

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

"Building Partnerships - Building Communities"

## Long Plat application

(To divide lot into 5 or more lots)

CL-09-00001

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

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

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

### OPTIONAL ATTACHMENTS

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

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



### FEES:

\$200 plus \$10 per lot for Public Works Department;  
\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
\$3305 for Community Development Services Department, PLUS \$470 if SEPA Checklist is required  
\$195 for Fire Marshal

\*One check made payable to KCCDS

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X

DATE:

12-16-09

RECEIPT #

6681



NOTES:

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

Name: FORTUNE CREEK LLC  
Mailing Address: 206 W 1ST STREET  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: \_\_\_\_\_  
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: DAVE BLANCHARD (Fortune Creek LLC officer)  
Mailing Address: 206 WEST 1ST STREET  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 674-6828  
Email Address: dblanchard@sapphireskies.net

3. **Street address of property:**

Address: NO SITUS PER ASSESSOR'S RECORDS  
City/State/ZIP: \_\_\_\_\_

4. **Legal description of property:**

LOT 7 OF SURVEY BOOK 29, PAGES 187-188; A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

5. **Tax parcel number(s):** 20-14-33000-0007 (11901)

6. **Property size:** 21.09 (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):

10 LOT PERFORMANCE BASED CLUSTER PLAT WITH 2 OPEN SPACE TRACTS  
WATER: CLASS B SYSTEM  
SEWER: INDIVIDUAL SEPTIC AND DRAINFIELD  
ZONE: RURAL 3 (R-3)

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? STORIE LANE

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

Signature of Authorized Agent:

(REQUIRED if indicated on application)

X 

Date:

12/15/05

Signature of Land Owner of Record

(Required for application submittal):

X 

Date:

12/15/05





**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY ENGINEER  
 I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM DESIGN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER  
 CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

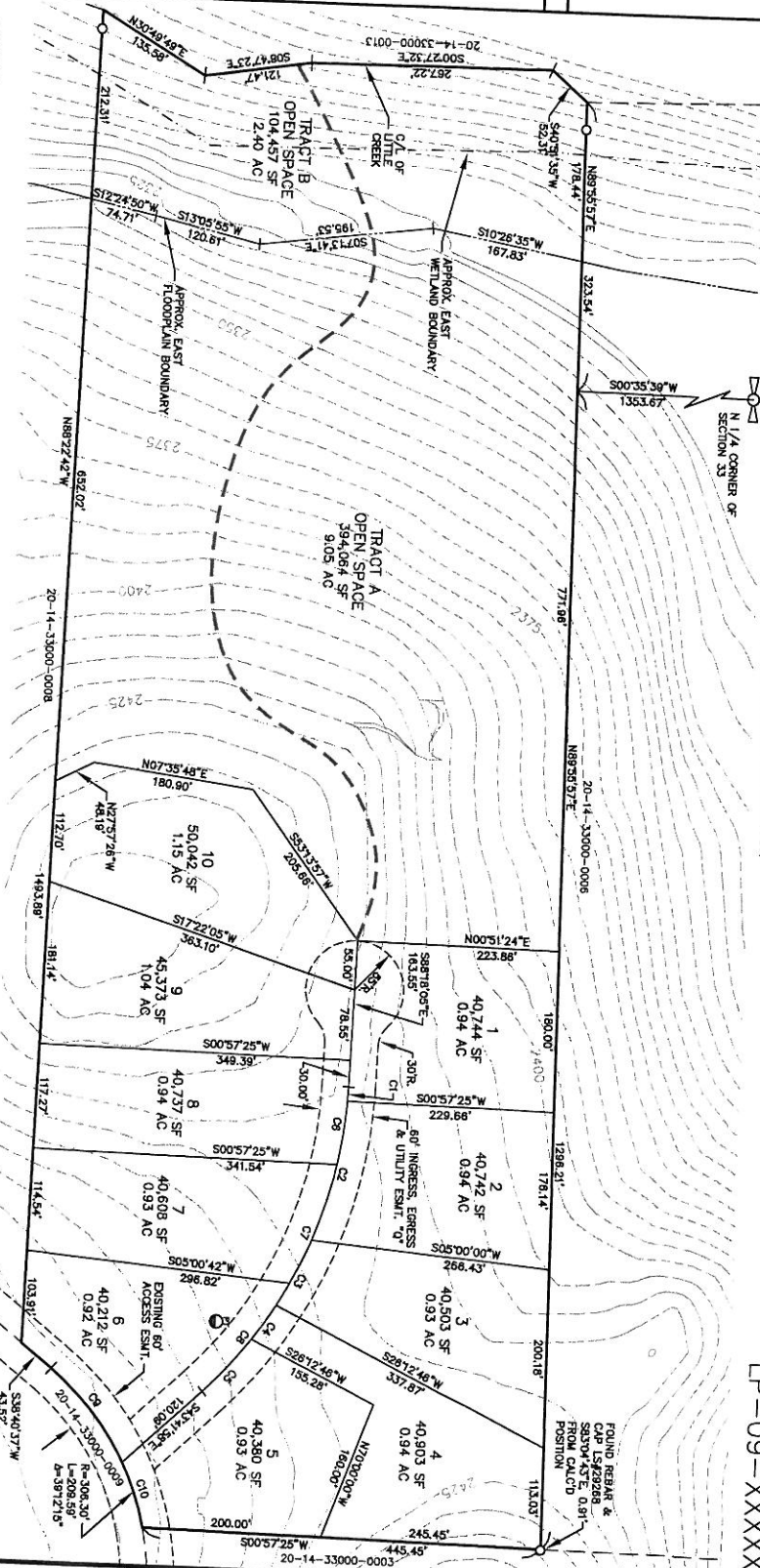
KITTITAS COUNTY PLANNING DIRECTOR  
 CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 20-14-33000-0007 (11901)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY ASSESSOR  
 CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
 PARCEL NO. 20-14-33000-0007 (11901)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON  
 BY: \_\_\_\_\_  
 CHAIRMAN  
 ATTEST: \_\_\_\_\_  
 CLERK OF THE BOARD  
 NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

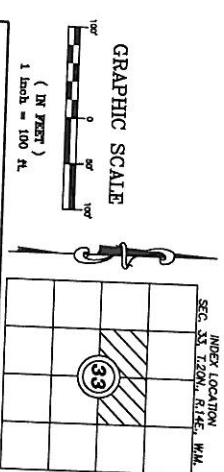
**VISTA WEST  
 PERFORMANCE BASED CLUSTER PLAT**  
 A PTN. OF THE NORTH 1/2 OF SEC. 33, T20N, R14E, W1M  
 KITTITAS COUNTY, WASHINGTON



**SURVEY NOTES:**  
 1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 30040020014, HEREDOS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.  
 2. THE PURPOSE OF THIS DOCUMENT IS TO PERMANENTLY BASE CLUSTER PLAT LOT 7 OF SURVEY BOOK 29 PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 30040020014 INTO THE CONFIGURATION SHOWN HEREON.

