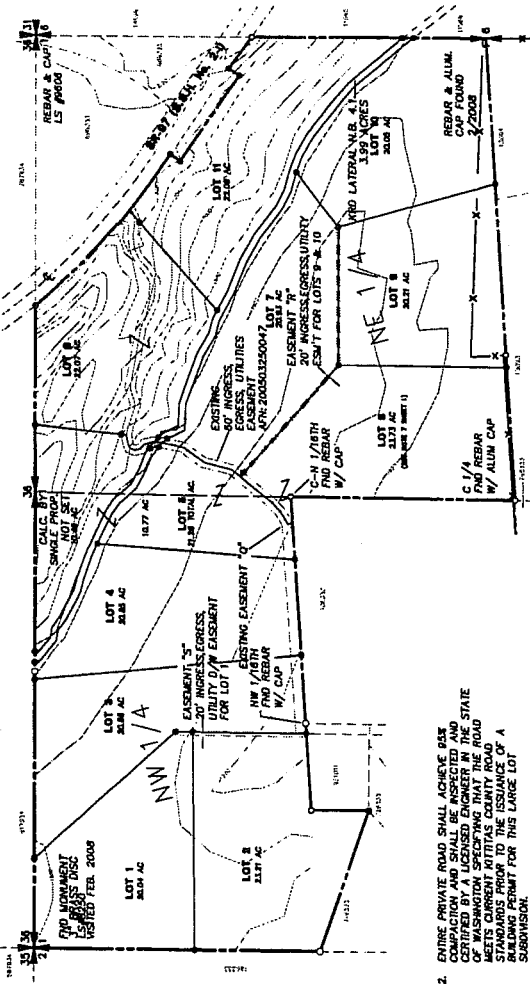
ORIGINAL TAX LOT NO. 18-17-01020-0005 (736333)

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20___, at _____ M in book ___ of _____ at page ___ at the request of _____

DAVID P. NELSON, Surveyor's Name

FRANK M. RAGLAND, County Auditor



LEGEND: SECTION CORNER, QUARTER CORNER, FOUND REBAR 1/2" CAP, SET 1/2" REBAR WITH SURVEY CAP L.S. #18002, FENCE. Includes David P. Nelson Professional Land Surveyor logo.

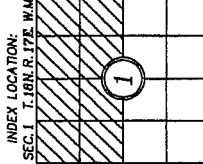


Table with fields: 'LOOKOUT' LARGE LOT SUBDIVISION, PTN. OF THE NORTH 1/2 OF SEC. 1, TOWNSHIP 18 NORTH RANGE 17 EAST, W.M., WASHINGTON, KITITITAS COUNTY, DATE 03/2008, JOB NO. 08009, DP/ST/GW, SCALE 1"=500', D. NELSON, SHEET 1 OF 3.

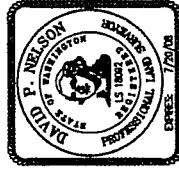
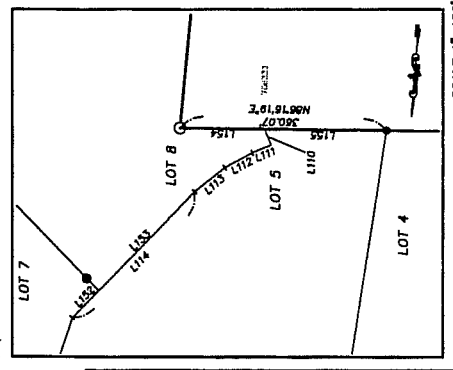
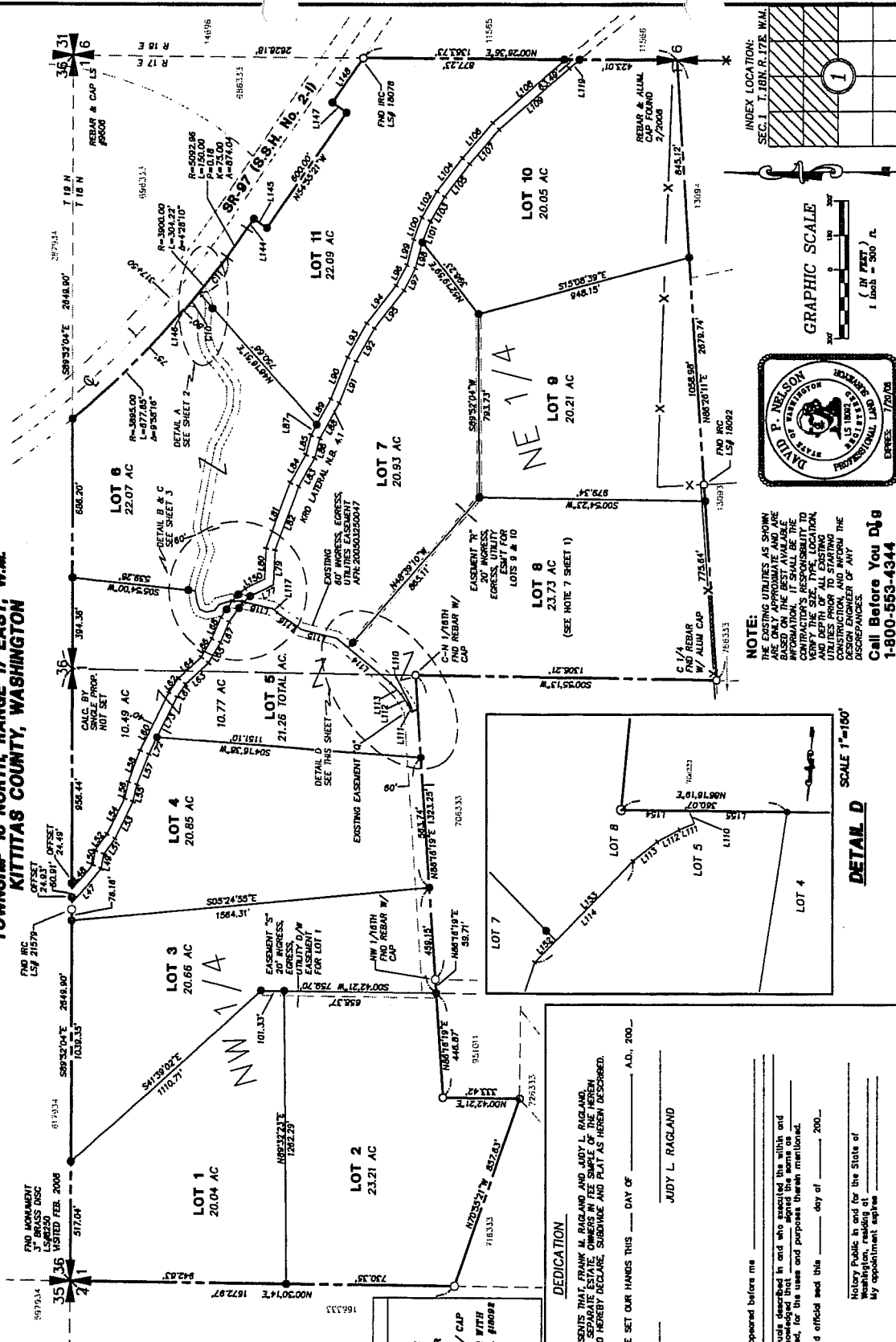
Encompass ENGINEERING & SURVEYING logo and contact information: 100 EAST 2ND STREET, COLE ELIUM WA 9822, PHONE: (509) 674-7433, FAX: (509) 674-7419.

SURVEYOR'S CERTIFICATE: This map correctly represents a survey made by me or under my direct supervision with the requirements of the Survey Recording Act of the request of FRANK RAGLAND. In accordance with RCW 90.44.010, the cumulative effect of water inflow for this development shall not exceed 3,000 gallons per day. Certificate No. 18092.

DAVID P. NELSON, Surveyor's Name, Deputy County Auditor. Includes signature lines for County Auditor and Surveyor.

LL-08-XX

"LOOKOUT" LARGE LOT SUBDIVISION
 A PTN. OF THE NORTH 1/2 OF SEC. 1
 TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



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

Call Before You Dig
 1-800-553-4344

"LOOKOUT" LARGE LOT SUBDIVISION	
FRANK RAGLAND	
PTN. OF THE NORTH 1/2 OF SEC. 1	
TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.	
KITTITAS COUNTY	WASHINGTON
DWN BY	JOB NO.
DP/ST/GW	03/2008
DATE	08009
SCALE	SHEET
1"-300'	2 OF 3
CHKD BY	D. NELSON



108 EAST 2ND STREET
 PHOENIX, AZ 85012
 PHONE: (602) 974-7433
 FAX: (602) 974-7419

RECORDER'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the State Recording Act of the request of FRANK RAGLAND in FEB 2008.

DAVID P. NELSON
 DATE: 18092
 Certificate No. 18092

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. RAGLAND AND JUDY L. RAGLAND, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE OWNERS IN THE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D., 200__

FRANK M. RAGLAND
 JUDY L. RAGLAND

ACKNOWLEDGEMENT
 STATE OF WASHINGTON } s.s.
 COUNTY OF _____ }

On this day personally appeared before me _____

I, _____, the undersigned, being duly qualified in and who signed this will and deposit this instrument in the public records of the State of Washington, for the purpose of free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of ____ 200__.

