

File Number: P-04-06

Date Received: 08/18/04

Staff Planner: Jan Sharar

Application Complete: 8/17/04

Hearing Date: 12/20/04

	Plat CUP	Zoning Variance	Rezone	Subdivision	Shoreline Substantial Development	Shoreline Variance
Critical Areas						
Notice of Application						
SEPA DNS		SEPA - N/A				SEPA - N/A
Staff Report						
Notice of Decision						
Permit Issuance						

Comments: _____

PLAT NAME: Hidden Valley Meadows

FILE NUMBER: P-04-05

STAFF PLANNER: Jan Sharar

DATE RECEIVED: 08/17/04

Surveyor: Eastside Consultants

FEES RECEIVED: PLANNING 08-17-04

PUBLIC WORKS 08-17-04

HEALTH 08-17-04

COPIES DELIVERED: PUBLIC WORKS 08-16-04

ENV. HEALTH 08-16-04

FIRE MARSHAL 08-16-04

TITLE REPORT RECEIVED: 08-16-04

COMPUTER CLOSURES RECEIVED: 08-16-04

LIST OF ADJACENT OWNERS RECEIVED: 08-16-04

NOTICE TO ADJACENT OWNERS:

PRELIMINARY APPROVAL DATE:

PUBLIC HEARING DATE:

LEGAL NOTICE DELIVERED:

FINAL APPROVAL DATE:

COMMENTS: _____

-

CRB 111-3

KITTITAS COUNTY CDS
411 N. RUBY SUITE #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 12-2-04

042013

Received From EASTSIDE CONSULTANTS

Address _____

Dollars \$ 100.00

For HIDDEN VALLEY MEADOWS + VISTAS (SEPA)

ACCOUNT		HOW PAID		
AMT. OF ACCOUNT		CASH		
AMT. PAID		CHECK	100	00
BALANCE DUE		MONEY ORDER <input type="checkbox"/>		
		CREDIT CARD <input type="checkbox"/>		

By [Signature]

KITITAS COUNTY CDS

411 N. RUBY SUITE #2
ELLENSBURG, WA 98926CASH
RECEIPT

Date

8/18/04

041520

Received From

Donna Scott

Address

For

Hidden Valley Meadows Plact

Dollars \$

15.00
~~100.00~~
CD

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	400	00
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By

Cly White

VICINITY MAP
NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 16 DAY OF
MAY A.D. 2005
[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS
PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT
THE SEWAGE AND WATER SYSTEM HEREIN SHOWN
DOES MEET AND COMPLY WITH ALL REQUIREMENTS
OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 15 DAY OF MAY A.D. 2005
[Signature]
KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS
PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT
CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS
COUNTY PLANNING COMMISSION.
DATED THIS 15 DAY OF MAY A.D. 2005
[Signature]
KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THIS PLAT IS NOW TO BE FILED.
PARCEL NO. 20-17-32000-0007
DATED THIS 15 DAY OF MAY A.D. 2005
[Signature]
KITITAS COUNTY TREASURER

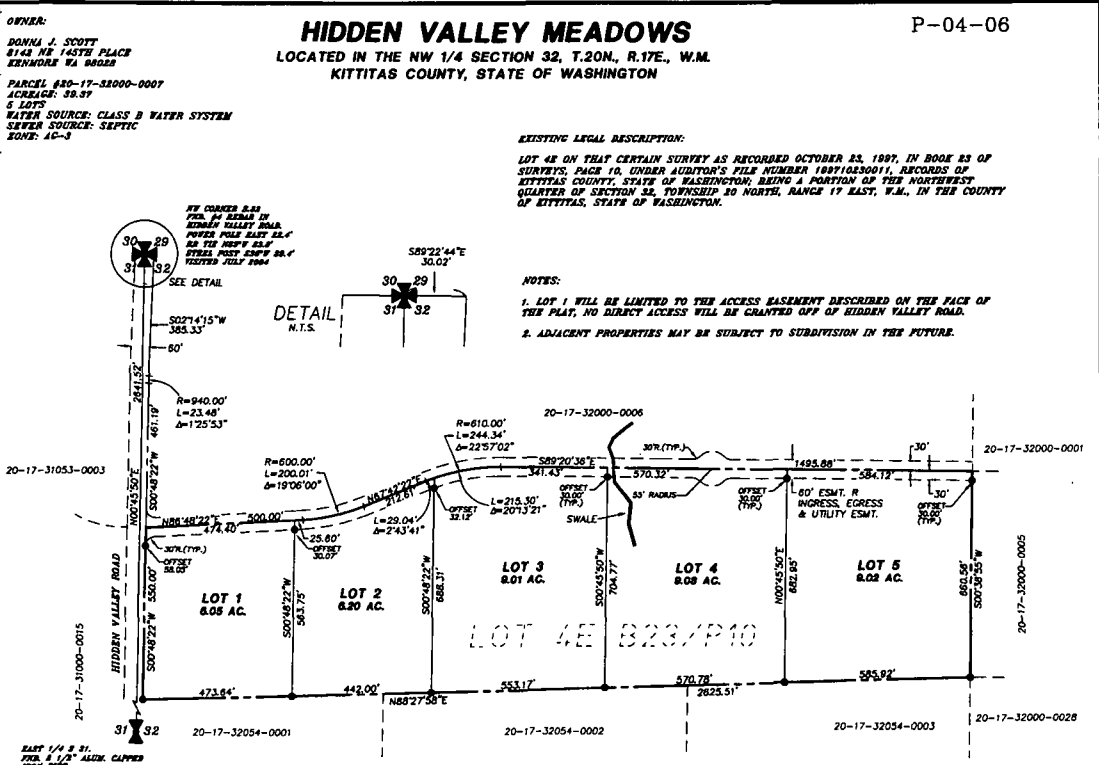
KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS
PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT
MEETS ALL NECESSARY REQUIREMENTS FOR
PLATTING. PARCEL NO. 20-17-32000-0007
DATED THIS 15 DAY OF MAY A.D. 2005
[Signature]
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS 17TH DAY OF
MAY A.D. 2005
[Signature]
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY *[Signature]*
CHAIRMAN

ATTEST
[Signature]
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A
GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DONNA J. SCOTT, on AUG. 2004.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this 12 day of August 2005 at _____
in book _____ of _____ at _____
DAVID P. NELSON
County Auditor

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY D.P./G.W.	DATE 01/05	JOB NO. 04553
DRAWN BY D. NELSON	SCALE 1"=200'	SHEET 1 of 2

EARTHTECH CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
CLM ELIJAH, WASHINGTON 98922
PHONE: (509) 674-7435
FAX: 674-7410

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

P-04-06

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 22 DAY OF February, A.D., 2005.

Donna Scott
DONNA SCOTT

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF Kititas)

On this day personally appeared before me Donna Scott

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

GIVEN under my hand and official seal this 22 day of Feb., 2005.

Deanna E. Lewis
Notary Public in and for the State of Washington, residing at 115 E. Columbia, WA
My appointment expires 3-16-08



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN AND JANET BUTTERFIELD FAMILY TRUST, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF January, A.D., 2005.

John Elbert Butterfield
JOHN ELBERT BUTTERFIELD

Janet Mae Butterfield
JANET MAE BUTTERFIELD

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF Deuel)

On this day personally appeared before me John Elbert Butterfield and Janet Mae Butterfield

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

GIVEN under my hand and official seal this 20th day of January, 2005.



Debra H. Williams
Notary Public in and for the State of Washington, residing at 115 E. Columbia, WA
My appointment expires 3-16-08

SURVEY NOTES

1. INSTRUMENT USING A NIKON DTM-521 TRIPLE SECOND TOTAL STATION WITH RESULTING CLOSURE EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 162-150.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...BOOK 19 OF SURVEYS, PAGE 10, JAN 1971/20011. THE BASIS OF MEASUREMENT IS THE SAME AS THE AFORESAIDED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. 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.
5. 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 RESSEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOxious WEEDS.
6. MAINTENANCE OF THE ACCESS TO THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 15.04 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO RCW 12.11.010, MAILBOX(S) SHALL BE "BRIEF-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE POST STANDARD REARINGS 0-14 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS OR WHICH A VARIETY OF ACTIVITIES MAY OCCUR YEAR ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC UTILITIES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.14 OF THE KITITAS COUNTY ZONING CODE.
11. PURSUANT TO RCW 9A.04 THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 6,000 GALLONS PER DAY.
12. ENTIRE PRIVATE ROAD SHALL ACHIEVE 98% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
13. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
14. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

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

Call Before You Dig
1-800-563-4344



ADJACENT OWNERS:

- 20-17-32000-0001
REBECCA L TURCOTTE ETAL
PO BOX 714
FALL CITY WA 98024-0714
- 20-17-32000-0005
FRANK A SCOTT ETUX
PO BOX 90888 (PSE 08)
BELLEVUE WA 98009-0888
- 20-17-32000-0006
DONNA J SCOTT
8142 NE 145TH PL
KENMORE WA 98028
- 20-17-31053-0003
BRIAN E WAYER ETUX
4787 FERROBRIDGE LANE
MERCER ISLAND WA 98040
- 20-17-31000-0015
WILLIAM BARSHAW ETUX
PO BOX 1137
MONROE WA 98272-4137
- 20-17-32054-0001
20-17-32054-0002
20-17-32054-0003
CHRISTOPHER A WEYMOUTH
10540 NE 25TH ST
BELLEVUE WA 98004
- 20-17-32000-0028
MATTHEW D COE
3940 HIDDEN VALLEY ROAD
CLE ELUM WA 98922