CHAIN	LENGTH	TAPOUS	BETA
C1	18.86'	300.00'	179.21'
C2	18.86'	300.00'	183.91'
C3	81.18'	300.00'	531.91'
C4	47.50'	500.00'	571.91'
C5	81.04'	500.00'	1003.47'
C6	87.86'	500.00'	1003.47'
C7	143.87'	500.00'	1829.11'
C8	152.44'	500.00'	1829.11'
C9	132.44'	300.30'	2452.08'
C10	78.64'	300.30'	1420.10'

- LEGEND**
- QUARTER CORNER AS NOTED
  - PVD BEARER & CAP 15982888
  - SET BEARER & CAP 159 18092
  - SURVEY TEST BOLT
  - UNIMPROVED TRAIL (SEE NOTE #4, SURVEY 3)



**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 99222  
 PHONE: (509) 674.7433  
 FAX: (509) 674.7419

**VISTA WEST  
 PERFORMANCE BASED CLUSTER PLAT**  
 A PTN. OF THE NORTH 1/2 OF SEC. 33, T20N, R14E, W1M  
 KITTITAS COUNTY, WASHINGTON

DNW BY	DATE	JOB NO.
G. WEISER	12/2009	07199-7
CHKD BY <th>SCALE</th> <th>SHEET</th>	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2



**RECORDERS CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M.  
 In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ of the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, ORS 91.001, et seq.  
 DAVID P. NELSON  
 Certificate No. 8092



OWNER:  
 PORTVIEW CREAK LLC  
 200 EAST 2ND STREET  
 CLE ELUM WA 98922

PARCEL #20-14-33000-0007 (1991)  
 ACRES: 21.09 ACRES  
 200 EAST 2ND STREET  
 CLE ELUM WA 98922  
 WATER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: RURAL S (R-3)

**VISTA WEST**  
**PERFORMANCE BASED CLUSTER PLAT**  
 A PTN OF THE NORTH 1/2 OF SEC. 33, T.20N, R.14E, W.M.  
 KITITAS COUNTY, WASHINGTON

**EXISTING LEGAL DESCRIPTION:**

LOT 7 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 2, 2004 IN BOOK 29 OF SURVEYS, PAGES 187 AND 188 UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**NOTES:**

- THIS SURVEY WAS PERFORMED USING A TRIMBLE SS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOxious WEED BOARD RECOMMENDS IMMEDIATE RESERING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOxious WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- METING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFIC THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/6/03 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW WATER UNDER THE GROUNDWATER ACT (RCW 90.14.020) FOR THIS PLAT OR ANY PORTION THEREOF. WILL NOT BE SUBJECT TO CIRCUMVENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- PROPOSED TRAIL SYSTEM IS FOR POSSIBLE FUTURE CONSTRUCTION AT THE DISCRETION OF THE OWNER.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE WASHINGTON UNITED LIABILITY COMPANY, THE UNDERSIGNED HEREBY DECLARE, SUBSCRIBE AND PLAN AS HEREIN DESCRIBED. HEREBY DECLARE, SUBSCRIBE AND PLAN AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 STATE OF WASHINGTON ) S.S.  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF \_\_\_\_\_, THE LIMITED LIABILITY COMPANY, REGISTERED IN THE FOREGOING STATE OF WASHINGTON, ON THE DATES AND PURPOSES THEREIN MENTIONED, AND ON SAID DATED INSTRUMENT AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 WASHINGTON, RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**VISTA WEST - PUBLIC BENEFIT RATINGS SYSTEMS CHART**

Element	Points Available	Points Awarded	Comments
<b>Base Averages:</b>	21		
Base Lot Yield:	7		9 ac.
Max. Bonus Lots:	7		Net Open Space Provided (43%) 9.08 ac.
Max. Lot Yield:	14		Group B Individual Septic Systems
Proposed Lot Yield:	10		Rural-3
<b>Transportation</b>			
Access to Major Road	0	0	Not applicable for Rural lands
Connectivity	25	0	Connectivity of easements is pre-existing
Marketed Access	25	0	Site is not adjacent to public recreation lands
Street Design Standards	0	0	Not applicable for Rural lands
<b>Open Space</b>			
Open Space	0	0	Not applicable for Rural lands
Open Space for 25 years	40-80	43	11.45 ac. Total open space (less 2.4 ac. in critical areas) 9.08 ac. - 80% in perpetuity
<b>Wildlife Habitat</b>			
Connectivity to Wildlife Corridors	15	0	Site is not adjacent to existing corridors.
General Access Enhancement	10	0	See comments and the availability of additional findings
<b>Health and Safety</b>			
Connection to Municipal Water	0	0	Not applicable for Rural lands
Connection to Group A	50	25	This lot area to be served as part of a Group B System
Connection to Group B	0	0	Not applicable for Rural lands
Connection to Sewage System	10	0	Site connects with the wastewater area
Community Septic System	50	0	Not feasible for a development of this size
Included Water System	0	0	Not feasible for a development of this size
<b>Recreation</b>			
Park (private or public)	5 or 10	0	No Discrete Recreation Features are proposed
Active (private or public)	10 or 20	0	No Active Recreation Features are proposed
Formal (private or public)	10 or 25	0	Not feasible for a development of this size
<b>TOTAL</b>	<b>68</b>	<b>68</b>	Of 68 total points scored, only 43 w/ it be applied to the bonus

**ADJACENT PROPERTY OWNERS:**

20-14-33000-0003  
 500 EAST 2ND ST  
 4812 FIELD LN NW  
 OLYMPIA WA 98502

20-14-33000-0008  
 CHERIE'S ALLEY NUMBER  
 PO BOX 261  
 MONTESANO WA 98863

20-14-33000-0008  
 WILLIAM L NELSON ETUX  
 JOHN A TRULY ETUX  
 12540 SW TREKONT  
 PORTLAND OR 97225

20-14-33000-0009  
 SADDLE RIDGE LLC  
 208 W 1ST  
 CLE ELUM WA 98922

20-14-33000-0013  
 JEFFREY A KUHLE ETUX TRUSTEES  
 7293 128TH PL SE  
 MONASTUE WA 98298



**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M.  
 In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ of the request of  
 \_\_\_\_\_ DAVID P. NELSON  
 Surveyor's Name  
 County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the In. NOV. .... 2009.  
 DAVID P. NELSON DATE \_\_\_\_\_  
 Certificate No. .... 180992.

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

**VISTA WEST**  
**PERFORMANCE BASED CLUSTER PLAT**  
 A PTN OF THE NORTH 1/2 OF SEC. 33, T.20N, R.14E, W.M.  
 KITITAS COUNTY, WASHINGTON

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_ JOB NO. \_\_\_\_\_  
 G. WEISER 12/2009 07199-7  
 CHECK BY \_\_\_\_\_ SCALE N/A SHEET 2 OF 2  
 D. NELSON

## Vista West Performance Based Cluster Plat

### Project Description

The proposed development includes a subdivision of approximately 21.0 acres into 10 single-family residential lots pursuant to Chapter 16.09 KCC. Lot sizes will range from approximately 0.92 acre to 1.15 acres and will be developed as a single phase with construction to occur within five years of preliminary approval. Approximately 11.45 acres of total open space will be included, of which approximately 2.40 acres includes critical areas, resulting in approximately 9.05 acres (43%) of net open space area.

### Access

Access to the site is proposed from Storie Lane via an existing bridge over the KRD canal and connecting to existing private roadways. Currently, this route provides access to 15 existing lots of record lying east of Little Creek, plus an additional six lots pending final plat approval. The proposed development would create an additional nine lots, for a total of 30 lots served. A second access route is not proposed or should be required at this time (see KCC 12.01.095(2)).

### Utilities

Power: Puget Sound Energy

Telephone: Qwest

Sanitary Sewage Disposal: Individual on-site septic

Potable Water Supply: Group B Water System

### Public Benefit

Open Space: 9.05 acres or 43% of site in open space for perpetuity – Rural Points = 43.