Notary Public in and for the State of Washington, my commission expires _____

RECORDER'S CERTIFICATE

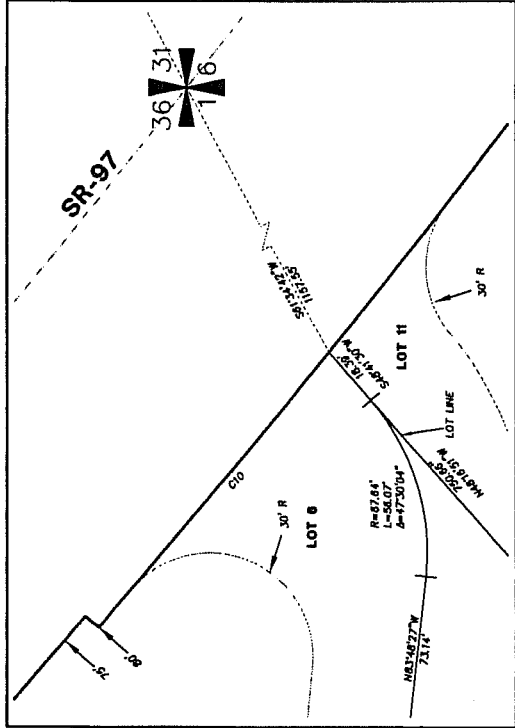
Filed for record this ____ day of ____ 20__ at ____ in book ____ at page ____ at the request of _____

DAVID P. NELSON
 Recorder's Name

REARL V. PETTIT
 County Auditor

"LOOKOUT" LARGE LOT SUBDIVISION
 A PTN. OF THE NORTH 1/2 OF SEC. 1
 TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

LL-08-XX



SCALE 1"=100'

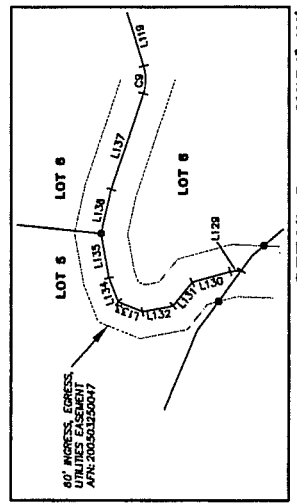
DETAIL A

CURVE	LENGTH	BEARING	AREA
CS1	104.91	300.00	1327.74
CS2	104.91	300.00	1327.74
CS3	104.91	300.00	1327.74
CS4	104.91	300.00	1327.74

ADJACENT PROPERTY OWNERS

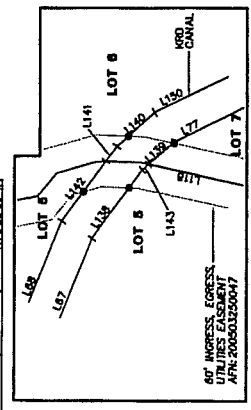
- 16-17-01010-0002
JOHNSON, BERNE A ETUX
451 CROSS CREEK DR
ELLENSBURG, WA 98926
- 16-17-01020-0001
706333
1000 W. HENRY G ETUX
PO BOX 1719
ELLENSBURG, WA 98926
- 16-17-01030-0017
15063
COWAN, BILL ETUX
21028 87TH AVE SE
ACORNVILLE, WA 98672
- 16-17-01030-0003
716333
4504 JOSEPH H
ENGLERT, WA 98201
- 16-16-06000-0017
11569
16-16-06000-0018
11566
16-17-01030-0013
15304
16-17-01030-0005
15304
SUNSHINE RIDGE LLC
12515 BELLEVUE-REDMOND RD
BELLEVUE, WA 98005
- 16-17-01010-0003
696333
JOSEPH E
KLECK, JUDITH Y
221 CROSS CREEK DR
ELLENSBURG, WA 98926
- 16-17-30040-0001
617634
STATE OF WASH (DNR)
JANISSE, JUDITH ST SE
PO BOX 47016
OLYMPIA, WA 98554-7016
- 16-17-35050-0003
597834
SWEETEN, DEWITT A ETUX
221 CROSS CREEK DR
ELLENSBURG, WA 98926
- 16-17-36040-0002
POWELL, JOSEPH E ETUX
221 CROSS CREEK DR
ELLENSBURG, WA 98926

LINE	LENGTH	BEARING	BEARING
L68	311.56	S53°55'42"E	N72°31'10"W
L69	473.36	S24°16'07"E	N61°23'53"W
L70	176.02	N75°33'16"W	N61°23'53"W
L71	186.02	N75°33'16"W	N61°23'53"W
L72	945.43	S72°24'50"W	N61°23'53"W
L73	241.92	N61°26'07"W	N69°07'33"W
L74	545.40	N59°18'17"E	N69°07'33"W
L75	150.00	N59°18'17"E	N69°07'33"W
L76	81.60	N64°36'16"E	N69°07'33"W
L77	150.00	N64°36'16"E	N69°07'33"W
L78	178.88	N21°11'42"W	N62°42'33"W
L79	206.79	N21°11'42"W	N62°42'33"W
L80	206.79	N21°11'42"W	N62°42'33"W
L81	207.47	N21°11'42"W	N62°42'33"W
L82	668.30	N21°11'42"W	N62°42'33"W
L83	276.70	N42°03'11"E	N62°42'33"W
L84	212.14	N42°03'11"E	N62°42'33"W
L85	274.85	N42°03'11"E	N62°42'33"W
L86	274.85	N42°03'11"E	N62°42'33"W
L87	235.85	N27°24'48"E	N51°47'38"W
L88	235.85	N27°24'48"E	N51°47'38"W
L89	235.85	N27°24'48"E	N51°47'38"W
L90	235.85	N27°24'48"E	N51°47'38"W
L91	235.71	N27°24'48"E	N51°47'38"W
L92	211.31	S23°18'07"E	N46°40'33"W
L93	211.31	S23°18'07"E	N46°40'33"W
L94	66.43	S24°16'07"E	N46°40'33"W
L95	66.43	S24°16'07"E	N46°40'33"W
L96	66.43	S24°16'07"E	N46°40'33"W
L97	674.11	N47°16'33"E	N46°40'33"W
L98	674.11	N47°16'33"E	N46°40'33"W
L99	784.80	N47°16'33"E	N46°40'33"W
L100	784.80	N47°16'33"E	N46°40'33"W
L101	501.20	N42°18'43"E	N44°40'01"E
L102	792.43	N42°18'43"E	N44°40'01"E
L103	180.81	N58°15'14"E	N41°46'38"E
L104	180.81	N58°15'14"E	N41°46'38"E
L105	136.41	N48°45'55"E	N42°30'12"E
L106	136.41	N48°45'55"E	N42°30'12"E
L107	63.16	N73°24'55"E	N51°17'01"E
L108	63.16	N73°24'55"E	N51°17'01"E
L109	63.16	N73°24'55"E	N51°17'01"E
L110	63.16	N73°24'55"E	N51°17'01"E
L111	63.16	N73°24'55"E	N51°17'01"E
L112	63.16	N73°24'55"E	N51°17'01"E
L113	63.16	N73°24'55"E	N51°17'01"E
L114	63.16	N73°24'55"E	N51°17'01"E
L115	63.16	N73°24'55"E	N51°17'01"E
L116	63.16	N73°24'55"E	N51°17'01"E
L117	63.16	N73°24'55"E	N51°17'01"E
L118	63.16	N73°24'55"E	N51°17'01"E
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L120	63.16	N73°24'55"E	N51°17'01"E
L121	63.16	N73°24'55"E	N51°17'01"E
L122	63.16	N73°24'55"E	N51°17'01"E
L123	63.16	N73°24'55"E	N51°17'01"E
L124	63.16	N73°24'55"E	N51°17'01"E
L125	63.16	N73°24'55"E	N51°17'01"E
L126	63.16	N73°24'55"E	N51°17'01"E
L127	63.16	N73°24'55"E	N51°17'01"E
L128	63.16	N73°24'55"E	N51°17'01"E
L129	63.16	N73°24'55"E	N51°17'01"E
L130	63.16	N73°24'55"E	N51°17'01"E
L131	63.16	N73°24'55"E	N51°17'01"E
L132	63.16	N73°24'55"E	N51°17'01"E
L133	63.16	N73°24'55"E	N51°17'01"E
L134	63.16	N73°24'55"E	N51°17'01"E
L135	63.16	N73°24'55"E	N51°17'01"E
L136	63.16	N73°24'55"E	N51°17'01"E
L137	63.16	N73°24'55"E	N51°17'01"E
L138	63.16	N73°24'55"E	N51°17'01"E
L139	63.16	N73°24'55"E	N51°17'01"E
L140	63.16	N73°24'55"E	N51°17'01"E
L141	63.16	N73°24'55"E	N51°17'01"E
L142	63.16	N73°24'55"E	N51°17'01"E
L143	63.16	N73°24'55"E	N51°17'01"E
L144	63.16	N73°24'55"E	N51°17'01"E
L145	63.16	N73°24'55"E	N51°17'01"E
L146	63.16	N73°24'55"E	N51°17'01"E
L147	63.16	N73°24'55"E	N51°17'01"E
L148	63.16	N73°24'55"E	N51°17'01"E
L149	63.16	N73°24'55"E	N51°17'01"E
L150	63.16	N73°24'55"E	N51°17'01"E
L151	63.16	N73°24'55"E	N51°17'01"E
L152	63.16	N73°24'55"E	N51°17'01"E
L153	63.16	N73°24'55"E	N51°17'01"E
L154	63.16	N73°24'55"E	N51°17'01"E
L155	63.16	N73°24'55"E	N51°17'01"E



SCALE 1"=100'

DETAIL B



SCALE 1"=100'

DETAIL C

INDEX LOCATION:
 SEC. 1 T. 18N. R. 17E. W.M.

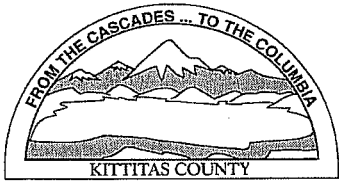
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"LOOKOUT" LARGE LOT SUBDIVISION
 PREPARED FOR
 PTN. OF THE NORTH 1/2 OF SEC. 1,
 TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
 KITTITAS COUNTY
 DRAWN BY
 DATE
 DP/ST/GW
 SCALE
 CHRD BY
 JOB NO.
 SHEET

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 99522
 PHONE: (509) 874-7433
 FAX: (509) 874-7419

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying and Recording Act of the State of Washington.
 I, **DAVID P. NELSON**, Surveyor
 In...SEP...2008.
 DAVID P. NELSON
 Certificate No. 18992

RECORDER'S CERTIFICATE
 Filed for record this...day of...at...M in book...of...at page...at the request of
DAVID P. NELSON,
 Surveyor's Name
ERIALD V. RETTI,
 County Auditor
 Deputy County Auditor



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

RECEIPT NO.: 0000266

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 000302

Date: 3/25/2008

Applicant:

~~G&T HOLDINGS NW LLC~~ FRANK & JUDY RAGLAND

Type:

check # 13120

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LL-08-00003	LARGE LOT SUBDIVISION	450.00
LL-08-00003	ENVIRONMENTAL HEALTH LARGE LOT	380.00
LL-08-00003	PUBLIC WORKS SHORT PLAT FEE	300.00
LL-08-00003	SEPA	400.00
	Total:	1,530.00

"LOOKOUT" LARGE LOT

PARENT - NE OF CANAL

Point # 1					10000.000	10000.000
S	89	52	4	E	956.440	
Point # 2					9997.793	10956.437
S	89	52	4	E	394.350	
Point # 3					9996.883	11350.786
S	89	52	4	E	686.210	
Point # 4					9995.299	12036.995
N	50	33	43	E	3895.000	
Radius Point # 5					12469.573	15045.149
					Delta = 9 58 16	Length = 677.842
S	40	35	27	W	3895.000	Tangent = 339.779
Point # 6					9511.806	12510.857
S	40	35	26	W	5.000	
Point # 7					9508.009	12507.603
N	40	35	26	E	3900.000	
Radius Point # 8					12469.585	15045.135
					Delta = 4 28 10	Length = 304.227
S	36	7	16	W	3900.000	Tangent = 152.191
Point # 9					9319.271	12746.110
N	36	12	47	E	5092.960	
Radius Point # 10					13428.402	15754.977
					Delta = 1 42 14	Length = 151.457
S	34	30	33	W	5092.960	Tangent = 75.734
Point # 11					9231.622	12869.621
S	54	55	21	E	52.020	
Point # 12					9201.726	12912.193
S	35	4	39	W	70.000	
Point # 13					9144.440	12871.965
S	54	55	21	E	600.000	
Point # 14					8799.630	13362.991
N	35	4	39	E	75.000	
Point # 15					8861.008	13406.092
S	54	55	21	E	232.720	
Point # 16					8727.268	13596.544
S	0	26	36	W	877.230	
Point # 17					7850.064	13589.757
N	40	40	39	W	414.760	