RECORDER'S CERTIFICATE <u>2005 06 10 0061</u>		
Filed for record this <u>10</u> day of <u>June</u> , 2005 at <u>9:00 AM</u> in book <u>9</u> of <u>Plats</u> at page <u>153</u> at the request of <u>DAVID P. NELSON</u>		
<i>David P. Nelson</i> County Auditor	<i>Deanna E. Lewis</i> Deputy County Auditor	
SURVEYOR'S CERTIFICATE		
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of <u>DONNA SCOTT</u> in <u>AUG.</u> , 2004.		
DAVID P. NELSON Certificate No. <u>18092</u>		
EASTSIDE CONSULTANTS, INC. ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE CLE ELUM, WASHINGTON 98922 PHONE: (509) 674-7433 FAX: 674-7418		
HIDDEN VALLEY MEADOWS LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M. KITITAS COUNTY, STATE OF WASHINGTON		
DWN BY <u>D.P./G.W.</u>	DATE <u>01/05</u>	JOB NO. <u>04553</u>
CHKD BY <u>D.NELSON</u>	SCALE <u>1"=200'</u>	SHEET <u>2 of 2</u>

December 4, 2005

From: John Hanson - Swauk Prairie Farms
To: Al Lang, Encompass E & S
Re: Drain from well on Hidden Valley Vistas Plat

Al,

We need further clarification of the details about this drain line before the issue can be laid to rest. Your letter along with previous verbal representation advises us that this line is intended to accommodate periodic flushing of the filter system every two weeks or so and discharge about 200 gallons of water per flushing event. We have also been assured that the perforated pipe imbedded in gravel can easily handle that volume of water and that none should be discharged.

If this is accurate, then why is this pipe located on the fall line with a capped 45-degree elbow protruding from the exposed gravel bedding about six feet uphill from our property line? Would it not have been more appropriate to have run this line laterally across the slope, as would have been the case with a septic system drain field? There would have been no length restriction in that case and, for that matter, the volume of water to be absorbed is apparently far less than one might expect from even a minimal septic system.

I should not need to remind you that a septic system drain field is laid across the slope to prevent surface discharge whereas a fall line location is typically used to carry excess water to a discharge point on the surface. In this case the design does not fit the stated need and suggests instead that a larger amount of water can be expected. If this is so, it will flow directly across the property line onto our land, as will even small amounts of water that could otherwise be infiltrated. I understand that statutes exist to address this situation.

I would like to know whether the water is filtered before it goes to the storage tanks, or when it enters the distribution line. We also need to know: Was this drain originally designed to accommodate cleaning of the storage tanks, contrary to the currently stated purpose, or was it designed by persons not familiar with local soils and drains, or was this location chosen simply as a matter of convenience? Whatever the reason, we need to be apprised of it so that appropriate action can be taken to address the needs and responsibilities of all parties.

John Hanson

Cc: Holly Duncan, KC Environmental Health
Donna J. Scott

To KCCDS

RECEIVED

DEC 05 2005

KITTITAS COUNTY
CDS

RECEIVED
11/18/05

To: Holly Duncan, KC Enviro-Health Dept.
From: Swauk Prairie Farms – Lila Hanson
1302 Swauk Prairie Road, 98922
Nov 18, 2005

RECEIVED

NOV 18 2005

KITTITAS COUNTY
CDS

Dear Ms Duncan,

I'm afraid we need to bother you again about the drain from the well on Lot 3 of the Hidden Valley Vistas subdivision along the south fence line of our farm in sec. 29, Twn 20 R 17. The well is in sec.32 and, as you recall, was to serve 10-12 lots in two plats called Hidden Valley Vistas and Hidden Valley Meadows.

In your phone call, you advised us to contact Al Lang and we did continue trying and finally he returned a call and said he would send us a well-log and information about the chemicals to be used and other information. We have not received any of that nor heard back from him and we are approaching one year since the plats were approved and want to complete our files about this.

He told us those same things that you relayed to us in your phone message: that he did not expect it to ever be a problem. The problem for us is that the drain exits just 6 feet from our fenceline on a down hill slope that would allow anything escaping it to run across our access road and into the nearby field. You and Mr. Lang both told us it would be for "flushing the system" and that since it was a "sort of" French Drain none of the water or fluids from the flushing would ever reach our property.

But we've dealt with the varied glacial dump soils of Swauk Prairie long enough to expect that the drain may run into clay and not disperse fluids as planned on the property of the subdividers or lot owner, or that some other failure might occur which would make it a problem for us. We are not professionals and don't wish to judge that point but instead want written assurance from the county and the developer that (since it could never happen anyway) they will accept total responsibility for any damage to us, and will repair such damage fully. We know you have given approval for that system but in light of these concerns can that approval be withdrawn or modified? We are aware that the drain could have been located so as not to confront our farm so directly and wish that that had happened. But written letters of assurance that the situation can be prevented, and that the onus of responsibility for any damage will not be ours, is an important part of our files to protect our farm from the new plats the county approved.

and fix it so it
cannot occur.

May we hear from you within a week or so about this request? Sorry to suggest such urgency but we have been almost a year being referred or verbally assured and have nothing useful to show for that. We are wanting to be good neighbors and believe in preventing problems where possible. Thank you for the county's cooperation in assisting with this situation.

Copies please to KCCDS & KCBOC

Lila C. Hanson
674-2748

**ENCOMPASS
EASTSIDE CONSULTANTS, INC.**

415 Rainier Blvd. N., ISSAQUAH, WASHINGTON 98027

Phone: (425) 392-5351 Fax: (425) 392-4676

214 Pennsylvania Ave., CLE ELUM, WASHINGTON 98922

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

TO K.C.D.S.

LETTER OF TRANSMITTAL

DATE	<u>6/21/05</u>	JOB NO.	<u>04566</u>
ATTENTION	<u>JOANNA V.</u>		
RE:	<u>DONNA SCOTT'S ROAD CERT.</u>		

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order CERTIFICATION

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>		<u>1</u>	<u>VISTA</u>
<u>2</u>		<u>1</u>	<u>MEADOWS</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Hi JOANNA,

PLEASE FORWARD A COPY TO PUBLIC WORKS.

THANK YOU!

M-

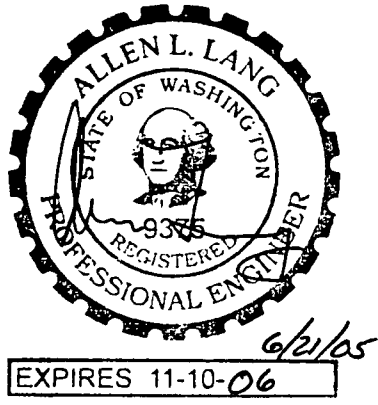
COPY TO FILE

SIGNED: MARC K. KIRKPATRICK



Hidden Valley Meadows

Certification of Private Road



Developer:

Donna Scott
8142 NE 145th Place
Kenmore, WA 98922

RECEIVED

JUN 21 2005
KITITAS COUNTY
CDS



Hidden Valley Meadows Certification of Private Road

Overview

Kittitas County Project Number	P-04-06
Developer Name	Donna Scott 8142 NE 145 th Place Kenmore, WA 98028
Average Lot Acreage	±8 acres
Lots to be served	13
Terrain	Rolling
Column on Table 12.1	Low Density/ 3-14 Lots
New or Existing Road(s)	New Road
Road Name(s)	N/A

Easement Width

Roadway easement width is 60-feet with a 55-foot radius cul-de-sac easement

Road Width

Roadway width is 24-feet min. (22 of travel way w/1-foot shoulders)

Road Surface

Gravel

Road Compaction

Contractor (Thayer & Sons) worked very closely with Eastside Consultants & Encompass Engineering & Surveying during the construction of the road. Compaction tests were done during each lift of subgrade and surfacing in order to insure 95% compaction. Some areas required additional ballast and fabric.

Drainage

Roadside ditches were constructed. Some areas allowed for surface water to sheet flow over pasture. Majority of runoff was directed into its nature discharge location. The drainage ditch that bisects the property was armored at the inlet and outlet ends of the culvert in order to protect the roadway from erosion.

Turnaround(s)

A 90-foot turnaround was constructed at ±1500 feet from the County Right-of-way.

Road Grade

0-9+00	±2%
9+00-15+00	±6%
15+00-22+00	±10%

Time of Construction

Construction was done during the Fall of 2004 & finish work completed during the Spring of 2005.

Road Barrier(s)

N/A

Sight Distance

Horizontal and Vertical grades meet the minimum requirements of AASHTO. The site entrance has been constructed in a location to provide safe access.

Horizontal Curvature

Meet the minimum requirements of AASHTO.

Vertical Curvature

Meet the minimum requirements of AASHTO.

Access

Access has a paved apron and constructed in a location to provide safe access.

Speed Limit

Private road with 25 mph speed limit

Channelization

N/A

Temporary Erosion & Sediment Control

N/A

Cut/Fill Slopes

Cut slopes less than 2:1 have been done to avoid erosion.

Miscellaneous

A Class B Water System was provided for this Plat. Water service lines cross roadway to water service meters on south side of roadway.