Health and Safety: Connection to a Group B water system – Rural Points = 25.

**Vista West**  
**Performance Based Cluster Plat – Narrative**

The proposed development includes a subdivision of approximately 21.0 acres into 10 single-family residential lots pursuant to Chapter 16.09 KCC. Lot sizes will range from approximately 0.92 acre to 1.15 acres and will be developed as a single phase with construction anticipated occurring in 2010 or later.

**Public Benefit**

The subject property is zoned Rural – 3, which requires a minimum of 9.0 acres for open space allocation and a maximum density bonus of 100%. The proposed development includes approximately 11.45 acres of total open space, of which approximately 2.40 acres includes critical areas, resulting in approximately 9.05 acres (43%) of net open space area.

***Rural Points = 43***

A Group B water system is proposed to serve the development, which will require approval by Washington State Dept. of Health.

***Rural Points = 25***

Lot Yield Calculation (*Total Rural Points = 68*):

- 1) 21 acres divided by 3 acres min. lot size = 7 whole lots
- 2) 7 lots times 43% (within the 68% earned and 100% max.) = 3 whole lots
- 3) Total lot yield proposed = 10 whole lots

Please refer to the attached Public Benefit Ratings System Chart for additional detail.

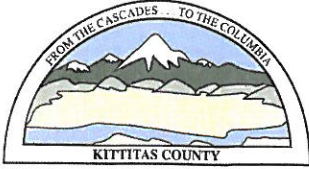


**VISTA WEST - PUBLIC BENEFIT RATINGS SYSTEMS CHART**

Base Acreage:	21	Open Space Required:	9 ac.
Base Lot Yield:	7	Net Open Space Provided (43%):	9.05 ac.
Max. Bonus Lots:	7	Water Supply:	Group B
Max. Lot Yield:	14	Sanitary Sewer:	Individual Septic Systems
Proposed Lot Yield:	10	Zoning:	Rural-3

Element	Points Available	Points Awarded	Comments
<b>Transportation</b>			
Additional ROW Width	0	0	Not applicable for Rural lands
Connectivity	25	0	Connectivity of easements is pre-existing
Multi-Modal Access	25	0	Site is not adjacent to public recreation lands
Streetscape Design Standards	0	0	Not applicable for Rural lands
<b>Open Space</b>			
50% of site for 25 years	0	0	Not applicable for Rural lands
40% - 80% in perpetuity	40-80	43	11.45 ac. total open space (less 2.4 ac. in critical areas)
<b>Wildlife Habitat</b>			
Connectivity to Wildlife Corridors	15	0	Site is not adjacent to existing corridors
Critical Areas Enhancement	10	0	Site constraints limit the availability of additional buffers
<b>Health and Safety</b>			
Connection to Municipal Water	0	0	Not applicable for Rural lands
Connection to Group A	50	0	The lots are to be served as part of a Group B System
Connection to Group B	25	25	
Connection to Sewage System	0	0	Not applicable for Rural lands
Community Septic System	10	0	Site constraints limit the available area
Reclaimed Water System	50	0	Not feasible for a development of this size
<b>Recreation</b>			
Passive (private or public)	5 or 10	0	No Passive Recreation provisions are proposed
Active (private or public)	10 or 20	0	No Active Recreation provisions are proposed
Formal (private or public)	10 or 25	0	Not feasible for a development of this size
<b>TOTAL</b>			<b>68</b>
			Of 68 total points scored, only 43 will be applied to the bonus.



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## SEPA ENVIRONMENTAL CHECKLIST

### FEE \$470.00

#### 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:

*Vista West Performance Based Cluster Plat*

2. Name of applicant:

*Fortune Creek, LLC*

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

*Sean Northrop  
206 West 1<sup>st</sup> Street  
Cle Elum, WA 98922  
(509) 674-6828*



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

KIRK HOLMES, INTERIM DIRECTOR  
JAN OLLIVIER, TRANSPORTATION MANAGER

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

4. Date checklist prepared:

*December 9, 2009*

5. Agency requesting checklist:

*Kittitas County Community Development Services*

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

*Preliminary approval is anticipated within 120 days and construction will occur in summer of 2010 or later*

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

*None proposed at this time.*

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

*A Custom Soil Resource Report was prepared by USDA NRCS.*

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 known.*

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

*Preliminary and final plat approval by Kittitas County Community Development Services; Right-of-Way Use permit for access to Storie Lane by Kittitas County Dept. of Public Works; Construction Stormwater General Permit by Washington State Dept. of Ecology; and, Group B Water System Plan approval by Washington State Dept. of Health.*

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.)

*The proposed project consists of a Performance Based Cluster Subdivision, pursuant to Chapter 16.09 KCC, of approximately 21 acres into 10 single-family residential lots. The subdivision will be completed in one phase and constructed during the summer of 2010 or later. The site is accessed from existing private roadways via Storie Lane (county road) and a new private roadway will be constructed for internal lot access. A Group B Community Water System is proposed for potable water supply and on-site septic systems will provide sanitary sewage disposal. A total of approximately 11.45 acres of open space is proposed, including approximately 2.40 acres located within critical areas.*



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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*The subject property is located within the North-half of Section 33, T. 20N., R. 14E., W.M., within Kittitas County and is accessed from the end of Storie Lane. Please refer to the attached preliminary plat for additional information.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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*Hilly- 5 to 30 percent slopes.*

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

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*Thirty percent.*

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.

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*According to the NRCS Custom Soil Resource Report, the site largely consists of Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes.*

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

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*None known or observed during the November 25, 2009 site visit.*

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

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*Approximately 1,250 lineal feet of roadway and underground utilities will be constructed. It is estimated that approximately 4,000 cubic yards of grading and road material will be required. The source of fill and/or road materials is unknown at this time, but will meet or exceed WSDOT specifications.*

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

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*Erosion could occur as a result of clearing and grading if disturbed soils are left exposed during the wet season and/or during storm events without proper stormwater treatment measures.*

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

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*Less than 15% of the site will be covered with impervious surfaces after project construction.*

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

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*A SWPPP will be prepared prior to any ground disturbing activities and a Construction Stormwater General Permit obtained. BMP's will be employed prior, during and after construction activities until such time that the site has been stabilized.*

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.

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*Normal emissions from construction equipment will occur during construction activities. Post-construction emissions will likely include wood smoke from chimneys and automobile emissions commonly associated with residential traffic.*

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

---

---

*None known.*

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

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*All vehicles and equipment will be properly fitted with emissions devices in compliance with Washington State emissions and/or air quality standards.*

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.

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*Little Creek and associated wetlands are located on the western boundary of the subject property.*

- 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.

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---

*Little Creek and associated wetlands will be placed in an Open Space Tract and no work is proposed within approximately 700 feet.*

- 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.

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*None proposed.*

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

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*None proposed.*

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

---

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*Approximately 200 feet of the western portion of the subject property is located within the 100-year floodplain of Little Creek. However, this area is to be placed within an Open Space Tract and no work is proposed within approximately 700 feet.*

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.

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*None proposed.*

b. Ground

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

---

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*Groundwater will be withdrawn to serve the proposed Group B Water System. Each single-family residence will likely require approximately 250 gpd.*

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.

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*Individual on-site septic systems are proposed for each of the 10 lots.*

c. Water Runoff (including storm water):

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

---

---

*Stormwater will be generated from the proposed roadway and future impervious surfaces, such as driveways and rooftops. Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.*

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

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*None known or anticipated.*

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

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*Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.*



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?