Point # 18						8164.614	13319.416
N	48	51	39	W		199.430	
Point # 19						8295.817	13169.222
N	51	47	39	W		179.360	
Point # 20						8406.749	13028.282
N	59	39	39	W		127.790	
Point # 21						8471.298	12917.993
N	69	8	39	W		102.380	
Point # 22						8507.747	12822.321
N	75	6	39	W		115.590	
Point # 23						8537.448	12710.612
N	62	42	39	W		101.960	
Point # 24						8584.195	12620.000
N	52	5	39	W		209.570	
Point # 25						8712.947	12454.645
N	60	45	39	W		168.500	
Point # 26						8795.252	12307.613
N	68	7	39	W		196.140	
Point # 27						8868.323	12125.592
N	61	23	39	W		127.040	
Point # 28						8929.147	12014.060
N	61	23	39	W		50.560	
Point # 29						8953.354	11969.671
N	75	23	39	W		87.820	
Point # 30						8975.500	11884.689
N	59	50	55	W		138.890	
Point # 31						9045.262	11764.591
N	69	36	55	W		301.020	
Point # 32						9150.114	11482.422
N	87	16	55	W		133.980	
Point # 33						9156.468	11348.593
N	25	40	55	W		94.520	
Point # 34						9241.650	11307.631
N	41	16	55	W		58.170	
Point # 35						9285.363	11269.252
N	53	47	55	W		21.150	
Point # 36						9297.855	11252.185
N	53	47	55	W		86.600	

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Point # 37						9349.003	11182.304
N	67	32	55	W		99.440	
Point # 38						9386.979	11090.401
N	60	20	55	W		93.550	
Point # 39						9433.261	11009.101
N	42	41	55	W		136.240	
Point # 40						9533.388	10916.711
N	56	0	55	W		74.580	
Point # 41						9575.076	10854.870
N	63	37	55	W		281.940	
Point # 42						9700.295	10602.263
N	69	27	55	W		147.710	
Point # 43						9752.108	10463.939
N	76	1	55	W		72.700	
Point # 44						9769.657	10393.389
N	63	32	55	W		173.310	
Point # 45						9846.856	10238.222
N	54	35	55	W		86.660	
Point # 46						9897.058	10167.584
N	79	54	55	W		63.660	
Point # 47						9908.205	10104.908
N	48	48	55	W		139.410	
Point # 48						10000.005	9999.989

AREA = 2,380,725.13 sf (54.6539 acres)

LENGTH = 8233.40

NORTHING ERROR = +0.005

EASTING ERROR = -0.011

LINEAR ERROR = N 66 6 60 W 0.012

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PARENT - SW OF CANAL

Point # 1						10000.000		10000.000
S	89	52	4	E		517.040		
Point # 2						9998.807		10517.039
S	89	52	4	E		1039.350		
Point # 3						9996.408		11556.386
S	89	52	4	E		76.160		
Point # 4						9996.233		11632.546
S	48	48	55	E		196.470		
Point # 5						9866.859		11780.407
S	79	54	55	E		65.810		
Point # 6						9855.336		11845.200
S	54	35	55	E		80.810		
Point # 7						9808.522		11911.070
S	63	32	55	E		180.810		
Point # 8						9727.983		12072.951
S	76	1	55	E		74.780		
Point # 9						9709.932		12145.520
S	69	27	55	E		143.380		
Point # 10						9659.638		12279.790
S	63	37	55	E		81.080		
Point # 11						9623.628		12352.434
S	63	37	55	E		196.160		
Point # 12						9536.506		12528.185
S	56	0	55	E		67.250		
Point # 13						9498.915		12583.948
S	42	41	55	E		137.780		
Point # 14						9397.656		12677.383
S	60	20	55	E		102.270		
Point # 15						9347.061		12766.260
S	67	32	55	E		97.140		
Point # 16						9309.963		12856.038
S	53	47	55	E		98.550		
Point # 17						9251.757		12935.562
S	41	16	55	E		9.880		

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Point # 18						9244.333	12942.081
S	41	16	55	E		38.420	
Point # 19						9215.461	12967.429
S	25	40	55	E		112.890	
Point # 20						9113.723	13016.353
S	87	16	55	E		151.610	
Point # 21						9106.534	13167.792
S	69	36	55	E		291.390	
Point # 22						9005.036	13440.934
S	59	50	55	E		140.930	
Point # 23						8934.249	13562.796
S	75	23	39	E		88.370	
Point # 24						8911.965	13648.310
S	61	23	39	E		175.040	
Point # 25						8828.159	13801.984
S	68	7	39	E		195.920	
Point # 26						8755.170	13983.800
S	60	45	39	E		162.900	
Point # 27						8675.601	14125.945
S	52	5	39	E		210.260	
Point # 28						8546.424	14291.845
S	62	42	39	E		110.020	
Point # 29						8495.982	14389.620
S	75	6	39	E		117.850	
Point # 30						8465.701	14503.513
S	69	8	39	E		96.970	
Point # 31						8431.178	14594.130
S	59	39	39	E		121.720	
Point # 32						8369.695	14699.180
S	51	47	39	E		175.580	
Point # 33						8261.100	14837.150
S	48	51	39	E		195.540	
Point # 34						8132.457	14984.414
S	40	40	39	E		400.700	
Point # 35						7828.570	15245.590
S	38	58	39	E		59.050	
Point # 36						7782.664	15282.734
S	0	26	36	W		423.010	

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Point # 37						7359.667	15279.460
S	86	26	11	W		2679.740	
Point # 38						7193.103	12604.902
N	0	55	13	E		1306.210	
Point # 39						8499.145	12625.881
S	86	16	19	W		1323.250	
Point # 40						8413.106	11305.431
S	86	16	19	W		59.710	
Point # 41						8409.224	11245.848
S	86	16	19	W		446.870	
Point # 42						8380.168	10799.923
S	0	42	21	W		333.420	
Point # 43						8046.773	10795.816
N	70	55	21	W		857.630	
Point # 44						8327.087	9985.289
N	0	30	14	E		1672.970	
Point # 45						9999.992	10000.002

AREA = 7,860,737.07 sf (180.4577 acres)

LENGTH = 15112.69

NORTHING ERROR = -0.008

EASTING ERROR = +0.002

LINEAR ERROR = S 15 7 18 E 0.008

LOT 1

Point # 1						10000.000		10000.000
S	89	52	4	E		517.040		
<hr/>								
Point # 2						9998.807		10517.039
S	41	39	2	E		1110.710		
<hr/>								
Point # 3						9168.871		11255.201
S	0	42	21	W		101.330		
<hr/>								
Point # 4						9067.549		11253.952
S	89	32	23	W		1262.290		
<hr/>								
Point # 5						9057.408		9991.703
N	0	30	14	E		942.630		
<hr/>								
Point # 6						10000.002		9999.993

AREA = 873,076.73 sf (20.0431 acres)

LENGTH = 3934.00

NORTHING ERROR = +0.002

EASTING ERROR = -0.007

LINEAR ERROR = N 74 36 20 W 0.007

LOT 2

Point # 1						10000.000		10000.000
	N	89	32	23	E	1262.290		
Point # 2						10010.140		11262.249
	S	0	42	21	W	658.370		
Point # 3						9351.820		11254.139
	S	86	16	19	W	446.870		
Point # 4						9322.764		10808.215
	S	0	42	21	W	333.420		
Point # 5						8989.370		10804.107
	N	70	55	21	W	857.630		
Point # 6						9269.683		9993.581
	N	0	30	14	E	730.350		
Point # 7						10000.005		10000.004

AREA = 1,011,167.60 sf (23.2132 acres)

LENGTH = 4288.93

NORTHING ERROR = +0.005

EASTING ERROR = +0.004

LINEAR ERROR = N 35 4 53 E 0.006

LOT 3

Point # 1						10000.000	10000.000
S	89	52	4	E		1039.350	
Point # 2						9997.601	11039.347
S	5	24	55	E		1564.310	
Point # 3						8440.273	11186.977
S	86	16	19	W		459.150	
Point # 4						8410.419	10728.799
N	0	42	21	E		759.700	
Point # 5						9170.061	10738.157
N	41	39	2	W		1110.710	
Point # 6						9999.997	9999.995

AREA = 899,911.90 sf (20.6591 acres)

LENGTH = 4933.22

NORTHING ERROR = -0.003

EASTING ERROR = -0.005

LINEAR ERROR = S 58 29 22 W 0.006

LOT 4

Point # 1						10000.000	10000.000
	S	89	52	4	E	76.160	
Point # 2						9999.824	10076.160
	S	48	48	55	E	196.470	
Point # 3						9870.451	10224.021
	S	79	54	55	E	65.810	
Point # 4						9858.927	10288.814
	S	54	35	55	E	80.810	
Point # 5						9812.114	10354.684
	S	63	32	55	E	180.810	
Point # 6						9731.574	10516.565
	S	76	1	55	E	74.780	
Point # 7						9713.524	10589.134
	S	69	27	55	E	143.380	
Point # 8						9663.230	10723.404
	S	63	37	55	E	81.080	
Point # 9						9627.219	10796.048
	S	4	16	38	W	1151.100	
Point # 10						8479.325	10710.196
	S	86	16	19	W	563.740	
Point # 11						8442.670	10147.649
	N	5	24	55	W	1564.310	
Point # 12						9999.999	10000.020

AREA = 908,112.49 sf (20.8474 acres)

LENGTH = 4178.45

NORTHING ERROR = -0.001

EASTING ERROR = +0.020

LINEAR ERROR = S 85 38 48 E 0.020

LOT 5 - NORTH PORTION

Point # 1						10000.000	10000.000
S	89	52	4	E		956.440	
Point # 2						9997.793	10956.437
S	89	52	4	E		394.360	
Point # 3						9996.883	11350.796
S	5	54	0	W		539.260	
Point # 4						9460.479	11295.364
S	79	52	36	W		52.360	
Point # 5						9451.276	11243.820
S	68	37	59	W		30.090	
Point # 6						9440.313	11215.798
S	21	38	1	W		30.090	
Point # 7						9412.343	11204.705
S	10	43	11	E		36.100	
Point # 8						9376.873	11211.419
S	50	26	59	E		35.000	
Point # 9						9354.586	11238.407
S	16	17	10	E		45.860	
Point # 10						9310.566	11251.267
S	4	8	48	E		12.740	
Point # 11						9297.860	11252.189
N	53	47	55	W		86.600	
Point # 12						9349.008	11182.307
N	67	32	55	W		99.440	
Point # 13						9386.984	11090.404
N	60	20	55	W		93.550	
Point # 14						9433.265	11009.104
N	42	41	55	W		136.240	
Point # 15						9533.392	10916.714
N	56	0	55	W		74.580	
Point # 16						9575.080	10854.874
N	63	37	55	W		281.940	
Point # 17						9700.300	10602.267
N	69	27	55	W		147.710	