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

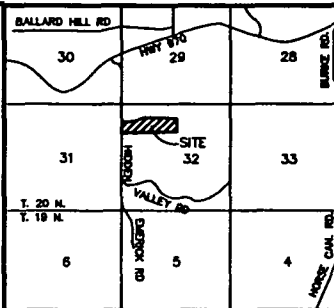
OWNER:

DONNA J. SCOTT
8143 NE 146TH PLACE
KENNEDY WA 98028

PARCEL 420-17-32000-0007
ACREAGE: 28.37
6 LOTS
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC
ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

LOT 4E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



VICINITY MAP NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-17-32000-0007
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NO. 20-17-32000-0007
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR

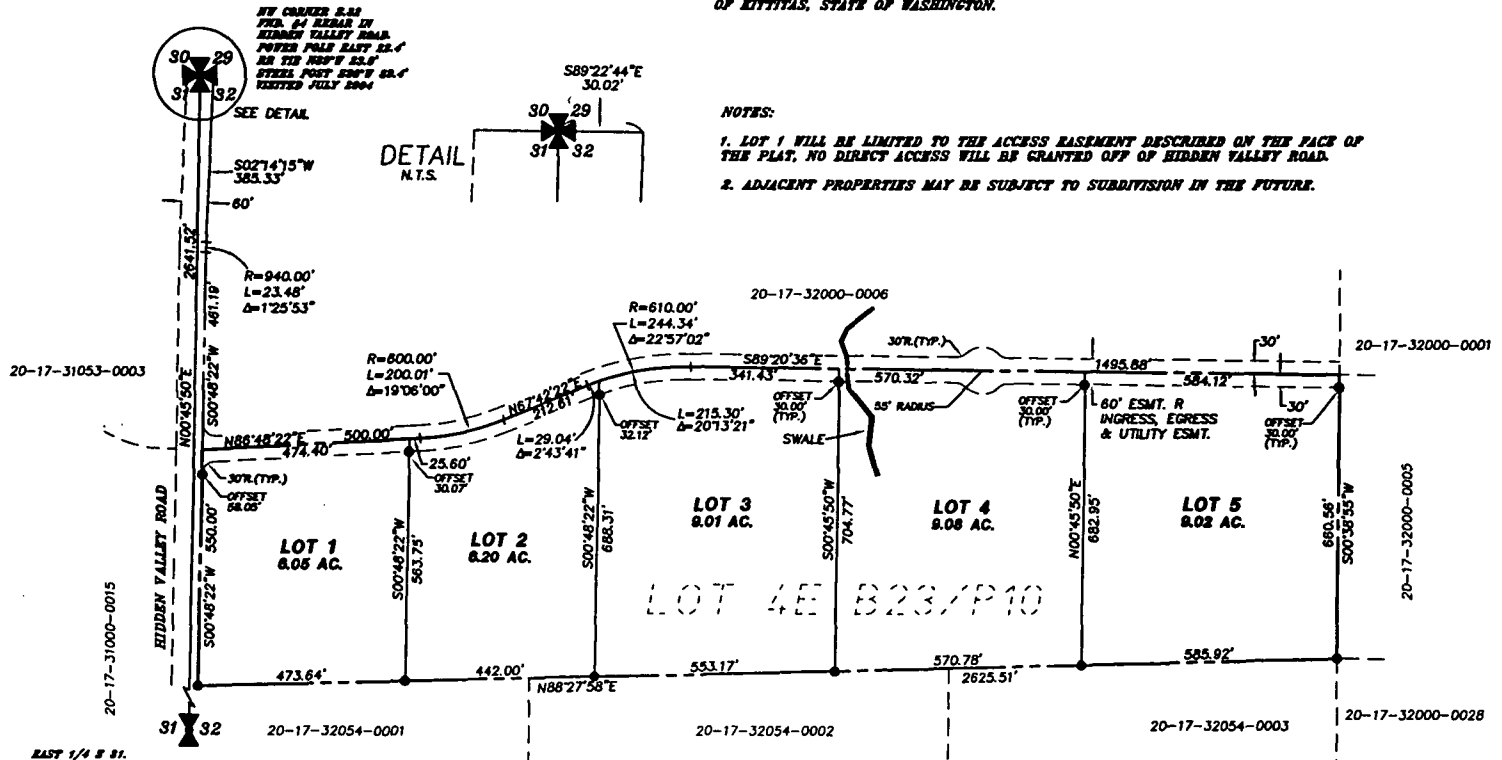
KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

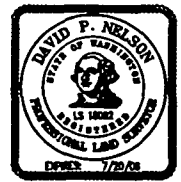
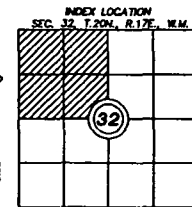
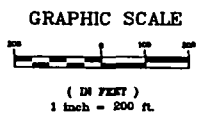
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



- NOTES:**
1. LOT 1 WILL BE LIMITED TO THE ACCESS EASEMENT DESCRIBED ON THE FACE OF THE PLAT, NO DIRECT ACCESS WILL BE GRANTED OFF OF HIDDEN VALLEY ROAD.
 2. ADJACENT PROPERTIES MAY BE SUBJECT TO SUBDIVISION IN THE FUTURE.

EAST 1/4 S 31.
PFB. 3 1/2" ALUM. CLIPPED
IRON PIPE
BR TO N40°W 12.6'
STEEL POST 30"X 18.0'
STEEL POST 31"X 8.0'

- LEGEND**
- ⊕ A QUARTER CORNER
 - ⊗ A SECTION CORNER
 - ⊙ A FOUND REBAR W/CAP
 - A SET REBAR W/CAP LS#18092



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...**DONNA J. SCOTT**...
in...**AUG., 2004**...

DAVID P. NELSON
Certificate No. 18092

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

County Auditor _____
Deputy County Auditor

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: 674-7419

HIDDEN VALLEY MEADOWS
LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY D.P./G.W.	DATE 01/05	JOB NO. 04553
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 of 2



Health Department

Kittitas County Health Department

Administration
Personal Health
507 Nanum Street, RM 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052

May 31, 2005

Donna Scott
P.O. Box 90868
Bellevue, WA. 98009

RECEIVED

MAY 31 2005
KITTITAS COUNTY
CDS

RE: Approval of Hidden Valley Meadows/Vistas Group B Water System, 12 connection public water system located off of Hidden Valley Rd.

ID# Pending

Kittitas County


Dear Ms. Scott,

The Group B Water System Application and Information Package for the above referenced project received in this office has been reviewed, and in accordance with the provisions of WAC 246-291, is hereby **FULLY APPROVED**.

Approval of this water system has been conditioned upon the agreement that future management or ownership of the water system shall be provided by a Satellite Management Agency, if such management or ownership can be made with reasonable economy and efficiency, or upon periodic review of the system's operational history to determine its ability to meet the department's financial viability and other operating requirements.

A Water Facilities Inventory form has been completed, and an identification number will be assigned. This number must be used on all future water samples to ensure proper credit toward your sampling requirements. At least one coliform drinking water sample every twelve months and one nitrate sample every thirty-six months is required to be submitted to a certified laboratory.

Sincerely,

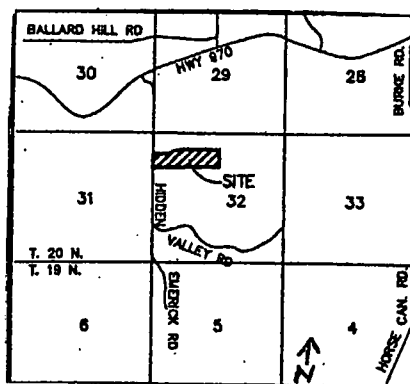

Holly Duncan
Environmental Health Specialist

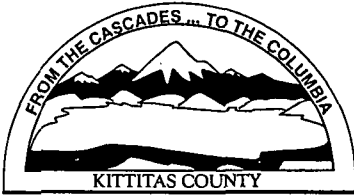
Notice of Decision
Preliminary Plat Approval for Hidden Valley Meadows
P-04-06

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Hidden Valley Meadows Plat on February 1st, 2005. The project consists of the division of parcel number 20-17-32000-0007 into 5 lots ranging in size from 6.50 to 9.08 acres. The subject property is, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2005-07 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

Dated: February 7, 2005

Publish: February 9, 2005





Kittitas County Community Development Services

Darryl Piercy, Director

February 7, 2005

Donna J. Scott
8142 NE 145th Place
Kenmore, WA 98028

Dear Ms. Scott:

Enclosed please find a copy of the Kittitas County Board of Commissioners Resolution No. 2005-07 relating to the Hidden Valley Meadows Preliminary Plat (File No. P-04-06). Pursuant to RCW 36.70B and KCC 15A.06, you are hereby notified that said Preliminary Plat was **approved**.

Issuance of this land use decision may be appealed to by parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanna Valencia".

Joanna Valencia
Staff Planner
Kittitas County Community Development Services

Cc: Required Parties (KCC 15A.06)
Project File (P-04-06)
Attachment

RECEIVED

FEB - 4 2005

KITTITAS COUNTY
CDS

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIDDEN VALLEY MEADOWS PLAT (P- 04-06)

RESOLUTION

NO 2005-07

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on December 20, 2004 for the purpose of considering a preliminary plat known as Hidden Valley Meadows Plat and described as follows:

Division of one approximately 39.37 acre parcel into a total of five (5) lots submitted by David P Nelson, authorized agent for Donna Scott, landowner. APN 20-17-32000-0007.

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 platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on January 18, 2005 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004 for a preliminary plat depicting the division of one parcel into 5 lots.
2. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
3. The Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004, and that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
4. An open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard, and also that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
5. Additional conditions were found to be necessary to protect the public's interest.

6. There was no testimony in opposition to this application.
7. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
10. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds."

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Hidden Valley Meadows with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of a shared well, a source site inspection must be performed prior to drilling. The completion of the Group B Workbook, with the appropriate testing and paperwork must also be submitted, reviewed and approved.
4. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
5. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
6. Road Plans: Road and drainage plans shall be prepared and submitted consistent with Road Standards and in accordance with administrative rules published by the Public Works Director.
7. Access: Access shall be constructed as Low Density Private Roads and serve 3-40+ parcels as long as the parcel size remains 5.01 and greater. When parcel size fall under the 5.01-acre minimum, High Density

Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01 acre minimum.