*Existing trees and understory will be removed to facilitate road construction and underground utilities. Construction of the proposed roadway should disturb less than one acre.*

\_\_\_\_\_

\_\_\_\_\_

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

*None known or identified.*

\_\_\_\_\_

\_\_\_\_\_

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

*Approximately 11.45 acres of the site will be retained as open space.*

\_\_\_\_\_

\_\_\_\_\_

5. ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

*None known or identified.*

\_\_\_\_\_

\_\_\_\_\_

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

*None known.*

\_\_\_\_\_

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

*Approximately 11.45 acres of the site will be retained as open space.*

\_\_\_\_\_

\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

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

*Energy sources for future residences will likely include electricity and wood stoves. The use of solar and/or other alternative energy sources will be encouraged.*

\_\_\_\_\_

\_\_\_\_\_

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

*None known.*

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.

*Energy-efficient and "green" building practices will be encouraged for future residences.*

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.

*None known.*

1) Describe special emergency services that might be required.

*None known.*

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

*None proposed or necessary.*

b. Noise

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

*None known.*

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.

*Construction noise will occur during normal daytime hours.*

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

*Construction hours will be limited to normal daytime hours, 7:00 a.m. – 6:00 p.m.*

8. LAND AND SHORELINE USE

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

*The subject property and adjacent properties are currently vacant and zoned for residential development. The site is located within an area characteristic of rural residential development.*

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

*None known.*

c. Describe any structures on the site.

*None.*

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

*None.*

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---

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

*Rural – 3*

---

---

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?

*Conservancy*

---

---

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

*None known.*

---

---

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

*None.*

---

---

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

*Based upon 2.3 persons per household, approximately 23 people would reside in the subdivision at full build-out.*

---

---

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

*None proposed or necessary.*

---

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

*The proposed development is consistent with the Comprehensive Plan designation (Rural), is in compliance with the underlying zoning (Rural – 3) and all applicable development regulations and is compatible with the existing neighborhood. No additional measures are proposed or necessary.*

---

---

9. HOUSING

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

*No units are proposed at this time, but at full build-out, the subdivision will provide for 10 residences. The residences will likely be middle to high-income.*

---

---

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

*None.*

---

---

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

*None proposed or necessary.*

---

---

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?

*Future residences likely will not exceed 35 feet in height.*

---

---

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

*Portions of the proposed subdivision and future residences will be visible from adjacent properties.*

---

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

*Future CC&R's should encourage the use of natural building materials and natural or earth-tone colors.*

---

---

11. LIGHT AND GLARE

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

*Light and glare commonly associated with residential development will likely occur during daytime and nighttime hours.*

---

---

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

*No significant hazards or interference with views is anticipated.*

---

---

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

*None known.*

---

---

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

*Exterior lighting should be shielded and hooded and directed downward.*

---

---

12. RECREATION

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

*The site is located in upper Kittitas County, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.*

---

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

*None known.*

---

---

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

*None proposed or necessary.*

---

---

---

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.

*None known or identified.*

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

*None known or identified.*

---

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

*If ground disturbance or other activities related to the proposed development should result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact made with the Washington State DAHP, SHPO and/or affected tribes. Work shall remain suspended until the find is assessed and appropriate consultation is conducted.*

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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.

*Proposed access to the development is from Storie Lane.*

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

*None known.*

---

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

*No on-street parking is proposed and no parking spaces would be eliminated.*

---

---

- 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).

*No physical improvements to Storie Lane or the existing private roads should be necessary. The proposed internal private roadway will be constructed in full compliance with all applicable Kittitas County Private Road Standards.*

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

*None known.*

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---

---



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

\_\_\_\_\_  
\_\_\_\_\_

*According to the Institute of Transportation Engineers, the finished project would generate approximately 100 trips per day. Peak volumes would likely occur during weekend and holiday traffic.*

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

\_\_\_\_\_

*All necessary road improvements will be constructed in full compliance with all applicable Kittitas County Road Standards.*

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.

\_\_\_\_\_  
\_\_\_\_\_

*An incremental increase in public services would be generated at the time of residential construction and occupancy.*

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

\_\_\_\_\_

*No significant direct impacts are anticipated and no special measures to reduce or control direct impacts on public services are proposed.*

16. UTILITIES

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

*The development will be served by a Group B Water System and individual on-site septic systems and PSE will provide electric service to the site. All utilities will be constructed underground and in compliance with all applicable standards.*

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:  \_\_\_\_\_

Date: 12/15/05

Print Name: SEBASTIAN NORTHROP



United States  
Department of  
Agriculture



NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Kittitas County Area, Washington

## Vista West Performance Based Cluster Plat



December 9, 2009



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://soils.usda.gov/contact/state\\_offices/](http://soils.usda.gov/contact/state_offices/)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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# Contents

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Preface.....	2
Soil Map.....	5
Soil Map (Vista West - Performance Based Cluster Plat).....	6
Legend.....	7
Map Unit Legend (Vista West - Performance Based Cluster Plat).....	8
Map Unit Descriptions (Vista West - Performance Based Cluster Plat).....	8
Kittitas County Area, Washington.....	10
205—Xerofluvents, 0 to 5 percent slopes.....	10
213—Roslyn ashy sandy loam, moist, 3 to 25 percent slopes.....	11
263—Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes.....	12