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Point # 18					9752.113	10463.942
N	76	1	55	W	72.700	
Point # 19					9769.661	10393.392
N	63	32	55	W	173.310	
Point # 20					9846.860	10238.225
N	54	35	55	W	86.660	
Point # 21					9897.062	10167.588
N	79	54	55	W	63.660	
Point # 22					9908.210	10104.911
N	48	48	55	W	139.410	
Point # 23					10000.010	9999.993

AREA = 457,065.60 sf (10.4928 acres)

LENGTH = 3588.10

NORTHING ERROR = +0.010

EASTING ERROR = -0.007

LINEAR ERROR = N 37 50 33 W 0.012

LOT 5 - SOUTH PORTION

Point # 1						10000.000	10000.000
N	4	16	38	E		1151.100	
Point # 2						11147.894	10085.852
S	63	37	55	E		196.160	
Point # 3						11060.772	10261.603
S	56	0	55	E		67.250	
Point # 4						11023.182	10317.366
S	42	41	55	E		137.780	
Point # 5						10921.923	10410.800
S	60	20	55	E		102.270	
Point # 6						10871.328	10499.678
S	67	32	55	E		97.140	
Point # 7						10834.230	10589.455
S	53	47	55	E		98.550	
Point # 8						10776.024	10668.980
S	41	16	55	E		9.880	
Point # 9						10768.599	10675.498
S	12	30	12	W		129.890	
Point # 10						10641.790	10647.378
S	41	48	38	W		25.830	
Point # 11						10622.537	10630.158
S	34	40	1	W		125.850	
Point # 12						10519.029	10558.573
S	13	58	19	W		156.440	
Point # 13						10367.218	10520.802
S	39	42	41	W		306.070	
Point # 14						10131.766	10325.247
S	46	50	49	W		66.840	
Point # 15						10086.051	10276.485
S	57	36	17	W		54.300	
Point # 16						10056.959	10230.636
S	62	40	16	W		36.010	
Point # 17						10040.427	10198.645
S	27	32	29	E		30.000	

Point # 18

S 86 16 19 W

10013.827

212.970

10212.517

Point # 19

9999.980

9999.997

AREA = 469,307.69 sf (10.7738 acres)

LENGTH = 3004.33

NORTHING ERROR = -0.020

EASTING ERROR = -0.003

LINEAR ERROR = S 7 4 18 W 0.021

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LOT 6

Point # 1						10000.000	10000.000
S	89	52	4	E		686.200	
Point # 2						9998.416	10686.198
N	50	33	43	E		3895.000	
Radius Point # 3						12472.690	13694.353
					Delta = 9 58 16	Length = 677.842	Tangent = 339.779
S	40	35	27	W		3895.000	
Point # 4						9514.923	11160.060
S	40	35	26	W		5.000	
Point # 5						9511.126	11156.807
N	40	35	26	E		3900.000	
Radius Point # 6						12472.703	13694.338
					Delta = 1 32 28	Length = 104.900	Tangent = 52.453
S	39	2	58	W		3900.000	
Point # 7						9443.953	11237.374
S	48	41	30	W		18.390	
Point # 8						9431.813	11223.560
S	48	16	51	W		750.660	
Point # 9						8932.264	10663.256
N	61	23	39	W		50.560	
Point # 10						8956.471	10618.868
N	75	23	39	W		87.820	
Point # 11						8978.616	10533.886
N	59	50	55	W		138.890	
Point # 12						9048.379	10413.787
N	69	36	55	W		301.020	
Point # 13						9153.231	10131.619
N	87	16	55	W		133.980	
Point # 14						9159.584	9997.789
N	25	40	55	W		94.520	
Point # 15						9244.767	9956.827
N	41	16	55	W		58.170	
Point # 16						9288.480	9918.448
N	53	47	55	W		21.150	
Point # 17						9300.972	9901.381
N	4	8	48	W		12.740	

Point # 18						9313.679	9900.460
N	16	17	10	W		45.860	
Point # 19						9357.698	9887.599
N	50	26	59	W		35.000	
Point # 20						9379.985	9860.612
N	10	43	11	W		36.100	
Point # 21						9415.455	9853.897
N	21	38	1	E		30.090	
Point # 22						9443.425	9864.991
N	68	37	59	E		30.090	
Point # 23						9454.388	9893.012
N	79	52	36	E		52.360	
Point # 24						9463.591	9944.557
N	5	54	0	E		539.260	
Point # 25						9999.995	9999.989

AREA = 961,331.81 sf (22.0691 acres)

LENGTH = 3127.86

NORTHING ERROR = -0.005

EASTING ERROR = -0.011

LINEAR ERROR = S 64 54 45 W 0.012

LOT 7

Point # 1						10000.000	10000.000
S	25	40	55	E		112.890	
Point # 2						9898.262	10048.924
S	87	16	55	E		151.610	
Point # 3						9891.072	10200.363
S	69	36	55	E		291.390	
Point # 4						9789.575	10473.505
S	59	50	55	E		140.930	
Point # 5						9718.788	10595.367
S	75	23	39	E		88.370	
Point # 6						9696.504	10680.881
S	61	23	39	E		175.040	
Point # 7						9612.698	10834.555
S	68	7	39	E		195.920	
Point # 8						9539.709	11016.372
S	60	45	39	E		162.900	
Point # 9						9460.140	11158.516
S	52	5	39	E		210.260	
Point # 10						9330.963	11324.416
S	62	42	39	E		110.020	
Point # 11						9280.521	11422.191
S	75	6	39	E		117.850	
Point # 12						9250.239	11536.084
S	52	19	59	W		398.230	
Point # 13						9006.893	11220.855
S	89	52	4	W		793.730	
Point # 14						9005.061	10427.127
N	48	39	10	W		865.110	
Point # 15						9576.571	9777.672
N	39	42	41	E		66.190	
Point # 16						9627.489	9819.962
N	13	58	19	E		156.440	
Point # 17						9779.300	9857.734
N	34	40	1	E		125.850	

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Point # 18					9882.809	9929.318
N	41	48	38	E	25.830	
Point # 19					9902.061	9946.538
N	12	30	12	E	129.890	
Point # 20					10028.870	9974.659
S	41	16	55	E	38.420	
Point # 21					9999.999	10000.007

AREA = 911,630.43 sf (20.9282 acres)

LENGTH = 4356.87

NORTHING ERROR = -0.001

EASTING ERROR = +0.007

LINEAR ERROR = S 81 13 57 E 0.007

LOT 8

Point # 1						10000.000	10000.000
	N	0	55	13	E	1306.210	
Point # 2						11306.042	10020.979
	S	86	16	19	W	147.100	
Point # 3						11296.477	9874.191
	N	27	32	29	W	30.000	
Point # 4						11323.077	9860.319
	N	62	40	16	E	36.010	
Point # 5						11339.609	9892.310
	N	57	36	17	E	54.300	
Point # 6						11368.701	9938.159
	N	46	50	49	E	66.840	
Point # 7						11414.416	9986.921
	N	39	42	41	E	239.880	
Point # 8						11598.949	10140.185
	S	48	39	10	E	865.110	
Point # 9						11027.440	10789.640
	S	0	54	23	W	979.340	
Point # 10						10048.222	10774.148
	S	86	26	11	W	775.640	
Point # 11						10000.011	10000.008

AREA = 1,033,833.69 sf (23.7336 acres)

LENGTH = 4500.43

NORTHING ERROR = +0.011

EASTING ERROR = +0.008

LINEAR ERROR = N 36 24 57 E 0.014

LOT 9

Point # 1					10000.000	10000.000
	N	89	52	4	E	793.730
<hr/>						
Point # 2					10001.832	10793.728
	S	15	8	39	E	948.150
<hr/>						
Point # 3					9086.609	11041.431
	S	86	26	11	W	1058.980
<hr/>						
Point # 4					9020.787	9984.498
	N	0	54	23	E	979.340
<hr/>						
Point # 5					10000.004	9999.990

AREA = 880,421.13 sf (20.2117 acres)

LENGTH = 3780.20

NORTHING ERROR = +0.004

EASTING ERROR = -0.010

LINEAR ERROR = N 65 45 57 W 0.010

LOT 10

Point # 1						10000.000	10000.000
	N	52	19	59	E	398.230	
Point # 2						10243.347	10315.229
	S	69	8	39	E	96.970	
Point # 3						10208.824	10405.846
	S	59	39	39	E	121.720	
Point # 4						10147.341	10510.896
	S	51	47	39	E	175.580	
Point # 5						10038.746	10648.866
	S	48	51	39	E	195.540	
Point # 6						9910.103	10796.130
	S	40	40	39	E	400.700	
Point # 7						9606.216	11057.306
	S	38	58	39	E	59.050	
Point # 8						9560.310	11094.450
	S	0	26	36	W	423.010	
Point # 9						9137.313	11091.177
	S	86	26	11	W	845.120	
Point # 10						9084.783	10247.691
	N	15	8	39	W	948.150	
Point # 11						10000.006	9999.988

AREA = 873,278.17 sf (20.0477 acres)

LENGTH = 3664.07

NORTHING ERROR = +0.006

EASTING ERROR = -0.012

LINEAR ERROR = N 65 24 5 W 0.013

LOT 11

Point # 1						10000.000	10000.000
N	48	16	51	E		750.660	
Point # 2						10499.549	10560.304
N	48	41	30	E		18.390	
Point # 3						10511.689	10574.118
N	39	2	58	E		3900.000	
Radius Point # 4						13540.439	13031.082
					Delta = 2	55	41
					Length =	199.306	Tangent = 99.675
S	36	7	17	W		3900.000	
Point # 5						10390.136	10732.040
N	36	12	47	E		5092.960	
Radius Point # 6						14499.267	13740.908
					Delta = 1	42	14
					Length =	151.457	Tangent = 75.734
S	34	30	33	W		5092.960	
Point # 7						10302.487	10855.552
S	54	55	21	E		52.020	
Point # 8						10272.592	10898.124
S	35	4	39	W		70.000	
Point # 9						10215.306	10857.896
S	54	55	21	E		600.000	
Point # 10						9870.496	11348.921
N	35	4	39	E		75.000	
Point # 11						9931.874	11392.023
S	54	55	21	E		232.720	
Point # 12						9798.133	11582.475
S	0	26	36	W		877.230	
Point # 13						8920.930	11575.687
N	40	40	39	W		414.760	
Point # 14						9235.480	11305.347
N	48	51	39	W		199.430	
Point # 15						9366.683	11155.153
N	51	47	39	W		179.360	
Point # 16						9477.615	11014.213
N	59	39	39	W		127.790	
Point # 17						9542.164	10903.924
N	69	8	39	W		102.380	