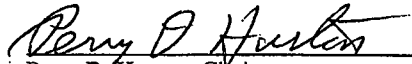
- a. Access Easements shall be improved to 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" gravel surface.
 - d. Maximum Grade, 12%.
 - e. Stopping Site Distance, reference AASHTO.
 - f. Entering Site Distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
8. Private Road Improvements: Easement "R", referenced on the face of the Plat shall be improved to the standards outlined in the before mentioned Access conditions, from/including the intersection with Hidden Valley Road through to the point at which all parcels are accessed.
9. Roadside Features: Mailbox supports shall be of a "break-away" design.
10. Plat Notes: Plat Notes shall reflect the following.
- a. Entire Private Road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permits of the plat.
 - b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. The requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - c. Lot 1 will be limited to the access easement described on the face of the Plat, no direct access will be granted off of Hidden Valley Road.
11. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
12. Cul-de-sacs: Cul-de-sac design, reference AASHTO. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
13. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
14. Both sheets shall reflect the plat number P-04-06.
15. Full years taxes must be paid on parcel number: 20-17-32000-0007.


NOW THEREFORE,

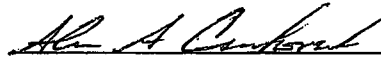
BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Hidden Valley Vistas Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 1st day of February, 2005, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

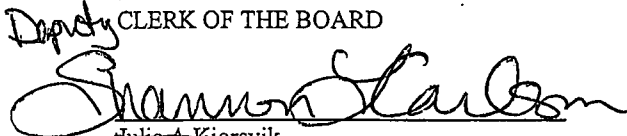

Perry D. Huston, Chairman


David B. Bowen, Vice- Chairman

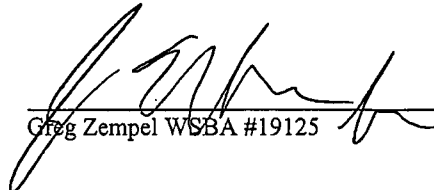

Alan A. Crankovich, Commissioner



ATTEST:
CLERK OF THE BOARD


~~Julie A. Kjossvik~~
Shannon L. Carlson

APPROVED AS TO FORM:


Greg Zempel WSBA #19125

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

OWNER:
DONNA J. SCOTT
8142 NE 145TH PLACE
KENMORE WA 98028

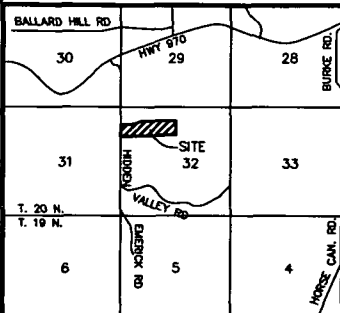
PARCEL #20-17-32000-0007
ACREAGE: 39.37
6 LOTS
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC
ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

LOT 4E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 19971029011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. LOT 1 WILL BE LIMITED TO THE ACCESS EASEMENT DESCRIBED ON THE FACE OF THE PLAT, NO DIRECT ACCESS WILL BE GRANTED OFF OF HIDDEN VALLEY ROAD.
2. ADJACENT PROPERTIES MAY BE SUBJECT TO SUBDIVISION IN THE FUTURE.



VICINITY MAP
NTS

APPROVALS

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

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN 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 HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND 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. 20-17-32000-0007
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0007
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

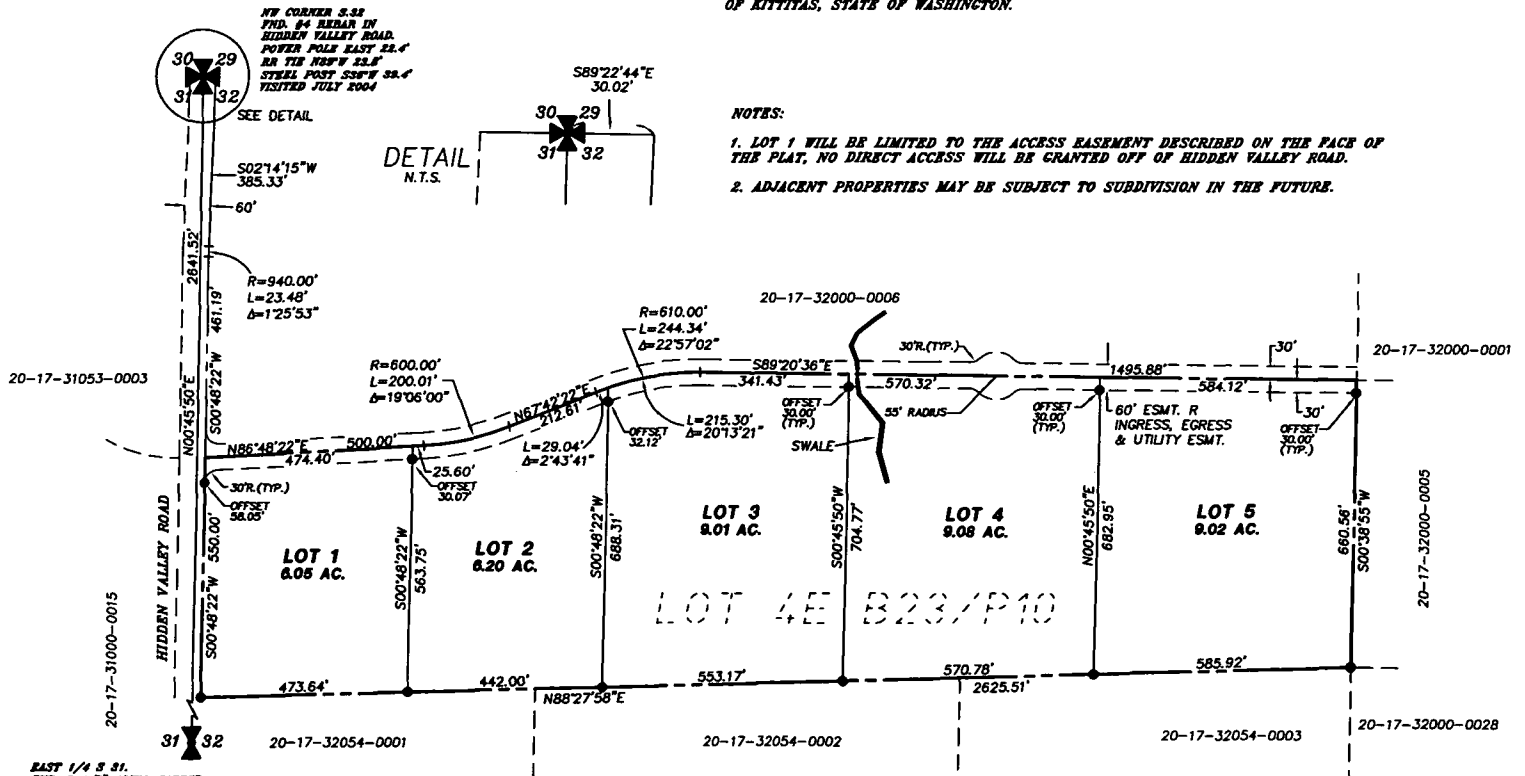
KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

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.

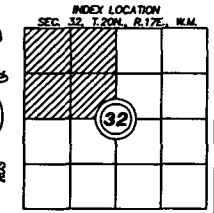
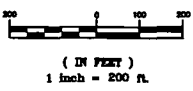


EAST 1/4 S 31.
FRD. & 1/2" ALUM. CAPPED
IRON PIPE
RR TIE N40°W 12.6'
STEEL POST S30°W 18.0'
STEEL POST S77°E 3.0'

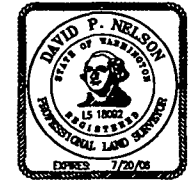
LEGEND

- A QUARTER CORNER
- A SECTION CORNER
- A POUND REBAR W/CAP
- A SET REBAR W/CAP LS#18092

GRAPHIC SCALE



EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
CLE ELIOT, WASHINGTON 98022
PHONE: (609) 674-7433
FAX: 674-7419



SURVEYOR'S CERTIFICATE

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in... AUG. 2004.

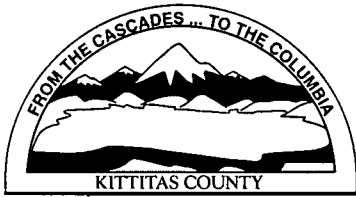
DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this... day of... 20... at... M in book... of... at page... at the request of...
DAVID P. NELSON
County Auditor

HIDDEN VALLEY MEADOWS
LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY D.P./G.W.	DATE 01/05	JOB NO. 04553
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 of 2



Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: February 1, 2005

ACTION REQUESTED: **Hidden Valley Meadows (P-04-06):** Sign Resolution for Preliminary Plat on February 5, 2005 at Commissioner's Auditorium

BACKGROUND: Hidden Valley Meadows Preliminary Plat (P-04-06): Donna Scott, landowner (David P. Nelson, Authorized Agent)

Plat subdivision of parcel number 20-17-32000-0007 totaling 39.37 acres into 5 lots ranging in size from 6.50 to 9.08 acres.

Property is zoned Agricultural-3, and the Comprehensive Plan designation is Rural.

Property is located east of Hidden Valley Road, north of Emerick Road and south of State Route 970.

Community Development Services issued A Notice of Application on September 24, 2004. After review, it was determined by the Kittitas County Community Development Services Director that parcel 20-17-32000-0007 (Hidden Valley Meadows: P-04-06) is contiguous with parcel number 20-17-32000-0006 (Hidden Valley Vistas: P-04-05) and therefore constitutes a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800 and KCC 15.04 is not categorically exempt from SEPA.

A Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 was made on December 1, 2004.

The Kittitas County Planning Commission held a public hearing on December 20, 2004 and forwarded their recommendation of approval with a 4-0 decision to the BOCC.

INTERACTION: The BOCC held a Closed Record Meeting on January 18th, 2005 and directed staff to prepare enabling documents for preliminary plat approval.

RECOMMENDATION: Review and sign attached Resolution.

HANDLING Forward signed resolution to CDS Planner for Notice of Decision.

ATTACHMENTS: Resolution

LEAD STAFF: Joanna Valencia, Staff Planner

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

**PRELIMINARY PLAT APPROVAL
HIDDEN VALLEY MEADOWS PLAT (P- 04-06)**

RESOLUTION

NO. _____

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on December 20, 2004 for the purpose of considering a preliminary plat known as Hidden Valley Meadows Plat and described as follows:

Division of one approximately 39.37 acre parcel into a total of five (5) lots submitted by David P Nelson, authorized agent for Donna Scott, landowner. APN 20-17-32000-0007.

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 platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on January 18, 2005 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004 for a preliminary plat depicting the division of one parcel into 5 lots.
2. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
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5. Additional conditions were found to be necessary to protect the public's interest.

6. There was no testimony in opposition to this application.
7. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
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NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Hidden Valley Meadows with the following conditions:

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Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01 acre minimum.

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 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" gravel surface.
 - d. Maximum Grade, 12%.
 - e. Stopping Site Distance, reference AASHTO.
 - f. Entering Site Distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
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 - c. Lot 1 will be limited to the access easement described on the face of the Plat, no direct access will be granted off of Hidden Valley Road.
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12. Cul-de-sacs: Cul-de-sac design, reference AASHTO. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
13. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
14. Both sheets shall reflect the plat number P-04-06.
15. Full years taxes must be paid on parcel number: 20-17-32000-0007.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Hidden Valley Vistas Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this _____ day of _____, 2005, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

Perry D. Huston, Chairman

David B. Bowen, Vice- Chairman

Alan A. Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A Kjorsvik

Greg Zempel WSBA #19125

EASTSIDE CONSULTANTS, INC.

415 Rainier Blvd. N., ISSAQUAH, WASHINGTON 98027
 Phone: (425) 392-5351 Fax: (425) 392-4676

214 Pennsylvania Ave., CLE ELUM, WASHINGTON 98922
 Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kititas Co. Planning
Ellensburg WA

LETTER OF TRANSMITTAL

DATE	3-1-5	JOB NO.	04553
ATTENTION	Joanna		
RE:	Hidden Valley meadows P-04-06		

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Mylars for Signing - 1 for County 1 for E-side
1			8 1/2" X 11" Small map
1			Blue line of sheet 2 of 2

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 20_____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gmija Wersh

P-04-06

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2005.

DONNA SCOTT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

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

GIVEN under my hand and official seal this ____ day of _____, 2005.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN AND JANET BUTTERFIELD FAMILY TRUST, THE UNDERSIGNED OWNER IN FEZ SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2005.

JOHN ELBERT BUTTERFIELD

JANET MAE BUTTERFIELD

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

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

GIVEN under my hand and official seal this ____ day of _____, 2005.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

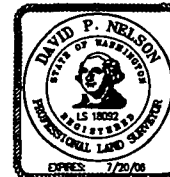
SURVEY NOTES

1. INSTRUMENT USING A NIKON DTM-G21 TRAPEZOID TOTAL STATION WITH RESULTING CLASURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 338-130.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON. BOOK 25 OF SURVEYS, PAGE 10, APN 18710230011. THE BASIS OF BEARINGS IS THE SAME AS THE APPROPRIATED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF EXTERIOR LOT LINES.
5. THE NEW 17-10-10 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESERVOIRING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.06 OF THE KITITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO RCW 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS 8-12 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC INTERFERENCES. KITITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 15.74 OF THE KITITITAS COUNTY ZONING CODE.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
12. EXISTING PRIVATE ROAD SHALL ACCEPT 90% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
13. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
14. KITITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

NOTE:

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

Call Before You Dig
1-800-853-4344



ADJACENT OWNERS:

20-17-32000-0001
REBECCA L. TURCOTTE ETAL
PO BOX 714
FALL CITY WA 98024-0714

20-17-32000-0005
FRANK A SCOTT ETUX
PO BOX 90868 (PSE 06)
BELLEVUE WA 98009-0868

20-17-32000-0006
DONNA J SCOTT
5142 NE 145TH PL
KEDMERE WA 98028

20-17-31053-0003
BRIAN E WAYER ETUX
4767 FERRIDGE LANE
MERCER ISLAND WA 98040

20-17-31000-0015
WILLIAM BARSCHAW ETUX
PO BOX 1137
MONROE WA 98272-4137

20-17-32054-0001
20-17-32054-0002
20-17-32054-0003
CHRISTOPHER A NEWMOUTH
10540 NE 25TH ST
BELLEVUE WA 98004

20-17-32000-0028
MATTHEW D COE
3940 HIDDEN VALLEY ROAD
CLE ELIJA WA 98022

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

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 at the request of.....DONNA SCOTT.....
In.....AUG.....2005.

DAVID P. NELSON

Certificate No.....18092.....



EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE 98922
214 ELIJAH WASHINGTON
PHONE: (509)874-7433
FAX : 874-7410

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

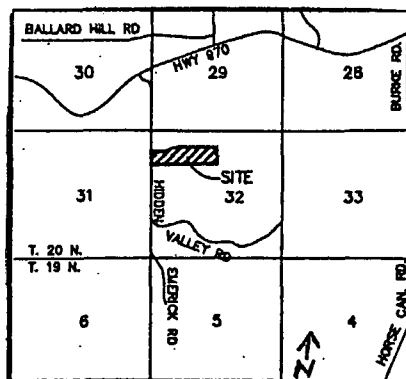
OWN BY	DATE	JOB NO.
D.P./G.W.	01/05	04553
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	2 of 2

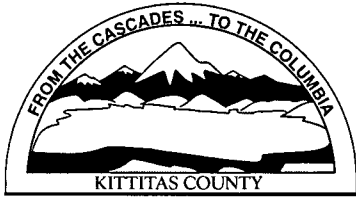
Notice of Decision
Preliminary Plat Approval for Hidden Valley Meadows
P-04-06

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Hidden Valley Meadows Plat on February 1st, 2005. The project consists of the division of parcel number 20-17-32000-0007 into 5 lots ranging in size from 6.50 to 9.08 acres. The subject property is, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2005-07 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

Dated: February 7, 2005

Publish: February 9, 2005





Kittitas County Community Development Services

Darryl Piercy, Director

February 7, 2005

Donna J. Scott
8142 NE 145th Place
Kenmore, WA 98028

Dear Ms. Scott:

Enclosed please find a copy of the Kittitas County Board of Commissioners Resolution No. 2005-07 relating to the Hidden Valley Meadows Preliminary Plat (File No. P-04-06). Pursuant to RCW 36.70B and KCC 15A.06, you are hereby notified that said Preliminary Plat was **approved**.

Issuance of this land use decision may be appealed to by parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Joanna Valencia
Staff Planner
Kittitas County Community Development Services

Cc: Required Parties (KCC 15A.06)
Project File (P-04-06)
Attachment

RECEIVED

FEB - 4 2005

KITTITAS COUNTY
CDS

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIDDEN VALLEY MEADOWS PLAT (P- 04-06)

RESOLUTION

NO 2005-07

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on December 20, 2004 for the purpose of considering a preliminary plat known as Hidden Valley Meadows Plat and described as follows:

Division of one approximately 39.37 acre parcel into a total of five (5) lots submitted by David P Nelson, authorized agent for Donna Scott, landowner. APN 20-17-32000-0007.

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 platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on January 18, 2005 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004 for a preliminary plat depicting the division of one parcel into 5 lots.
2. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
3. The Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004, and that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
4. An open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard, and also that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
5. Additional conditions were found to be necessary to protect the public's interest.

6. There was no testimony in opposition to this application.
7. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
10. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseedling of areas disturbed by development to preclude the proliferation of noxious weeds."

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Hidden Valley Meadows with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of a shared well, a source site inspection must be performed prior to drilling. The completion of the Group B Workbook, with the appropriate testing and paperwork must also be submitted, reviewed and approved.
4. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
5. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
6. Road Plans: Road and drainage plans shall be prepared and submitted consistent with Road Standards and in accordance with administrative rules published by the Public Works Director.
7. Access: Access shall be constructed as Low Density Private Roads and serve 3-40+ parcels as long as the parcel size remains 5.01 and greater. When parcel size fall under the 5.01-acre minimum, High Density

Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01 acre minimum.

- a. Access Easements shall be improved to 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" gravel surface.
 - d. Maximum Grade, 12%.
 - e. Stopping Site Distance, reference AASHTO.
 - f. Entering Site Distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
8. Private Road Improvements: Easement "R", referenced on the face of the Plat shall be improved to the standards outlined in the before mentioned Access conditions, from/including the intersection with Hidden Valley Road through to the point at which all parcels are accessed.
 9. Roadside Features: Mailbox supports shall be of a "break-away" design.
 10. Plat Notes: Plat Notes shall reflect the following.
 - a. Entire Private Road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permits of the plat.
 - b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. The requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - c. Lot 1 will be limited to the access easement described on the face of the Plat, no direct access will be granted off of Hidden Valley Road.
 11. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
 12. Cul-de-sacs: Cul-de-sac design, reference AASHTO. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
 13. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
 14. Both sheets shall reflect the plat number P-04-06.
 15. Full years taxes must be paid on parcel number: 20-17-32000-0007.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Hidden Valley Vistas Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 1st day of February, 2005, at Ellensburg, Washington.