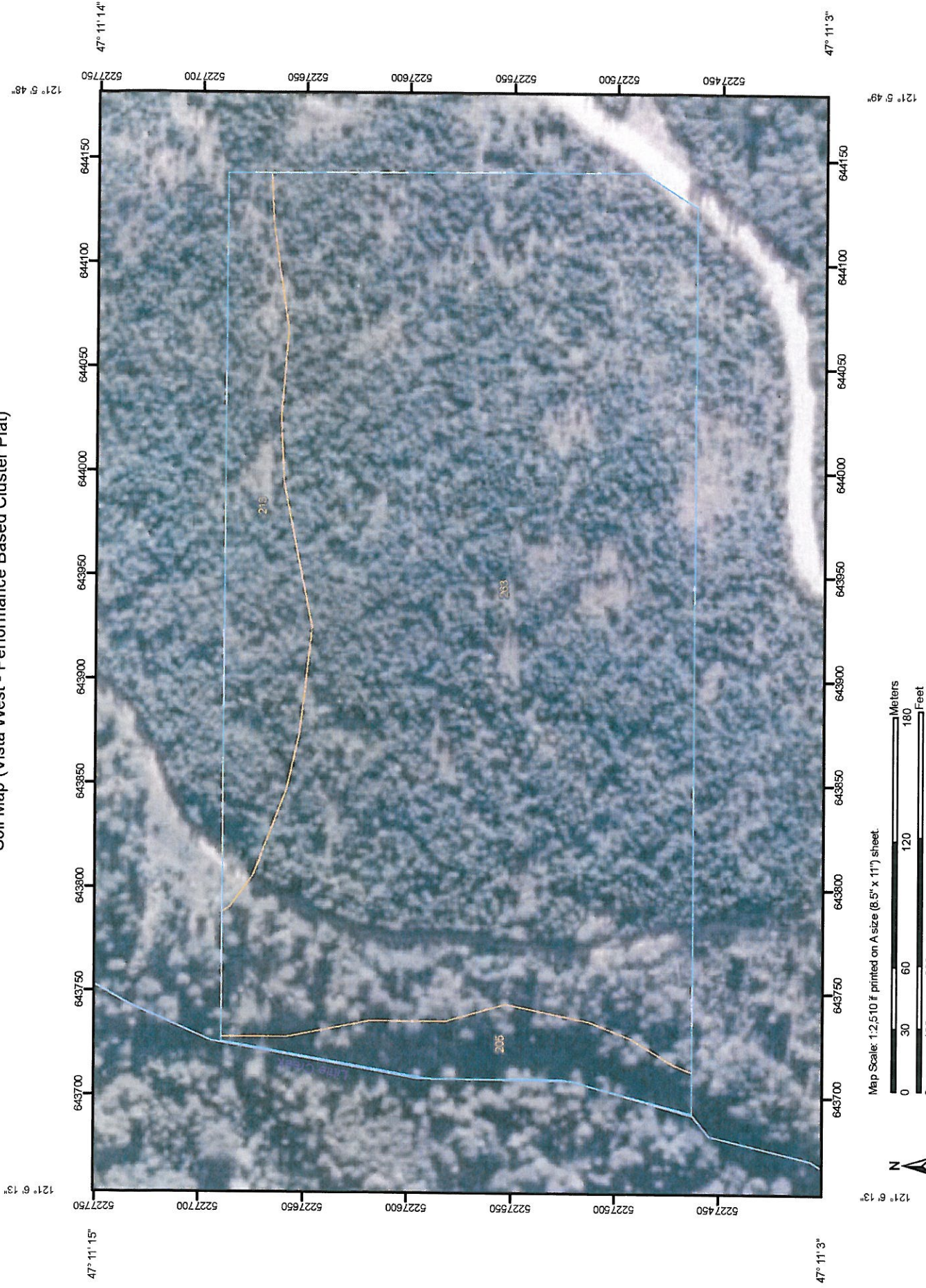


# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map (Vista West - Performance Based Cluster Plat)



### MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Units
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Gully
- Short Steep Slope
- Other
- Political Features**
- Cities
- Water Features**
- Oceans
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

### MAP INFORMATION

Map Scale: 1:2,510 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kittitas County Area, Washington  
 Survey Area Data: Version 3, Jun 15, 2009

Date(s) aerial images were photographed: 7/27/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (Vista West - Performance Based Cluster Plat)

Kittitas County Area, Washington (WA637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
205	Xerofluvents, 0 to 5 percent slopes	1.3	5.3%
213	Roslyn ashy sandy loam, moist, 3 to 25 percent slopes	2.6	10.5%
263	Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes	20.4	84.1%
Totals for Area of Interest		24.2	100.0%

## Map Unit Descriptions (Vista West - Performance Based Cluster Plat)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic



## Custom Soil Resource Report

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Kittitas County Area, Washington

### 205—Xerofluvents, 0 to 5 percent slopes

#### Map Unit Setting

*Elevation:* 500 to 2,500 feet

*Mean annual precipitation:* 7 to 50 inches

*Mean annual air temperature:* 43 to 50 degrees F

*Frost-free period:* 110 to 180 days

#### Map Unit Composition

*Xerofluvents and similar soils:* 85 percent

*Minor components:* 15 percent

#### Description of Xerofluvents

##### Setting

*Landform:* Flood plains, stream terraces

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Alluvium

##### Properties and qualities

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)

*Depth to water table:* About 36 inches

*Frequency of flooding:* Frequent

*Frequency of ponding:* None

*Available water capacity:* Low (about 4.4 inches)

##### Interpretive groups

*Land capability (nonirrigated):* 4s

*Other vegetative classification:* Douglas-fir/elk sedge (CDG132)

##### Typical profile

*0 to 2 inches:* Moderately decomposed plant material

*2 to 20 inches:* Sandy loam

*20 to 23 inches:* Loamy sand

*23 to 60 inches:* Extremely cobbly sand

#### Minor Components

##### Racker

*Percent of map unit:* 10 percent

##### Aquolls

*Percent of map unit:* 5 percent

*Landform:* Flood plains

*Ecological site:* WET ALKALI MEADOW 6-9 PZ (R007XY603WA)

## 213—Roslyn ashy sandy loam, moist, 3 to 25 percent slopes

### Map Unit Setting

*Elevation:* 1,900 to 2,400 feet  
*Mean annual precipitation:* 30 to 40 inches  
*Mean annual air temperature:* 43 to 45 degrees F  
*Frost-free period:* 85 to 115 days

### Map Unit Composition

*Roslyn, moist, and similar soils:* 85 percent  
*Minor components:* 15 percent

### Description of Roslyn, Moist

#### Setting

*Landform:* Kame terraces, terraces, valley sides  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, convex  
*Parent material:* Glacial drift with a mantle of loess and volcanic ash

#### Properties and qualities

*Slope:* 3 to 25 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Moderate (about 8.5 inches)

#### Interpretive groups

*Land capability (nonirrigated):* 4e  
*Other vegetative classification:* grand fir/vine maple (CWS551)

#### Typical profile

*0 to 1 inches:* Moderately decomposed plant material  
*1 to 8 inches:* Ashy sandy loam  
*8 to 15 inches:* Ashy sandy loam  
*15 to 37 inches:* Loam  
*37 to 60 inches:* Gravelly loam

### Minor Components

#### Quicksell

*Percent of map unit:* 5 percent

#### Bertolotti

*Percent of map unit:* 5 percent

## Custom Soil Resource Report

### Nard

*Percent of map unit: 5 percent*

## 263—Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes

### Map Unit Setting

*Elevation: 2,200 to 2,700 feet*

*Mean annual precipitation: 30 to 50 inches*

*Mean annual air temperature: 43 to 45 degrees F*

*Frost-free period: 80 to 110 days*

### Map Unit Composition

*Volperie and similar soils: 80 percent*

*Minor components: 20 percent*

### Description of Volperie

#### Setting

*Landform: Mountain slopes*

*Landform position (two-dimensional): Summit, shoulder, backslope*

*Down-slope shape: Linear*

*Across-slope shape: Convex*

*Parent material: Residuum from phyllite and schist with a mantle of volcanic ash*

#### Properties and qualities

*Slope: 5 to 30 percent*

*Depth to restrictive feature: 30 to 40 inches to paralithic bedrock*

*Drainage class: Well drained*

*Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water capacity: Low (about 3.8 inches)*