Point # 18					9578.613	10808.252
N	75	6	39	W	115.590	
Point # 19					9608.314	10696.543
N	62	42	39	W	101.960	
Point # 20					9655.060	10605.931
N	52	5	39	W	209.570	
Point # 21					9783.813	10440.575
N	60	45	39	W	168.500	
Point # 22					9866.118	10293.544
N	68	7	39	W	196.140	
Point # 23					9939.188	10111.523
N	61	23	39	W	127.040	
Point # 24					10000.013	9999.991

AREA = 962,314.01 sf (22.0917 acres)

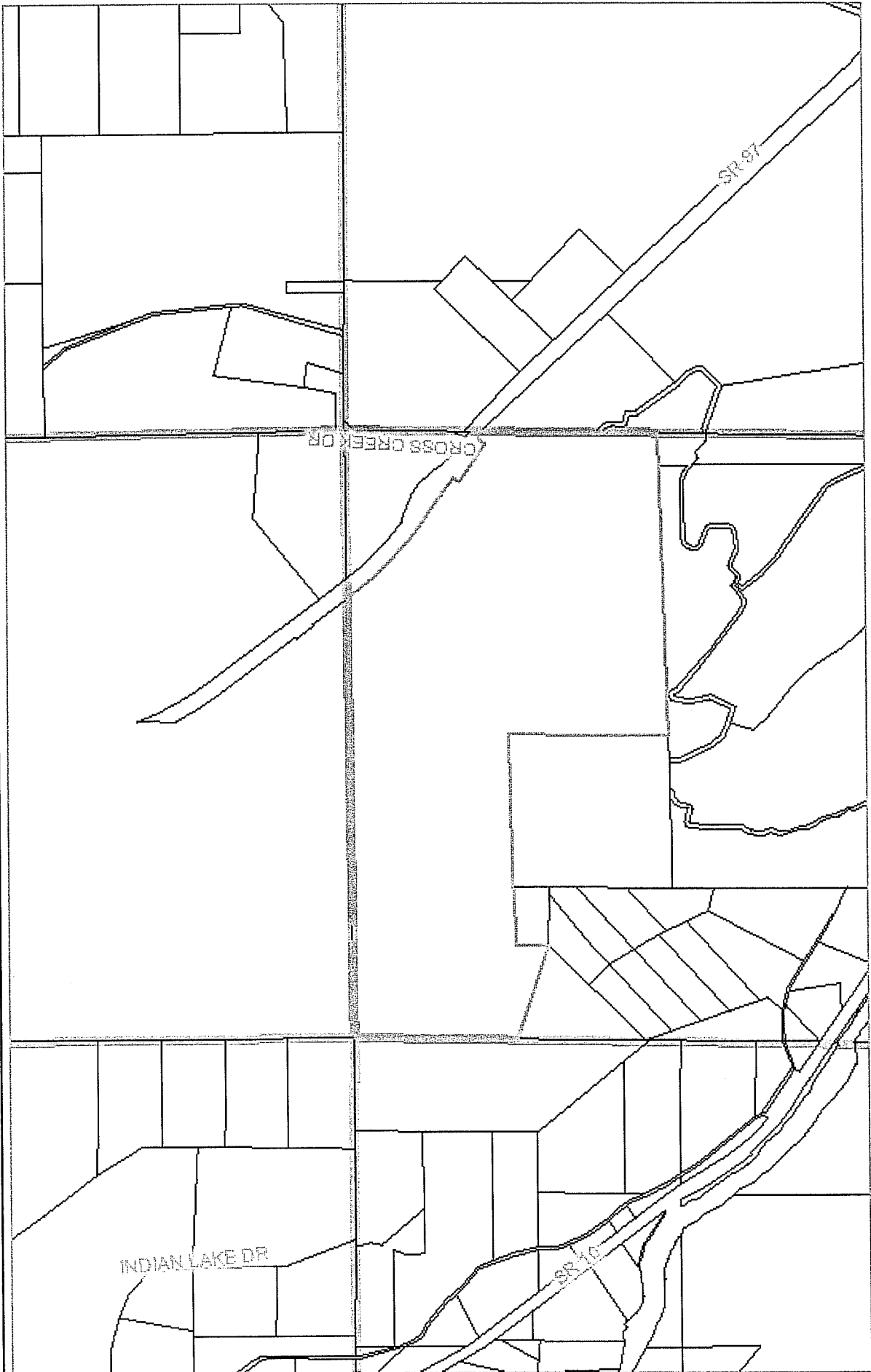
LENGTH = 4618.54

NORTHING ERROR = +0.013

EASTING ERROR = -0.009

LINEAR ERROR = N 36 33 5 W 0.016

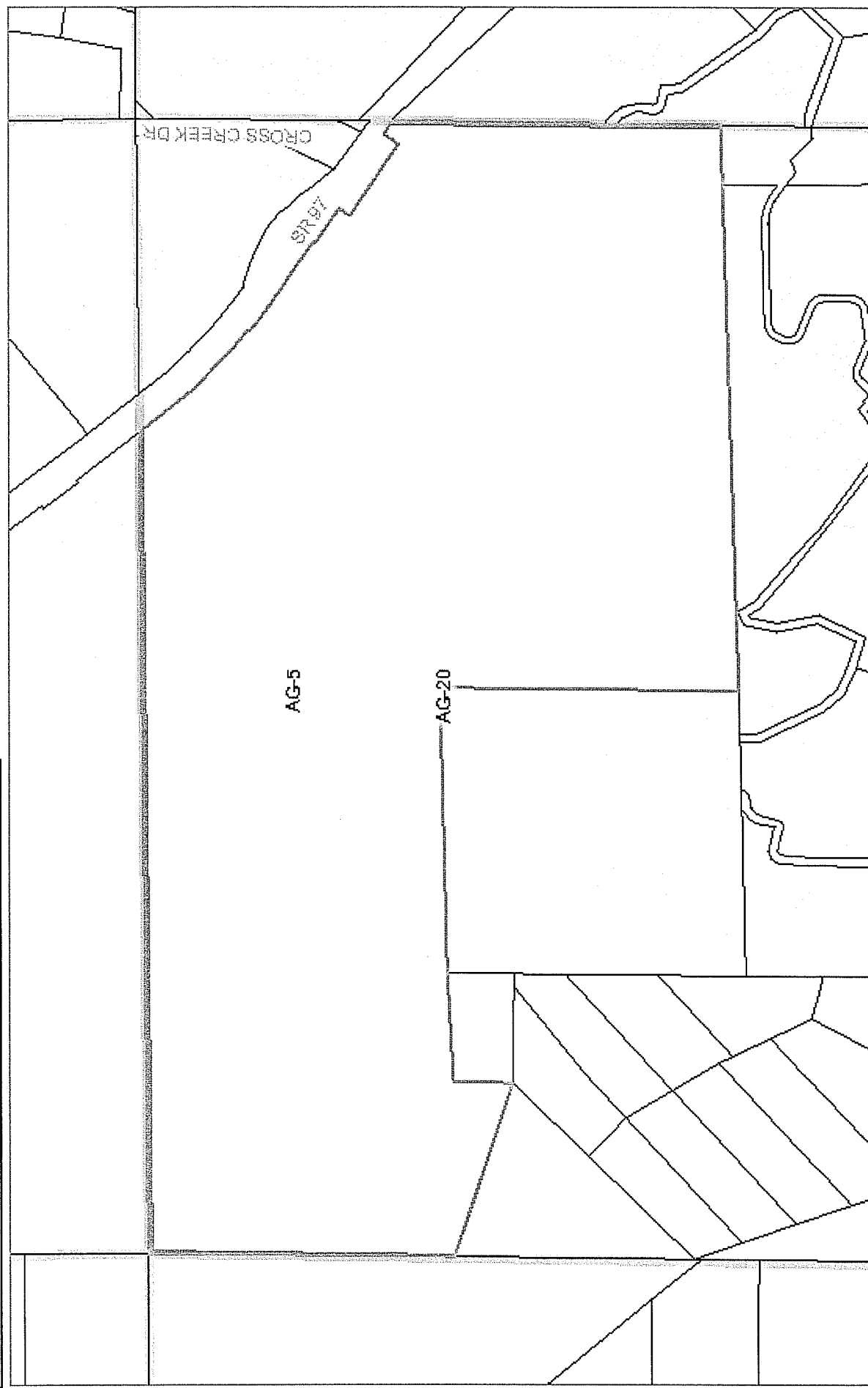
Kititas County Mapsifer



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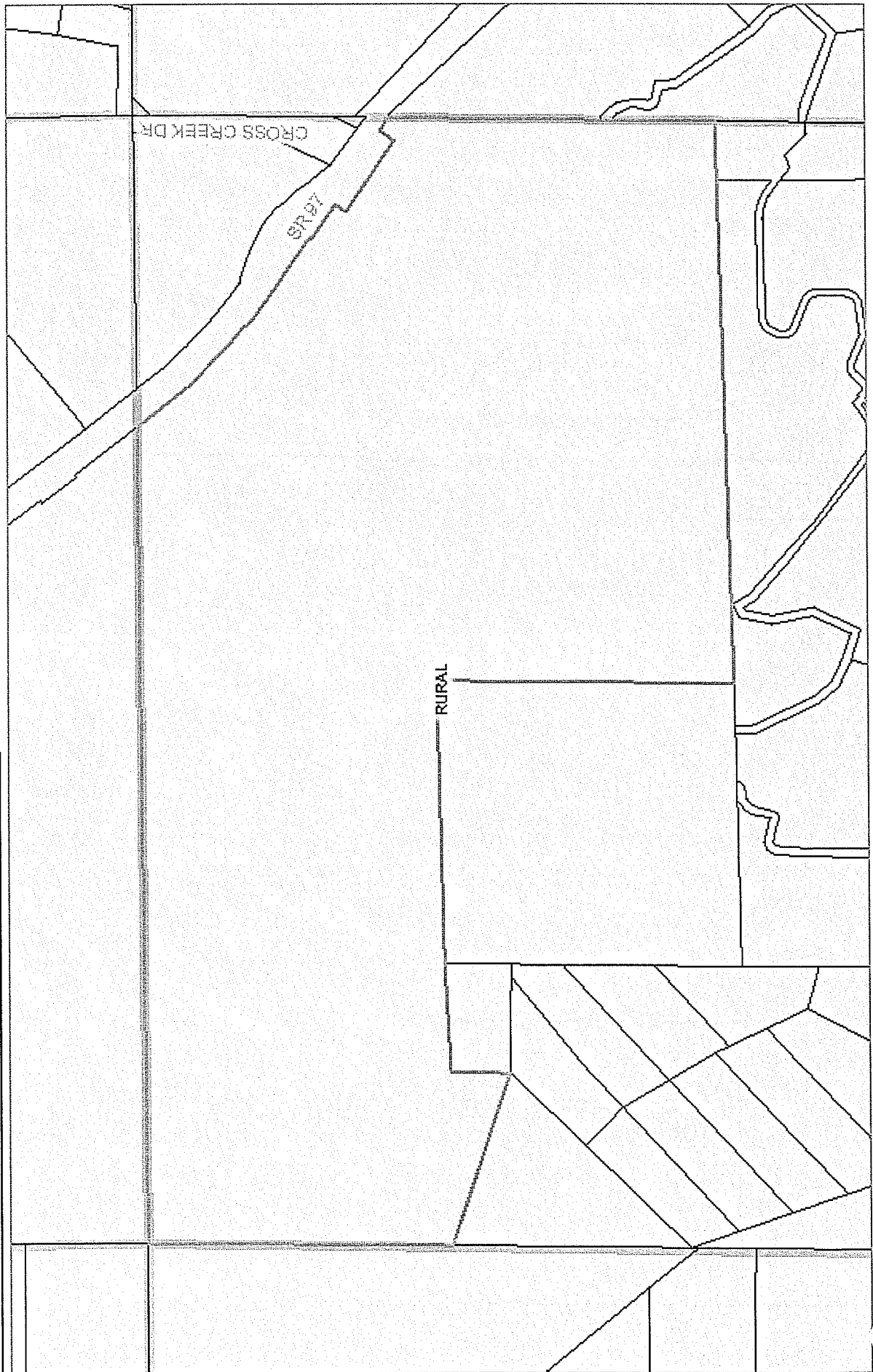
Kittitas County Mapsifter