**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Perry D. Huston
Perry D. Huston, Chairman

David B. Bowen
David B. Bowen, Vice- Chairman

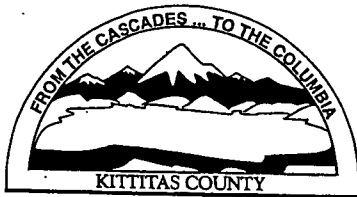
Alan A. Crankovich
Alan A. Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

Shannon L. Carlson
~~Julie A. Kjosvik~~
Shannon L. Carlson

APPROVED AS TO FORM:

Greg Zempel
Greg Zempel WSBA #19125



Kittitas County Community Development Services

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 Phone (509) 962-7506

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (To be filled out and kept in the files at all times)

PROPOSAL NAME:

Hidden Valley Meadows (P-04-06)

NOTIFICATION MAIL DATE:

2/7/05

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of all recipients.

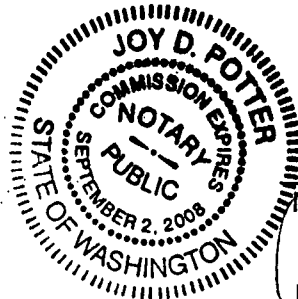
State of Washington
Kittitas County


I certify that the acts of notification of SEPA and other actions described in this document have occurred.



Signature

Subscribed and sworn to before me this 11th day of Feb, 2005.





Notary Public for the State of Washington residing in Ellensburg

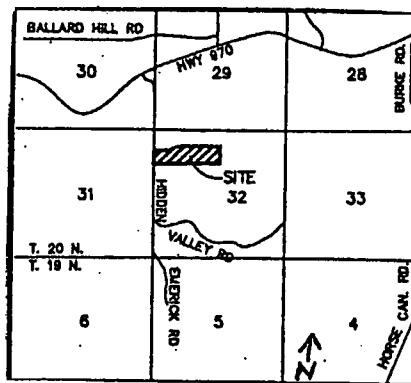
My appointment expires 9/02, 2008.

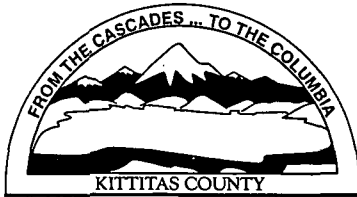
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Preliminary Plat Approval for Hidden Valley Meadows
P-04-06

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Dated: February 7, 2005

Publish: February 9, 2005





Kittitas County Community Development Services

Darryl Piercy, Director

February 7, 2005

Donna J. Scott
8142 NE 145th Place
Kenmore, WA 98028

Dear Ms. Scott:

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If you have any questions, please do not hesitate to contact me.

Sincerely,

Joanna Valencia
Staff Planner
Kittitas County Community Development Services

Cc: Required Parties (KCC 15A.06)
Project File (P-04-06)
Attachment

RECEIVED

FEB - 4 2005

KITTITAS COUNTY
CDS

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIDDEN VALLEY MEADOWS PLAT (P- 04-06)

RESOLUTION

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3. The Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004, and that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
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8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
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1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
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3. For final approval of a shared well, a source site inspection must be performed prior to drilling. The completion of the Group B Workbook, with the appropriate testing and paperwork must also be submitted, reviewed and approved.
4. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
5. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
6. Road Plans: Road and drainage plans shall be prepared and submitted consistent with Road Standards and in accordance with administrative rules published by the Public Works Director.
7. Access: Access shall be constructed as Low Density Private Roads and serve 3-40+ parcels as long as the parcel size remains 5.01 and greater. When parcel size fall under the 5.01-acre minimum, High Density

Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01 acre minimum.

- a. Access Easements shall be improved to 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" gravel surface.
 - d. Maximum Grade, 12%.
 - e. Stopping Site Distance, reference AASHTO.
 - f. Entering Site Distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
8. Private Road Improvements: Easement "R", referenced on the face of the Plat shall be improved to the standards outlined in the before mentioned Access conditions, from/including the intersection with Hidden Valley Road through to the point at which all parcels are accessed.
9. Roadside Features: Mailbox supports shall be of a "break-away" design.
10. Plat Notes: Plat Notes shall reflect the following.
- a. Entire Private Road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permits of the plat.
 - b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. The requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - c. Lot 1 will be limited to the access easement described on the face of the Plat, no direct access will be granted off of Hidden Valley Road.
11. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
12. Cul-de-sacs: Cul-de-sac design, reference AASHTO. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
13. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
14. Both sheets shall reflect the plat number P-04-06.
15. Full years taxes must be paid on parcel number: 20-17-32000-0007.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Hidden Valley Vistas Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 1st day of February, 2005, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Perry D. Huston
Perry D. Huston, Chairman

David B. Bowen
David B. Bowen, Vice- Chairman

Alan A. Crankovich
Alan A. Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

Shannon L. Carlson
Julie A. Kjossvik
Shannon L. Carlson

APPROVED AS TO FORM:

Greg Zempel
Greg Zempel WSBA #19125

DONNA SCOTT
8142 NE 145TH PL
KENMORE, WA 98028

EASTSIDE CONSULTANTS, INC.
214 PENNSYLVANIA AVE
CLE ELUM, WA 98922

ELLENSBURG TELEPHONE
TOM STEVENS
208 W THIRD
ELLENSBURG, WA 98926

WASHINGTON STATE DOT
RICK HOLMSTROM
PO BOX 12560
YAKIMA, WA 98909

REBECCA TURCOTTE
PO BOX 714
FALL CITY, WA 98024-0714

FRANK SCOTT
PO BOX 90868 (PSE-08)
BELLEVUE, WA 98009-0868

BRIAN MAYER
4767 FERNRIDGE LN
MERCER ISLAND, WA 98040

WILLIAM BARSCHAW
PO BOX 1137
MONROE, WA 98272-4137

MATTHEW COE
3940 HIDDEN VALLEY RD
CLE ELUM, WA 98922

SWAUK CEMETERY
2832 LEY RD
%S-T GRANGE
CLE ELUM, WA 98922

SWAUK PRAIRIE FARMS
1302 SWAUK PRAIRIE RD
CLE ELUM, WA 98922

MANORD RUCKER
593 HIDDEN VALLEY RD
CLE ELUM, WA 98922

Washington State DOT
Rick Holmstrom
P.O. Box 12560
Yakima, WA 98909-2560

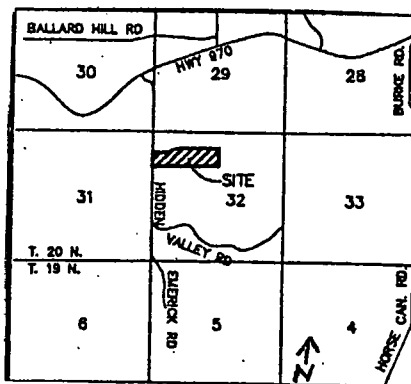
Swauk Cemetery
2832 Ley Rd.
% S-T-Grange
Cle Elum, WA 98922

Notice of Decision
Preliminary Plat Approval for Hidden Valley Meadows
P-04-06

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Hidden Valley Meadows Plat on February 1st, 2005. The project consists of the division of parcel number 20-17-32000-0007 into 5 lots ranging in size from 6.50 to 9.08 acres. The subject property is, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2005-07 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

Dated: February 7, 2005

Publish: February 9, 2005



RECEIVED
 FEB 07 2005
[Signature]
 2:45 pm

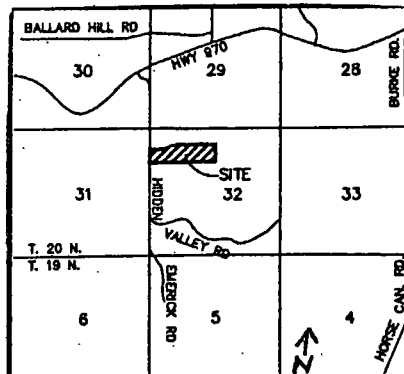
CDS
 KITTITAS COUNTY
 FEB 7 2005
RECEIVED

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Dated: February 7, 2005

Publish: February 9, 2005

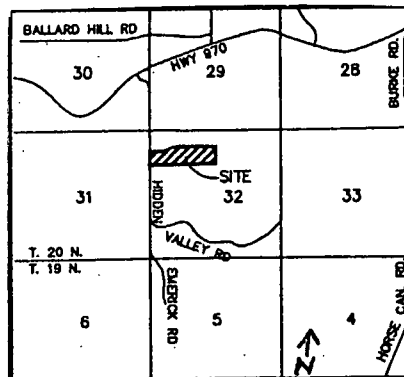


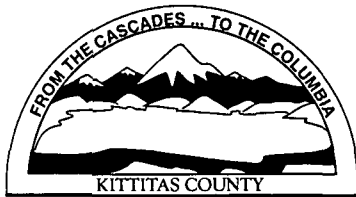
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P-04-06

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Dated: February 7, 2005

Publish: February 9, 2005





Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: January 18, 2005

ACTION REQUESTED: **Hidden Valley Meadows (P-04-06):** Conduct Closed Record Meeting for Preliminary Plat. The Board takes action on the Hidden Valley Meadows Plat, and directs staff to prepare enabling documents.

BACKGROUND: Hidden Valley Meadows Preliminary Plat (P-04-06): Donna Scott, landowner (David P. Nelson, Authorized Agent)

Plat subdivision of parcel number 20-17-32000-0007 totaling 39.37 acres into 5 lots ranging in size from 6.50 to 9.08 acres.