#### Interpretive groups

*Land capability (nonirrigated): 4e*

*Other vegetative classification: grand fir/pinegrass (CWG124)*

#### Typical profile

*0 to 1 inches: Slightly decomposed plant material*

*1 to 8 inches: Very paragravelly ashy sandy loam*

*8 to 16 inches: Very paragravelly loam*

*16 to 38 inches: Gravelly loam*

*38 to 48 inches: Weathered bedrock*

### Minor Components

#### Nard

*Percent of map unit: 5 percent*

Custom Soil Resource Report

**Roslyn**

*Percent of map unit: 5 percent*

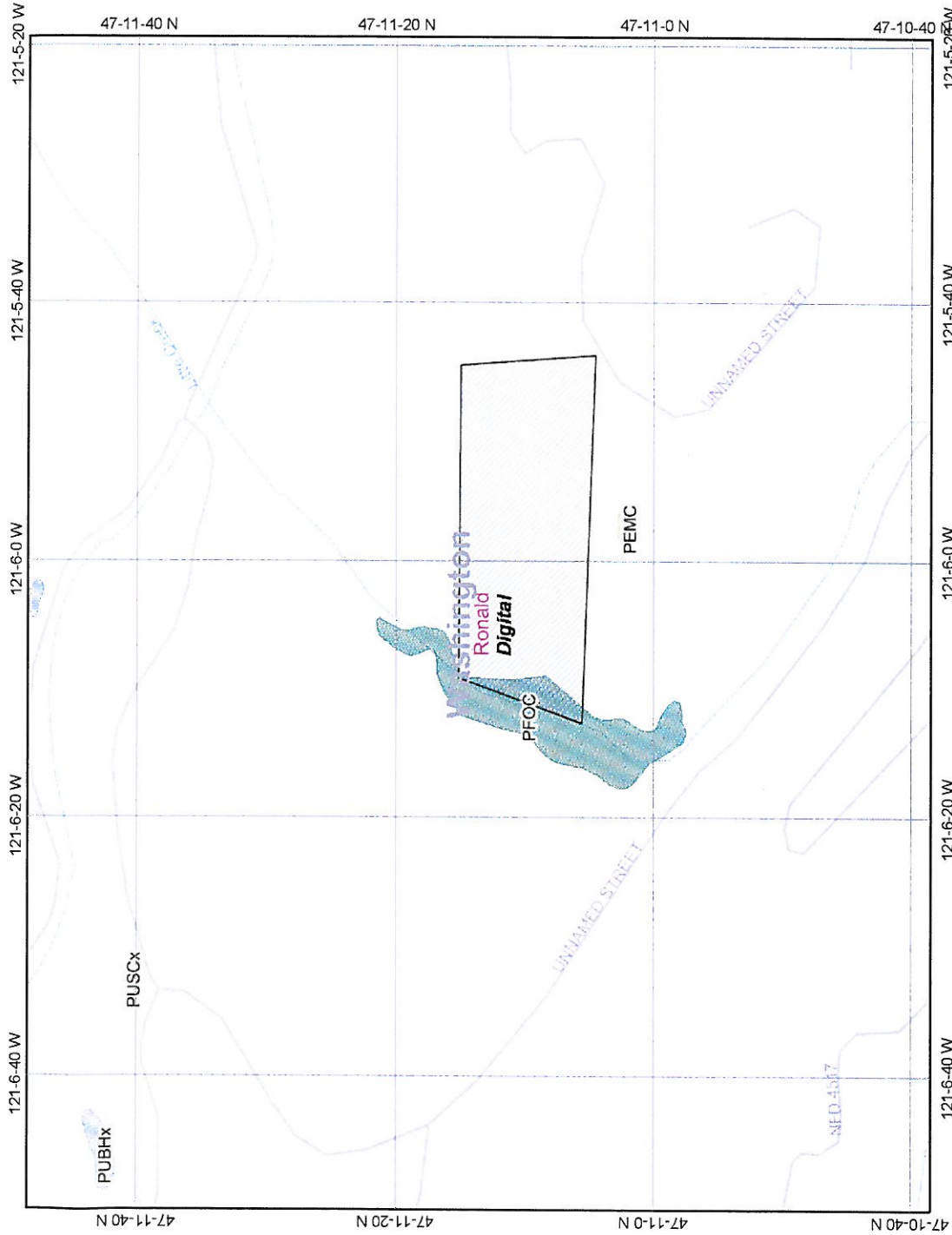
**Kladnick**

*Percent of map unit: 5 percent*

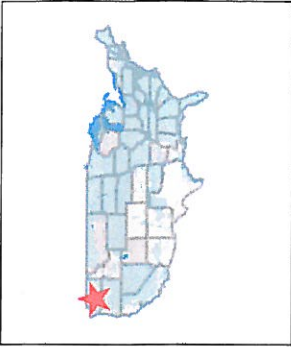
**Bertolotti**

*Percent of map unit: 5 percent*

# Vista West Performance Based Cluster Plat



Map center: 47° 11' 13" N, 121° 6' 5" W



## Legend

- Ohio\_wet\_scan
  - 0
  - 1
- Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine
- Lower 48 Available Wetland Data
  - Non-Digital
  - Digital
  - No Data
  - Scan
- NHD Streams
- Counties 100K
- States 100K
- South America
- North America

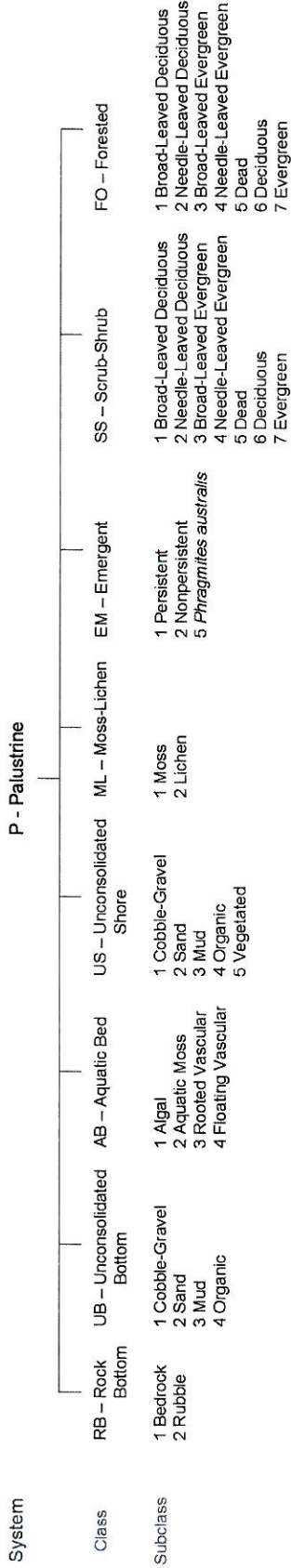
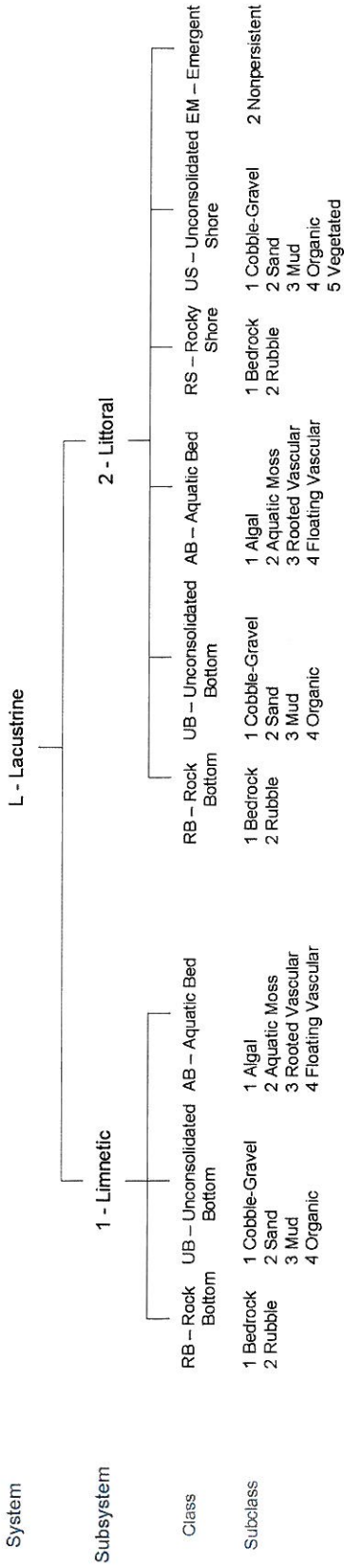