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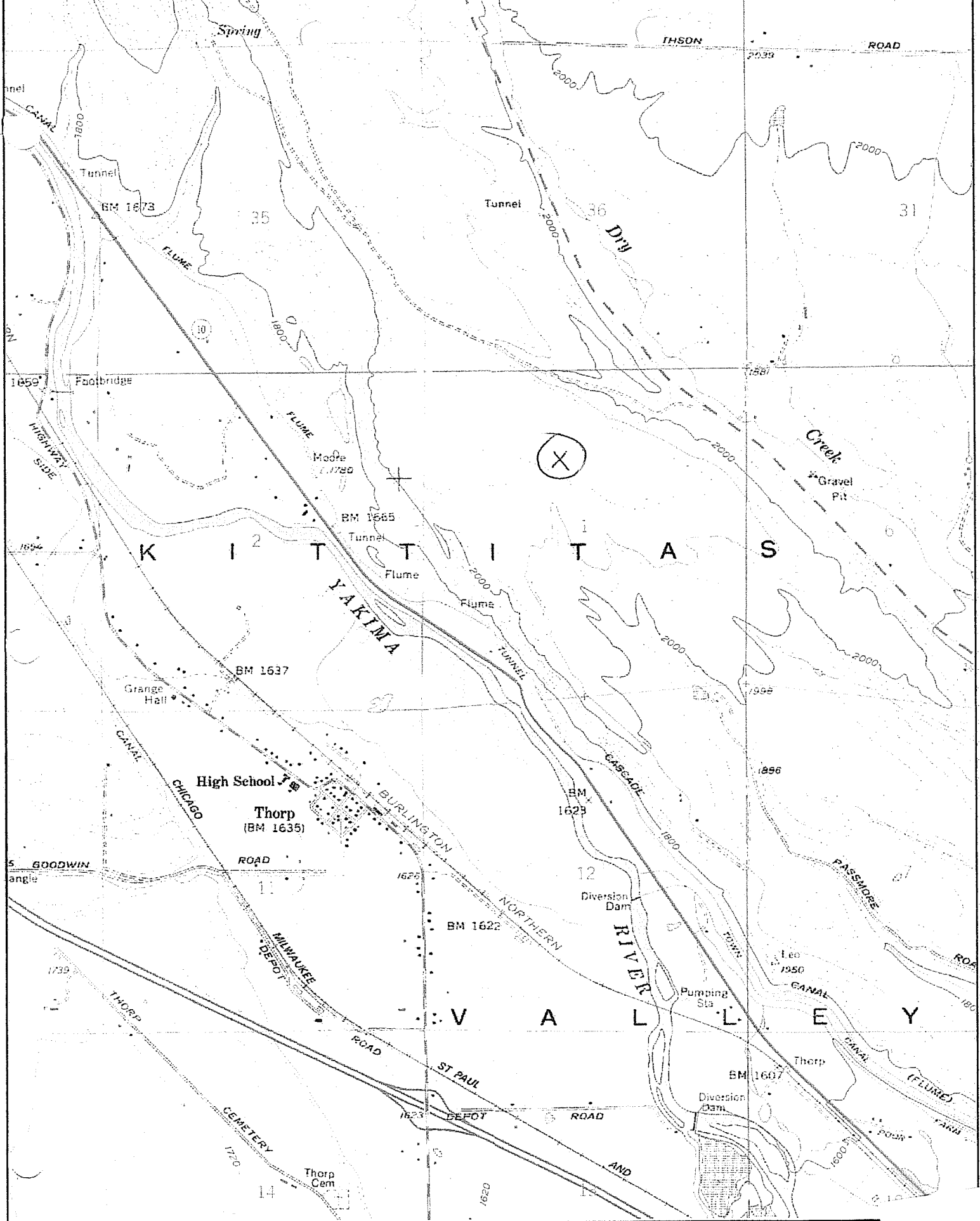
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an Inc.

Soils Map

Date: 10/06/2006

N

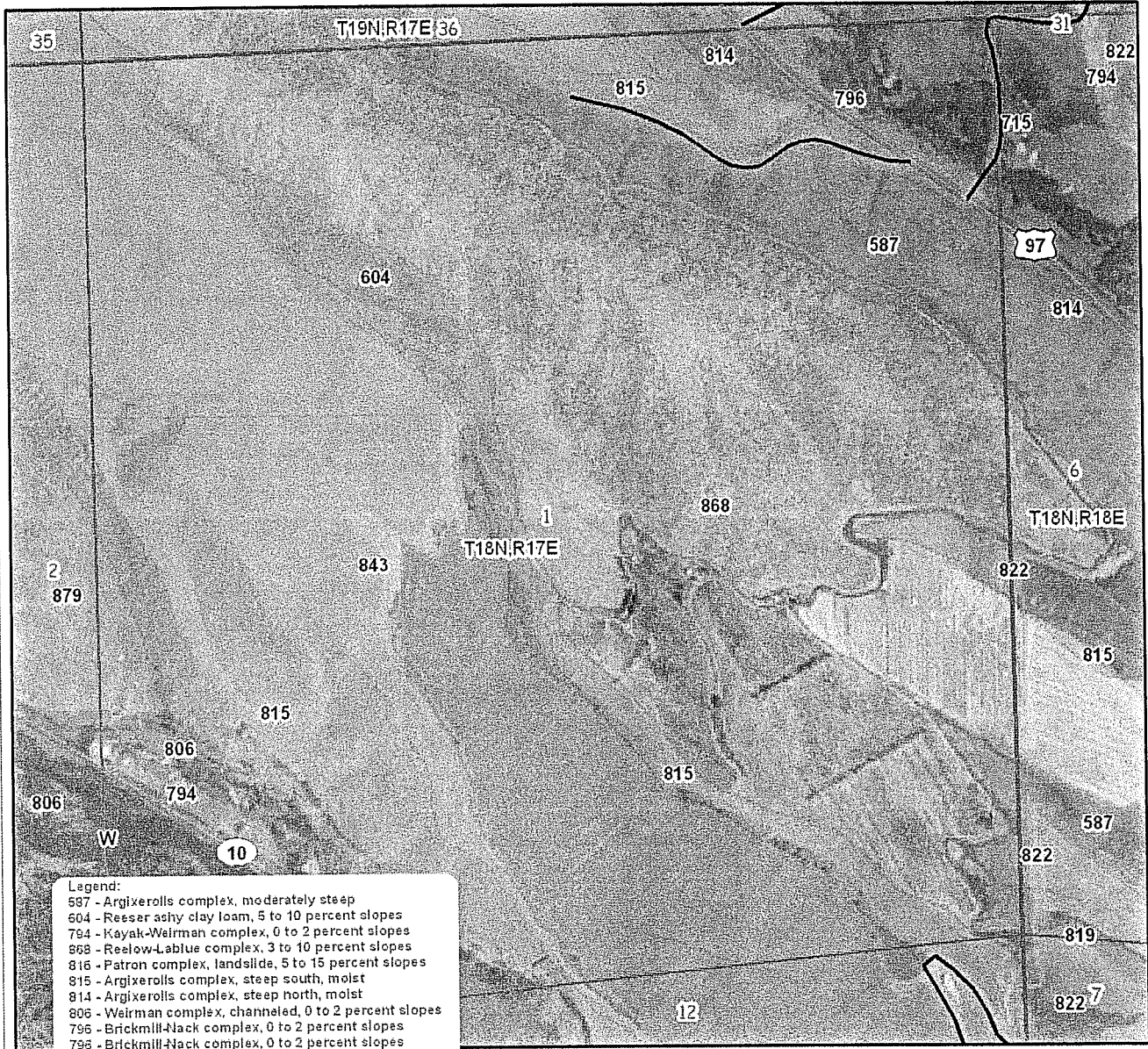
Customer(s): Lindsey Ozbolt
Sec. 1; T18N; R17E



Field Office: ELLENSBURG SERVICE CENTER

Agency: USDA-NRCS

Assisted By: Allen A Aronica



The data used for this map/exhibit is provided "as is" without warranty of any kind. Further, the Natural Resource Conservation Service does not warrant, guarantee, or make any representations regarding the use of, or results from, the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise.

- A. Its conformance with all county subdivision, zoning, health and sanitation regulations and with laws adopted by the state of Washington.
- B. Its conformance to all standards and improvements required under this title.
- C. Potential hazards created by flood potential, landslides, etc.
- D. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
- E. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
- F. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
- G. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060 (Ord. 2005-31, 2005)

16.32.070 Board review - Appeals.

Any person(s) aggrieved by any decision of the director may request a review of that decision by the board of county commissioners. Such request must be made pursuant to Title 15A of this code, Project permit application process. (Ord. 2005-31, 2005)

16.32.080 Final approval - Filing.

- A. If improvements are required, final approval and filing may be withheld until:
 - 1. Roads within the subdivision are constructed to meet minimum platting requirements.
 - 2. All required irrigation delivery systems are completed.
 - 3. There is compliance with the recommendations of the Kittitas County health department regarding improvements or additional information.
 - 4. It has been determined as evidenced by letters from affected agency and department heads that satisfactory conditions exist for the subdivision of the subject property. Where any department or agency has failed to respond to a proposed short plat within two (2) weeks, it shall be assumed no recommendation is intended.
 - 5. A certificate signed by all persons having any interest in the property is filed with the short plat indicating the subdivision is their free act and deed.
- B. If all improvements and plat requirements are fulfilled, the director shall affix his (her) name to the face of the original plat document and present it to the county auditor for official filing. (Ord. 2005-31, 2005)

Chapter 16.36 LARGE LOT SUBDIVISION

Sections

- 16.36.010 Large lot subdivision review.
- 16.36.015 Criteria for eligibility as a large lot subdivision.
- 16.36.040 Survey requirements.
- 16.36.050 Plat review and approval process.