Property is zoned Agricultural-3, and the Comprehensive Plan designation is Rural.

Property is located east of Hidden Valley Road, north of Emerick Road and south of State Route 970.

Community Development Services issued A Notice of Application on September 24, 2004. After review, it was determined by the Kittitas County Community Development Services Director that parcel 20-17-32000-0007 (Hidden Valley Meadows: P-04-06) is contiguous with parcel number 20-17-32000-0006 (Hidden Valley Vistas: P-04-05) and therefore constitutes a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800 and KCC 15.04 is not categorically exempt from SEPA.

A Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 was made on December 1, 2004.

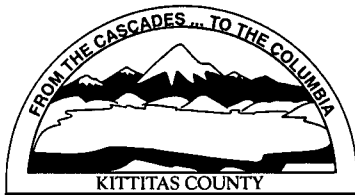
The Kittitas County Planning Commission held a public hearing on December 20, 2004 and forwarded their recommendation of approval with a 4-0 decision to the BOCC.

INTERACTION: The BOCC did on January 4th, 2005 set a closed record meeting for the January 18th, 2005 agenda.

RECOMMENDATION: Take action on KC Planning Commission recommendation at the January 18, 2005 Closed Record Meeting.

ATTACHMENTS: Full project record was prepared and delivered to the BOCC as part of the January 4th, 2005 agenda.

LEAD STAFF: Joanna Valencia, Staff Planner



Kittitas County *Community Development Services*

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: January 4, 2005

ACTION REQUESTED: Set Closed Record Meeting for Preliminary Plat for January 18, 2005 at 2:00 p.m., Commissioner's Auditorium

BACKGROUND: Hidden Valley Meadows Preliminary Plat (P-04-06): Donna Scott, landowner (David P. Nelson, Authorized Agent)

Plat subdivision of parcel number 20-17-32000-0007 totaling 39.37 acres into 5 lots ranging in size from 6.50 to 9.08 acres.

Property is zoned Agricultural-3, and the Comprehensive Plan designation is Rural.

Property is located east of Hidden Valley Road, north of Emerick Road and south of State Route 970.

Community Development Services issued A Notice of Application on September 24, 2004. After review, it was determined by the Kittitas County Community Development Services Director that parcel 20-17-32000-0007 (Hidden Valley Meadows: P-04-06) is contiguous with parcel number 20-17-32000-0006 (Hidden Valley Vistas: P-04-05) and therefore constitutes a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800 and KCC 15.04 is not categorically exempt from SEPA.

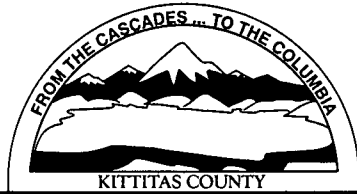
A Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 was made on December 1, 2004.

INTERACTION: The Kittitas County Planning Commission held a public hearing on December 20, 2004 and forwarded their recommendation of approval with a 4-0 decision to the BOCC.

RECOMMENDATION: Take action on KC Planning Commission recommendation to approve P-04-06 at the January 18, 2005 Closed Record Hearing.

ATTACHMENTS: Staff Report
Written Record
Planning Commission Minutes
PC Audio Tapes Available Upon Request

LEAD STAFF: Joanna Valencia, Staff Planner



Kittitas County Community Development Services

Darryl Piercy, Director

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Joanna Valencia, Staff Planner *JV*
KCCDS

DATE: December 13th, 2004 for December 20th, 2004 Public Meeting

SUBJECT: HIDDEN VALLEY MEADOWS PRELIMINARY PLAT (P-04-06)

I. BACKGROUND INFORMATION

Date Application Received: August 17, 2004

Date of Notice of Application: September 24, 2004

Proposal: Proposed Preliminary Plat Application

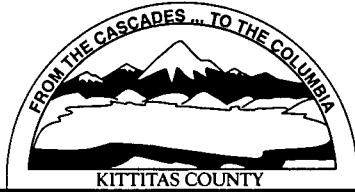
Division of one approximately 39.37 acre parcel into a total of 5 lots ranging in size from 6.05 to 9.08 acres, submitted by David P. Nelson of Eastside Consultants, Inc., authorized agent for Donna Scott, landowner.

Location: The subject property is, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel # 20-17-32000-0007, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Agricultural 3, within agricultural and natural resource areas. As shown in the preliminary survey, there is a slight slope upwards from west to east, and there is a swale located on the property.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.



Kittitas County Community Development Services

Darryl Piercy, Director

Zoning Code: The subject zoning is Agricultural 3 (A-3). The purpose and intent of this zone is to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly. A-3 zones are predominantly agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Some permitted uses include any use allowed in the residential or suburban zones, livestock raising and other customary agricultural uses, community parks, and forestry activities.

Some conditional uses include processing plants for agricultural products, hospitals, churches, golf courses, and guest ranches.

The minimum lot size in the Agricultural 3 Zone is 3 acres. The overall density of any residential development should not exceed 1 dwelling for each 3 acres.

Yard Requirements

Front Setback: 25 feet

Side Setback: 5 feet

Rear Setback: 25 feet

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. It has been noted that there is a wintering area for Swauk Prairie Mule Deer. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on August 17, 2004. A Notice of Application was issued on September 24, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited and the final date to submit written comments and letters of appeal was on December 17th, 2004 by 5:00pm.

State Environmental Policy Act: On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat



Kittitas County *Community Development Services*

Darryl Piercy, Director

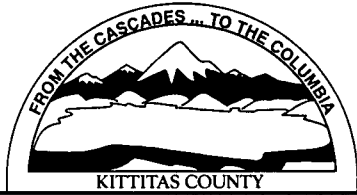
(P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

A Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 was made on December 1, 2004. The appeal period ended on December 17th, 2004 at 5:00pm.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 5 lots.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are necessary to protect the public's interest.



Kittitas County Community Development Services

Darryl Piercy, Director

7. There was no testimony in opposition to this application.
8. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
9. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
10. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The not shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCA 7.48.305).
11. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."

**Kittitas County Planning Commission Meeting
Minutes – December 20, 2004**

Planning Commission Present:

Mike Alberg, Chair, David Black, James Landreth, Scott Perna.

Staff Present:

Darryl Piercy, Community Development Services Director, Allison Kimball, operations Supervisor, Joanna Valencia, Staff Planner, Michelle Balcom, Board Clerk

Public Present:

Approximately ten people present.

Chair, Mike Alberg called to order the regular meeting of the Kittitas County Planning Commission at 7:00 PM

Correspondence: The Clerk had no new correspondence to report. Staff Planner, **Joanna Valencia** reported receiving comments from the public in regards to the Owens Cluster, SP 04-36, Deter Cluster Sp-04-37, Hidden Valley Meadows P-04-06 and Hidden Valley Vistas P-04-05, and asked the Chair if she could present this correspondence with the respective application. The Chair, Mike Alberg agreed.

Joanna Valencia presented the Owens Cluster SP-04-36. She read her staff report and explained that this Cluster Subdivision application is being presented to the Planning Commission for their recommendation for approval or denial to the Community Development Services office. The final approval or denial is handled administratively like a Short Plat and that decision lies with Community Development Services.

David Nelson from Eastside Consultants, representing the applicant. This application and the Deter Cluster SP-04-37 go together. They will share access. A new road has already been built to meet County standards. The reason for the two Short Plats was to address the access concerns. **David Black** asked about Louie road.

David Nelson stated that the road was built about a year and a half ago. The Deter/Owens projects run easterly 30 feet. The cul de sac ends at the three lots. There will be an easement that crosses the canal

Mark Alberg, Chair, asked which the residual parcel is.

David Nelson stated that the residual parcel is located at the tip of the canal. The neighbor has access across the canal.

Keith Reed, Lookabout Lane. He stated that he is not opposed to the short plat, but he has some questions he would like answered. There is an 11.9 acre parcel that appears to be landlocked, can someone speak to that?

David Nelson stated that there is an easement between lots #2 and #3. The area around that is not build able and those areas will be absorbed by the other parcels and gain access through those parcels.

Joanna Valencia and Darryl Piercy stated that the access requirements must be addressed if or when subdivision occurs.

With no further public testimony the Chair closes the public hearing.

David Black asked David Nelson if he has been in contact with Derald Gaidos in regards to the cul de sacs.

David Nelson stated that he had not, but that Public Works may have been.

Darryl Piercy stated that the Fire Marshall is part of CDS and his approval is required to approve the application.

A motion was made by **David Black** to **recommend the Owens SP-04-36 for approval to CDS**. The motion was seconded by James Landreth. A polled vote was taken and **motion passed 4-0**.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants submitted a complete application on behalf of Don Owens, landowner to the Community Development Services on September 3rd, 2004.
2. The Planning Commission finds that the Kittitas County Zoning Code 17.65 requires a minimum of 15 acres for "cluster subdivision" in the Agriculture 3 Zoning District where no lot shall be less than 1 acre in size. The Owens Cluster Preliminary Plat complies with total acres and minimum lot size requirements.
3. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 3 lots ranging in size from 2.00 to 2.14 acres. The residual parcel is 11.97 acres for a total of 4 lots.
4. A public meeting was held by the Planning Commission on December 20th, 2004 to review the Owens cluster short plat as required under KCC 17.65.
5. Preliminary short plat approval will be sent out to all adjacent property owners and interested parties by the CDS office as required under KCC 16 (Subdivision Code).
6. The Planning Commission finds that the proposed short plat is **not** detrimental to the surrounding parcels.
7. No testimony was given in opposition to the application and the public's questions were addressed.