Scale: 1:15,144

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

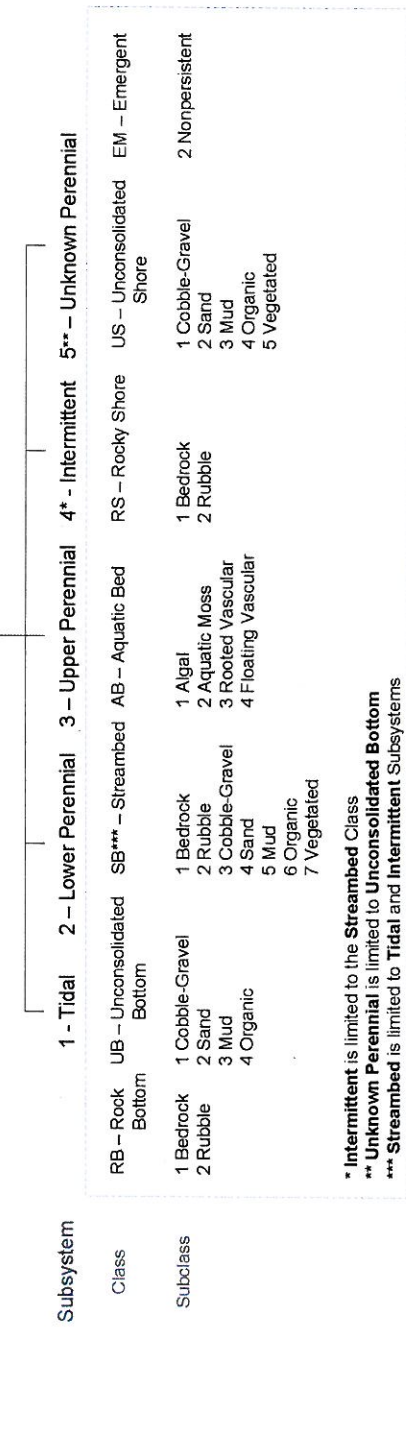
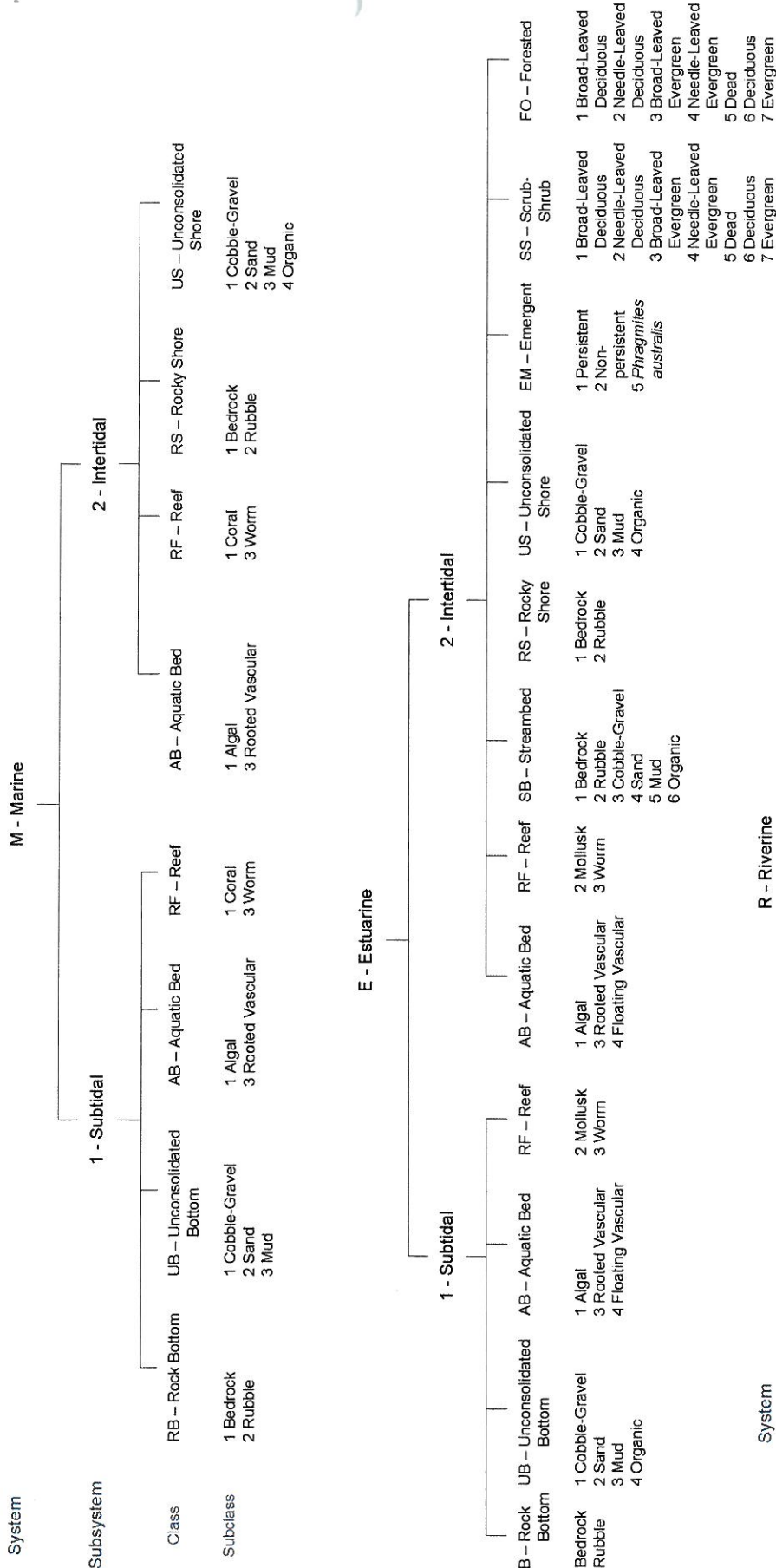