16.36.010 Large lot subdivision review.

The Director shall be vested with the responsibility of processing Large Lot Subdivision applications. The director shall review and consider the proposed subdivision as follows:

- A. All large lot subdivisions shall contain information set forth in Sections 16.12.010 through 16.12.030 except that the required scale may be negotiated. (Ord. 2005-31, 2005)
- 16.36.015 Criteria for eligibility as a large lot subdivision.**
- A. All large lot subdivisions shall conform to the county comprehensive plan and all zoning regulations in effect at the time the large lot subdivision is submitted.
 - B. Consistent with parcel creation by long and short subdivision provisions of this code, preliminary approval of large lot subdivisions shall mean that road and access requirements are identified and conformance with section 16.04 of this code has been met.
 - C. Proof that all lots or tracts created by large lot subdivision are approved for irrigation delivery by the appropriate irrigation entity or entities shall be provided.
 - D. Requirements for easements as set forth in Section 16.12.110 shall be met.
 - E. The appropriate dedication as provided for in 16.24.090 and 16.24.110, A dedication shall appear on the face of the large lot subdivision survey with the following statement:

KNOWN ALL MEN BY THESE PRESENT: that the undersigned, owner(s) in fee simple of the described real property, does hereby grant forever unto all owners of lots in this survey and all future plats in this survey a common ownership interest in all private roads shown.

- F. A note shall appear on the subdivision survey with the following statement:

"NOTE: The lots in this survey are created through the large lot subdivision review process. As such there has been review for conformance with suitability for on-site sewage disposal and availability of potable water."

- G. All large lot subdivisions shall contain information set forth in Sections 16.12.010 through 16.12.030. (Ord. 2005-31, 2005)

16.36.040 Survey requirements.
(Reserved). (Ord. 2005-31, 2005)

16.36.050 Plat review and approval process.
(Reserved). (Ord. 2005-31, 2005)

Chapter 16.40 PENALTIES

Sections

16.40.010 Penalty a misdemeanor.

16.40.010 Penalty a misdemeanor.

Any person, firm, corporation, or association or any agent of any person, firm, corporation, or association who violates any provision of this title, shall



Access Connection Permit

Name and Address of Applicant:
Frank Ragland
P. O. Box 208
Thorp, WA 98946

Phone (Optional) **509-899-1434**

Permit Number 44282		
SR 97	MP 140.760	LT/RT Left
KP	Region South Central	
County Kittitas	Tax Parcel Number n/a	
Government Lot Number n/a		
NE 1/4 of NE 1/4 of S 1 , T 18N , R 17		

Permit Category

1 - Minimum Connection

2 - Minor Connection

3 - Major Connection

4 - Temporary Connection

Current Highway Classification

1 - 1320' Minimum Approach Spacing Required

2 - 660' Minimum Approach Spacing Required

3 - 330' Minimum Approach Spacing Required

4 - 250' Minimum Approach Spacing Required

5 - 125' Minimum Approach Spacing Required

Access Connection meets current Department location, spacing, and design criteria: Conforming Non-Conforming Variance

The Applicant, hereinafter referred to as the "Grantee", having applied for a permit to construct/upgrade, use, and maintain an access connection to serve:
an approach not to exceed 25' in width to serve as a residential / farm access. This access is located at HES 315+40± left as shown on Right of Way Plan "Milwaukee Crossing to High Line Canal Vicinity" sheet 7 of 12.

The Washington State Department of Transportation or its designee, herein after referred to as the "Department", hereby orders that this permit be granted, subject to the terms and provisions stated upon the General Provisions hereof and Exhibits attached hereto and by this reference made a part hereof:

- Exhibit "A" - Special Provisions
- Exhibit "B" - Mail Box Template
- Exhibit "C" - Non-Commercial Approach Type A - Category 2 Template
- Exhibit "D" - Frank Ragland's proposed Exempt Segregation
- Exhibit "E" - Assignment of Savings form

This permit shall be void unless the construction herein contemplated is started within 90 days of issuance and completed within 120 days of issuance, unless otherwise provided herein.

This permit is accepted and approved by the Grantee, subject to the terms and provisions as herein set forth.

<p>PERMIT HOLDER</p> <p>By: <u><i>Frank Ragland</i></u></p> <p>Title: _____</p> <p>Date: <u><i>5-26-05</i></u></p>	<p>DEPARTMENT OF TRANSPORTATION</p> <p>By: <u><i>[Signature]</i></u></p> <p>Title: <u><i>Regional Planning Engineer</i></u></p> <p>Date: <u><i>5/31/05</i></u></p>
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VARIANCE REQUEST
(Continued)

To be completed by Department of Public Works

Findings of fact: The applicant is requesting a variance from current Kittitas County Road Standards, to allow the grade of a private road to exceed 12% for a distance of approximately 600' (near where the private road crosses an irrigation canal). The private road is within the response area for Kittitas Fire and Rescue. Our department received a letter from Deputy Fire Chief, Rich Elliott, dated 11/05/07, which states:

"The road appears to be built to 2006 International Fire Code Standards and provides adequate access for fire apparatus unless there is inclement weather. The grade is fairly steep an ice or snow would make access difficult or impossible unless the road is maintained"

Background: The private road originates from SR 97, a WSDOT jurisdictional highway, with a posted speed limit of 65 mph. The applicant has been issued an approved access permit from the WSDOT allowing up to 100 lots to be served by this access.


There are currently 14 lots served by this private road. One of the lots served by this access is a 235.10 parcel. The applicant was granted approval for the rezoning of this 235.10 acre lot from Ag-20 to Ag-5 (Ragland Rezone Z-06-37). The variance application states that possibly (11) 20 acre lots - could be created through a Large Lot Subdivision.

In addition to the rezoned property, there at least 14 lots smaller lots which are currently served by this road. The addition of 11 more lots would bring the total to 25 lots. If the entire 235.10 acres, which were rezoned, were developed under the Ag-5 zoning then 47 more lots could, potentially, be created for a total of (61) lots served by this access. Per current Kittitas County Road Standards, if the access serves more than 40 lots then a second access would be required.

Conditional Approval Denial

Conditions of approval:

- 1) Adequate water storage for water flow at the time of development.
- 2) Residential structures built at the elevation above the location of the variance shall be required to have sprinkler systems.
- 3) Guardrail must be installed as required by the Kittitas County Public Works


Public Works Director

2-4-08
Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, October 24, 2006 @ 6:30 P.M.**

**COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg**

Those present: Chairman David Black, Doug Harris, Grant Clark, Don Williamson, and Scott Perna.

Also present: Staff Planners Patrick Butler and Scott Turnbull, CDS Administrative Assistant Mandy Weed, Planning Commission Clerk Trudie Pettit and approximately 14 individuals representing applicant and public interest.

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:30 p.m.

Patrick Butler stated that Hex Mountain Plat (P-06-32) will need to be removed from the agenda because we did not receive any comments from the Public Works Department.

Staff Planner, Scott Turnbull stated that he was asked by CDS Director Darryl Piercy to move the December 26, 2006 meeting into January due to the Christmas Holiday. Black stated anything on the agenda for that meeting will be moved to the January 12, 2007 meeting.

II. Correspondence - No Correspondence

III. Approval of Minutes

Chairman Black stated that the minutes will be moved to the next meeting.

IV. Old Business. No old business.

V. New Business

A. Pine Prairie Rezone Z-06-12

The Chair opened the hearing to Staff Presentation

Staff Planner, Scott Turnbull presented Goodrich's staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Presentation

Catherine Dunn, P.O. Box 1008, Cle Elum, representing DK Consultants Incorporated, presented a power point presentation, and submitted into the record as **Exhibit A-1** paper copy and **Exhibit A-2** disk copy. Dunn stated the property is located in Horse Canyon Estates off Bettas road, and that it meets all criteria for a rezone and is consistent with the Comprehensive Plan.

Black asked where the property was located in relation to the drainage ditch. Dunn stated the drainage ditch does not run through the property.

Black asked if you take the property east of the access road off, how much property will be left. Dunn stated about 20 acres.

The Chair opened the hearing to **Public Testimony**

Pat Deneene, 1890 Nelson Siding Road, Cle Elum, stated that he owns the 1000 acres around the property and is in support of the rezone.

The Chair opened the hearing to **Planning Commission Deliberation**

Harris stated he had no problems with the rezone.

Williamson asked if enforcing the CC&R's will become a legal matter. **Black** stated that it is not the county's responsibility to enforce the CC&R's.

***Doug Harris** made a motion to pass the Pine Prairie Rezone Z-06-12 forward to the Board of County Commissioners with a recommendation of approval. **Grant Clark** seconded and the motion carried with a 5/0 poll of the board.*

***The Planning Commission** voted 5/0 to approve the suggested Findings of Fact.*

B. Sky Ridge Rezone Z-06-34

The Chair opened the hearing to **Staff presentation**

Staff Planner Scott Turnbull presented **Goodrich's** staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to **Applicant Presentation**

Wayne Nelson, 301 W 1st Street #B, Cle Elum, representing the applicant. Presented a presentation and submitted into the record **Exhibit A**. **Nelson** confirmed the staff report and **SEPA**. **Nelson** stated there has been no adverse testimony from the public or adjacent land owners.

Harris asked if Creek Side Road and Sun Ridge Drive connect with Columbia Avenue. Nelson stated they do connect with Columbia Avenue. No comments have been received from the City of Cle Elum regarding the roads. DOT has done a study and they are looking at potential intersection improvement.

The Chair opened the hearing to Public testimony. No public testimony.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson stated his concerns about water. Harris stated that the county has no control over the water. Black stated he has received 5 letters and they all supported the rezone.

Grant Clark moved to pass the Sky Ridge Rezone Z-06-34 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the addition of an eleventh finding that states there was no adverse testimony.

C. Ragland Rezone Z-06-37

The Chair opened the hearing to Staff presentation

Staff Planner Scott Turnbull presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Chad Bala, TerraDesignGroup, presented a presentation and submitted into the record Exhibit A-1, White Paper New Subdivisions Increase Taxes In Excess of Increased Costs to the County, and A-2, paper copy of presentation. Bala stated this land is located next to a KRD canal but there is no irrigation on this property and this property is not prime agricultural ground. The presentation showed how the property meets the Rezone criteria and the Comprehensive Plan criteria.

The Chair opened the hearing to Public testimony

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, stated that he supports this rezone.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson stated this is the kind of land that should be developed.

David Black moved to pass the Ragland Rezone Z-06-37 forward to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact.

Chairman Black called for a ten minute break.

D. East Ridge Rezone Z-06-31

The Chair opened the hearing to Staff presentation

Staff Planner Patrick Butler presented his staff report by reading portions of it into the record, submitted into the record Exhibit A, emails of support. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Wayne Nelson, 301 W 1st Street #B, representing the applicant, stated he supports the staff report presented. Nelson stated that water supply has been questioned and extended hydro geological reports have been completed. Nelson stated no adverse comments have been received and that the property meets all criteria for a Rezone and the Comprehensive Plan.

The Chair opened the hearing to Public testimony. No public testimony.

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that his concern is that all of that property traffic drains into Columbia and Montgomery. Nelson stated those are the two primary roads that the traffic will drain into but that a secondary access is actively being looked at. Butler stated that comments from DOT have stated their concerns about traffic at the intersection of Columbia Avenue. Black stated that is a tremendous amount of property being developed and a lot of traffic to be routed down Montgomery and Columbia. Williamson stated leaving it would be most logical to leave the property as is. Clark stated similar areas have been rezoned and have not been developed. Harris stated his concerns about the road situation but to move forward and see how the county and city are going to handle the roads. Perna stated this will give the city and land owner opportunity for comment about rezone.

Don Williamson moved to pass the East Ridge Rezone Z-06-31 forward to the Board of County Commissioners with a recommendation for denial. Clark seconded and the motion passed with a 3/2 poll of the board.

Chairman Black stated that #8 of the Findings of Fact zone change does not meet the conditions of criteria. Perna and Harris voted against the denial because they believe the rezone does meet all criteria conditions.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact.

E. Calsvik/Scott Rezone Z-06-10

The Chair opened the hearing to Staff presentation

Staff Planner Scott Turnbull presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Phil Hess, P.O. Box 9, Cle Elum, representing the applicants, submitted into the record Exhibit A, letter of participation. Hess stated that the applicant's motive is to create one additional parcel on the Calsvik property, and 2 parcels on the Scott property.

Greg Calsvik, 8510 Lambert Road, applicant, presented a statement into the record as Exhibit B.

Alisa Scott, 2033 2nd Avenue #1403, Seattle, applicant, also resides at 7970 Lambert Road presented her statement.

The Chair opened the hearing to Public testimony. No public testimony.

The Chair opened the hearing to Planning Commission deliberation and motion

Doug Harris moved to pass the Calsvik/Scott Rezone Z-06-10 forward to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the additional condition #11, there was no adverse public testimony.

With no further business before the Planning Commission the meeting was adjourned at 9:00 p.m. The next scheduled meeting is November 14, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk

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

**ORDINANCE NO. 2007-04
In the matter of**

Ragland Rezone (Z-06-37)

WHEREAS, according to Kittitas County Code Chapter 17, relating to the zoning of land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on October 24, 2006 for the purpose of considering a rezone from Ag-20 to Ag-5 known as the Ragland Rezone and described as follows:

General rezone of approximately 235.10 acres from Ag-20 to Ag-5 (File No. Z-06-37). Proponent: Frank and Judy Ragland, landowner. Authorized Agent: Terra Design Group Inc., represented by Jeff Slothower. Location: Northwest of the City of Ellensburg and southwest of SR 97, Ellensburg, WA 98926, within Section 01, T.18N., R. 17E., W.M. in Kittitas County. Parcel number: 18-17-01020-0005.

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 5/0 decision; and,

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

1. The Board of County Commissioners finds that Terra Design Group Inc., represented by Jeff Slothower, authorized agent for Frank & Judy Ragland, submitted a complete application requesting a zone change of approximately 235.10 acres from Ag-20 to Ag-5 to Community Development Services on August 1, 2006.
2. The Board of County Commissioners finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on August 11, 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 County Commissioners finds that a SEPA Mitigated Determination of Non-Significance was issued by Community Development Services on September 15, 2006. Deadline to appeal this SEPA decision was October 2, 2006 by 5:00 pm. No appeals were filed. 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 heard before the Planning Commission on October 24, 2006. 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 County 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 County 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 an area with immediate access to the SR 97.*
 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.*
 - b. *The potential lot sizes are consistent with neighboring rural lot sizes.*
 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 state roads.

6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property;

a. The parcels in the vicinity are in similar size to lot sizes in the Ag-5 zone.

b. The general rezone request of Ag-5 allows for similar permitted and conditional uses as the existing zone of Ag-20.

c. Future development will enact further environmental review.

d. 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.

e. 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.

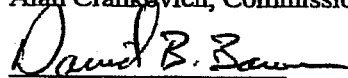
a. There are no impacts to irrigation water delivery as a result of the Ragland Rezone.

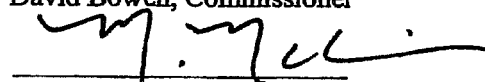
NOW, THEREFORE BE IT ORDAINED: by the Board of County Commissioners of Kittitas County, Washington, that said zone change of 235.10 acres described as the Ragland Rezone (Z-06-37), as indicated in the attached map, from Ag-20 to Ag-5 is, hereby, approved.

ADOPTED this 2nd day of January 2007.

BOARD OF COUNTY COMMISSIONERS
KITTTITAS COUNTY, WASHINGTON


Alan Crankevich, Commissioner


David Bowen, Commissioner


Mark McClain, Commissioner

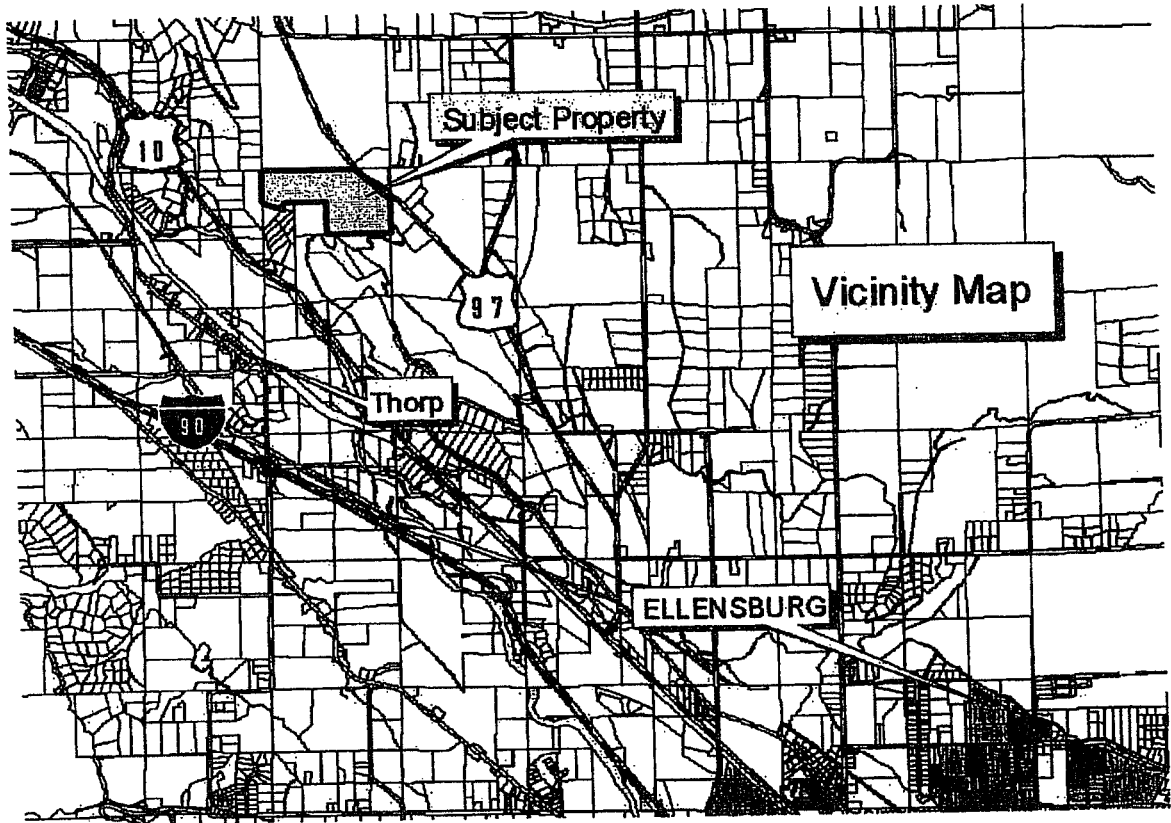


Julie A. Kjorsvik
Julie A. Kjorsvik

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney
WSBA# 12686

RAGLAND REZONE (Z-06-37)



Lookout Large Lot Subdivision
500' Adjoiners List

Terra Design Group
PO Box 686
Cle Elum WA 98922

Henry McCleary
PO Box 479
Ellensburg WA 98926

Bill Cowin
21828 87th Ave Se
Woodinville WA 98072

Kenneth Jett
120 Cross Creek Dr
Ellensburg WA 98926

State of Washington (DNR)
1111 Washington St SE
PO Box 47016
Olympia WA 98504

Denton Shelton
1395 Tokhoma Farm Lane
Everett WA 98201

David Hodges
1220 Indian Lake Dr
Ellensburg WA 98926

Aaron Morris
10093 Hwy 10
Ellensburg WA 98926

Larry Gordon
PO Box 660
Ellensburg WA 98926

Steve Olson
113 E 9th Ave
Ellensburg WA 98926

Mitchell Perry
10091 Hwy 10
Ellensburg WA 98926

Roy Date
2907 124th Ave NE
Lake Stevens WA 98258

Frank Ragland
PO Box 208
Thorp WA 98946

Sundance Ridge LLC
12515 Bellevue-Redmond Rd
Bellevue WA 98005

Hugh Heber
10140 Hwy 97
Ellensburg WA 98926

Joseph Powell
Judith Kleck
221 Cross Creek Dr
Ellensburg WA 98926

John Lambert
450 243rd Pl SE
Sammamish WA 98074

Robert Kerr
412 Laurel Dr
Everett WA 98201

David McMahan
10095 Hwy 10
Ellensburg WA 98926

Dustin Kanode
PO Box 213
Indianola WA 98342

Kay Erickson
Julie Greenwood
23728 45th SE
Bothell WA 98021

Rodney Evans
10230 Hwy 10
Ellensburg WA 98926

Patrick Barta
412 NE 45th St
Seattle WA 98107

WA DOT
PO Box 12560
Yakima WA 98109

Lookout Large Lot Subdivision
500' Adjoiners List

Kittitas Reclamation District
PO Box 276
Ellensburg WA 98926

Cascade Irrigation District
8063 Hwy 10
Ellensburg WA 98926