# WETLANDS AND DEEPWATER HABITATS CLASSIFICATION



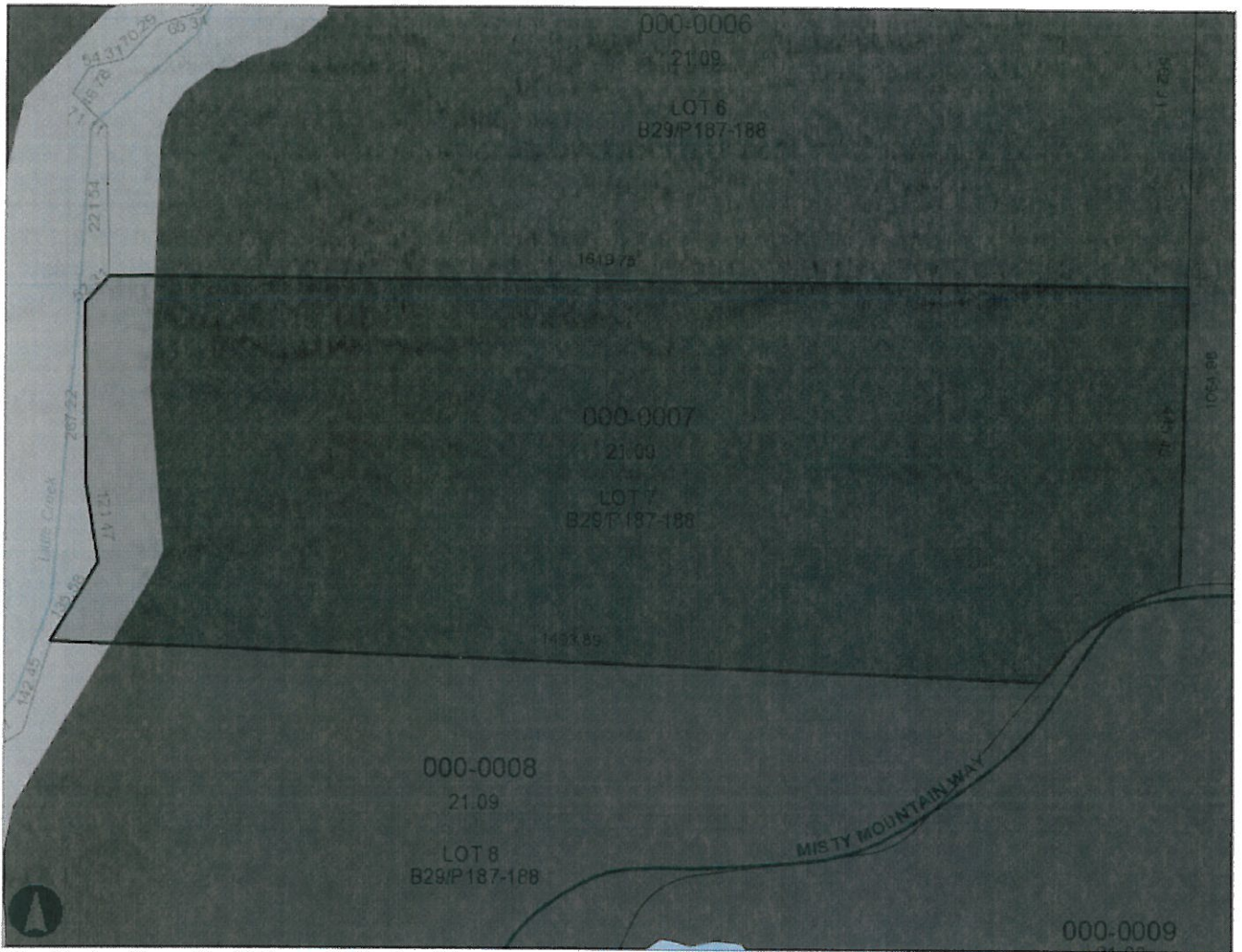
MODIFIERS	
In order to more adequately describe the wetland and deepwater habitats, one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.	
Water Regime	Water Chemistry
Special Modifiers	Soil
Nontidal	Coastal Salinity
Saltwater Tidal	Inland Salinity
Freshwater Tidal	pH
All Fresh Water	Modifiers for
A Temporarily Flooded	1 Hypersaline
B Saturated	2 Euhaline
C Seasonally Flooded	3 Mixohaline (Brackish)
E Seasonally Flooded/ Saturated	4 Polyhaline
F Semipermanently Flooded	5 Mesohaline
G Intermittently Exposed	6 Oligohaline
H Permanently Flooded	0 Fresh
J Intermittently Flooded	
KA Artificially Flooded	
b Beaver	7 Hypersaline
d Partly Drained/Ditched	8 Eusaline
f Farmed	9 Mixohaline
h Diked/Impounded	0 Fresh
r Artificial	
s Spoil	
x Excavated	
L Subtidal	
M Irregularly Exposed	
N Regularly Flooded	
P Irregularly Flooded	
S Temporarily Flooded-Tidal	
R Seasonally Flooded-Tidal	
T Semipermanently Flooded-Tidal	
V Permanently Flooded-Tidal	
	a Acid
	t Circumneutral
	l Alkaline
	g Organic
	n Mineral

# WETLANDS AND DEEPWATER HABITATS CLASSIFICATION



\* Intermittent is limited to the Streambed Class  
 \*\* Unknown Perennial is limited to Unconsolidated Bottom  
 \*\*\* Streambed is limited to Tidal and Intermittent Subsystems

### Vista West - Wetlands



Map Center: Township:20 Range:14 Section:33

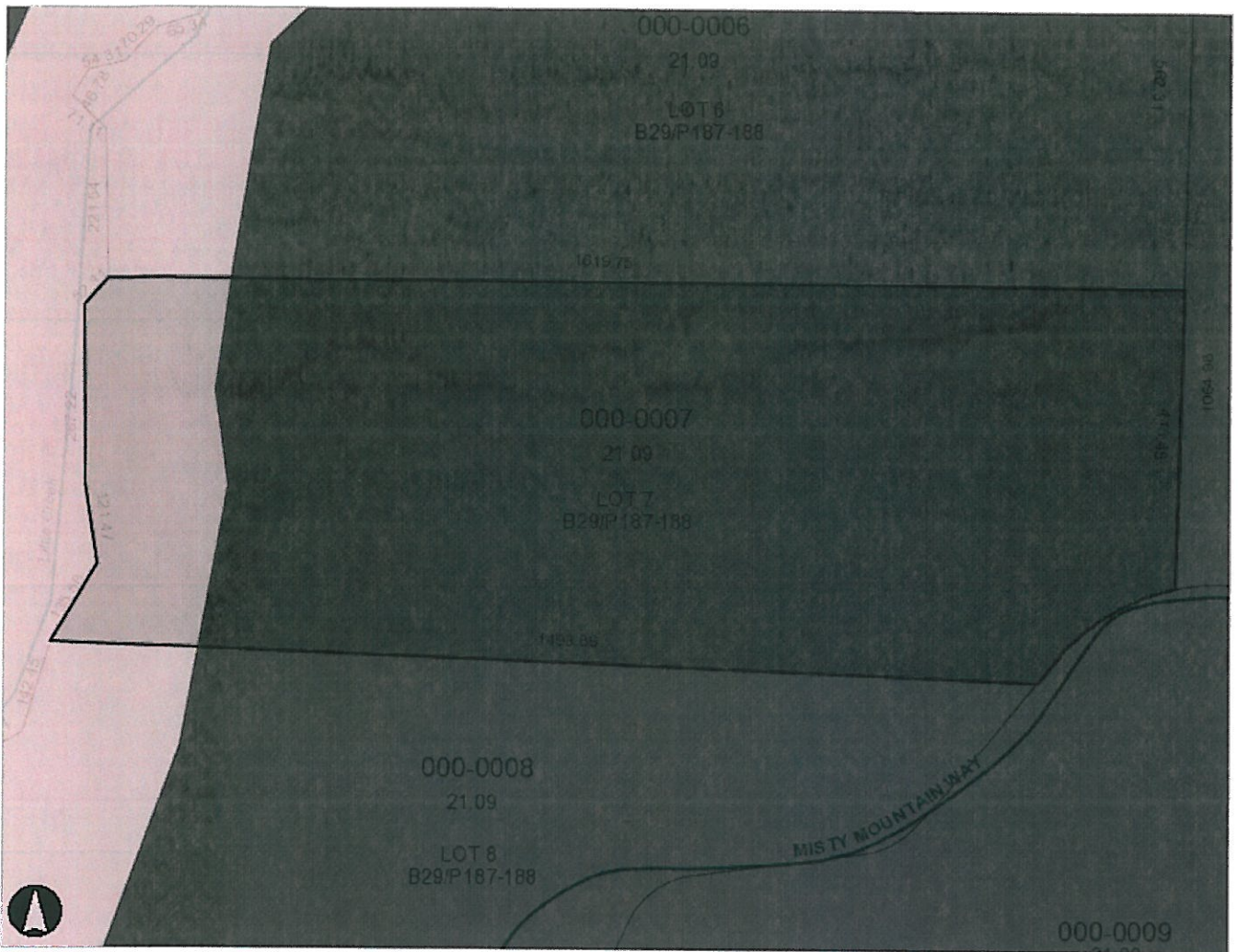
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### Vista West - Floodway



Map Center: Township:20 Range:14 Section:33

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