David Black stated that the Board should add to the Findings that there was no testimony in opposition to the application.

Findings were accepted unanimously with Planning Commission changes and will go forward to CDS.

Chair, Mike Alberg opens the public hearing for Deter SP-04-37.

Joanna Valencia read her staff report and explained the review process is the same as explained for the Owens, SP-04-36.

David Nelson is representing the applicant. He stated that the access is the same as the Owens, SP-04-36. He restated that the buffer areas will be deeded over to adjacent lots as they are not build able. He approached the Board to point out the cul-de-sac on the map for David Black. With no further testimony the Chair closed the public testimony. And opened deliberation. David Black moved to **recommend the Deter SP-04-36 for approval** to CDS Motion was seconded by James Landreth. A polled vote was taken and **motion passed 4-0**.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants submitted a complete application on behalf of Rob Deter, applicant, and Don Owens, landowner to the Community Development Services Department on September 3, 2004.
2. The Planning Commission finds that the Kittitas County Zoning Code 17.65 requires a minimum of 15 acres for "cluster subdivision" in the Agriculture 3 Zoning District where no lot shall be less than 1 acre in size. The Deter Cluster Preliminary Plat complies with

- the total acres and minimum lot size requirements.
3. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 3 lots ranging in size from 2.25 acres to 2.39 acres. The residual parcel is 10.80 acres for a total of 4 lots.
 4. A public meeting was held by the Planning Commission on December 20th, 2004 to review the Deter cluster short plat as required under KCC 17.65.
 5. Preliminary short plat approval will be sent out to all adjacent property owners and interested parties by the CDS office as required under KCC 16 (Subdivision Code).
 6. The Planning Commission finds that the proposed short plat is **not** detrimental to the surrounding parcels.
 7. There was no public testimony given in opposition to the application.

Chair, Mike Alberg opens the public hearing for Hidden Valley Meadows P-04-06

Joanna Valencia read the staff report for the preliminary plat application. Upon review, it was determined by the CDS Director that the Hidden Valley Meadows, P-04-06, and the Hidden Valley Vistas, P-04-05, parcels were contiguous and therefore constitutes a serial plat. The serial plat thus contains 12 lots, and pursuant to state laws and county codes, it is not categorically exempt from SEPA.

Darryl Piercy stated that the applicant and the CDS staff have been working together and the applicant has cooperated with this requirement and it has not held up the process in any way.

Joanna Valencia proposed that the Board temporarily close the Hidden Valley Meadows, P-04-06, file and hear the staff report regarding the Hidden Valley Vistas P-04-05 before making their decision on the two plats. **Chair, Mike Alberg** agreed.

Joanna Valencia read the staff report for Hidden Valley Vistas P-04-05. The plats share access and have similar issues.

David Nelson is representing the applicant. He stated that the two plats will share a Class B water system. He stated that access for lot #2 has been discussed with Public Works. He stated that he is expecting an answer from Public Works on approval for the proposed access so that they can keep lot #2.

Chair, Mike Alberg opens the public testimony.

Lila Hanson 1302 Swauk Prarie Rd. She stated that she submitted a letter and would like to state for the record that in her letter she did not know the Plat number and would like the record to reflect that she was referring to P-04-05 and P-04-06. She stated that she runs a family farm that is adjacent tot the proposed plat and she would like the Planning Commission to add to the findings wording that would allow them to continue farming. If they are unable to farm they would like some assurance that they would receive similar consideration for the same land use in the future that would allow them to sell off 3 acre parcels if it became necessary. She stated that there is a concern regarding the fence line. In the past different surveys have come up with different property lines along that fence line. The fence is cemented into the ground and would be a hardship if they had to move it every time a different survey is done. She requested the Board add some wording to the findings that addresses the fence line as the property line.

David Black asked if she is requesting the "right to farm" wording be put on the Mylars.

Lila Hanson responded that she does want it on the Mylars. She stated that she has been assured by a CDS Planner that it will be, but she would also like it on this record. She stated that she is not opposed to the plat, but wants to be assured that they would receive fair treatment in the future.

David Black asked what the other lot sizes are in the area.

Lila Hanson stated that there are smaller lots; other platting has been done in the area.

John Hanson 1302 Swauk Prarie Rd. He stated his concern for the noxious weed problem that is very threatening to their wheat farming. He explained the extreme measures, (chemical spraying

for years), that the Weed District has had to take in the past to eradicate this type of grass and he has noticed it returning in some areas. He would like the Board to address this issue if they can. The property of the proposed plats was heavily infested at one time and he does not know if it has returned there or not. This weed can be spread by vehicle traffic and that is another reason for the fence line issue to be addressed to keep trespassers out.

Chair, Mike Alberg asked if the weed district is currently active, and would they spray.

John Hanson stated that the weed district is somewhat active and they may be able to do some spraying.

Lila Hanson proposed to the Board that they add to the findings that during the development stage the owners make a reasonable attempt to control the noxious weeds and notify any new owners of that requirement.

David Nelson stated that there will be a home owner's association that could address the noxious weed problem. He is not sure anyone knows about the problem at this time, but he will talk with the owner. The applicant plans to work with the Hansons in regards to the fence line. He agreed that the fence line should be the property line.

David Black asked if something will be done about the noxious weeds.

David Nelson stated that nothing has been done on the property for a long time. He will make the owner aware of the noxious weeds.

Chair, Mike Alberg asked if the owner would address the noxious weeds and the right to farm.

David Black stated that yes it is already county ordinance, but making the public aware of the ordinance is a good idea.

David Black asked Darryl Piercy if the Board can address these concerns.

Darryl Piercy stated that because zoning is subject to change by the Board of County Commissioners it is beyond us to determine future protection. Current zoning can change. We can document the current zoning and make an effort to preserve their rights under the current zoning.

Chair, Mike Alberg asked if something could be added to the Code of the West about future zoning changes.

Darryl Piercy stated that the Code of the West currently states that property owners may be disturbed by farming. Something could be added about views could change under current zoning. There is no way around it without a view ordinance.

David Black stated that it would be a stretch to go to AG-20.

Darryl Piercy stated that doing so would create a problem with all existing plats. It would be appropriate for the Board to add to the findings that there was testimony to those concerns.

James Landreth asked how much responsibility does CDS or the Planning Commission or even the Board of County Commissioners have to tell the public about zoning code.

David Black stated that the right to farm is in the Comprehensive Plan. **James Landreth** stated that it is an ordinance.

Darryl Piercy stated that it is appropriate for the Board to put the testimony into the findings.

Mike Alberg reopened the public testimony.

Lila Hanson stated that she agreed with the CDS staff that having something in the findings does give them some protection for the future.

David Nelson stated that he could add a note to the Mylars that recognizes current zoning and the rights under that zoning. He stated that he will work with CDS on the wording. He added that he would like the board to consider the driveway issue discussed before on lot #2.

Mike Alberg closed the public testimony and opened the Board deliberation.

David Black moved to recommend for approval, Hidden Valley Meadows, P-04-06 to CDS.

Scott Perna seconded. A polled vote was taken and the **motion passed 4-0**.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 5 lots.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
7. There was no testimony in opposition to this application.
8. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
9. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
10. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The not shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCA 7.48.305).

11. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds."

David Black moved to recommend Hidden Valley Vistas P-04-05 for approval to CDS. Scott Perna seconded the motion and a polled vote was taken. **The motion passed 4-0.**

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 7 lots.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.
7. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future
8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To

Farm Ordinance must be included in the final plat. The not shall read as follows:
"The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCA 7.48.305).

10. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds."
11. The applicant will work with Kittitas County Public Works Department to provide drive way access for lot #2.

Chair, Mike Alberg opened the public hearing for Widman Rezone Z-2004-12

Darryl Piercy, Director of Community Development Services read the staff report by Jan Sharar, Staff Planner. The proposed rezone would make the property consistent with the Comprehensive Plan Amendment currently before the Board of County Commissioners. There are suggested Findings prepared by CDS staff for your consideration and CDS welcomes any changes or additions that the Planning Commission feels are warranted.

Sam Wray is the co-applicant. He owns part of the property. He purchased the property with the intent to move his plumbing business to this property. He would like it to have a retail component to the business and current wording within the city does not allow for that. He has been working with the City of Ellensburg on this issue and would like the Board to consider allowing the option of future retail business on this property. The City of Ellensburg has proposed a contract rezone with proposed wording in his comment letter sent to CDS.

David Black asked about the adjacent properties.

Sam Wray stated that the Vet Clinic owned by Dr. Mark Hayden is to the left of the property, and a church is planning to build to the North of the property and Knudson Lumber is to the west. He would like to reserve the option for other retail businesses on the property in the future.

Chair, Mike Alberg asked the applicant if he planned to address the vegetation along the John Wayne trail.

Saw Wray stated that he is willing to plant trees, although they would take years to grow tall enough to create any kind of visual screen.

Chair, Mike Alberg stated that smaller vegetation would provide a screen for the public using the trail.

Mark Haywood 101 Spring Valley Lane is a co-applicant. He supports this rezone. There has been retail business in the area for thirty plus years. The wording restricting retail in the area is new to him and is a concern. He has run a retail component of his business for years.

Mike Smith, City of Ellensburg stated that in his letter to CDS regarding this rezone application he agreed that the wording about retail business is inappropriate. He proposed a contract rezone with wording included in his letter to CDS. This would be similar to the Potts rezone done years earlier.

With no further public testimony, the Chair closes the public testimony.

Darryl Piercy stated that the language proposed by the City of Ellensburg is appropriate and meets all the intents of the SEPA Mitigated Determination of Non-Significance.

David Black and Darryl Piercy discussed that it is appropriate for the Board to add testimony

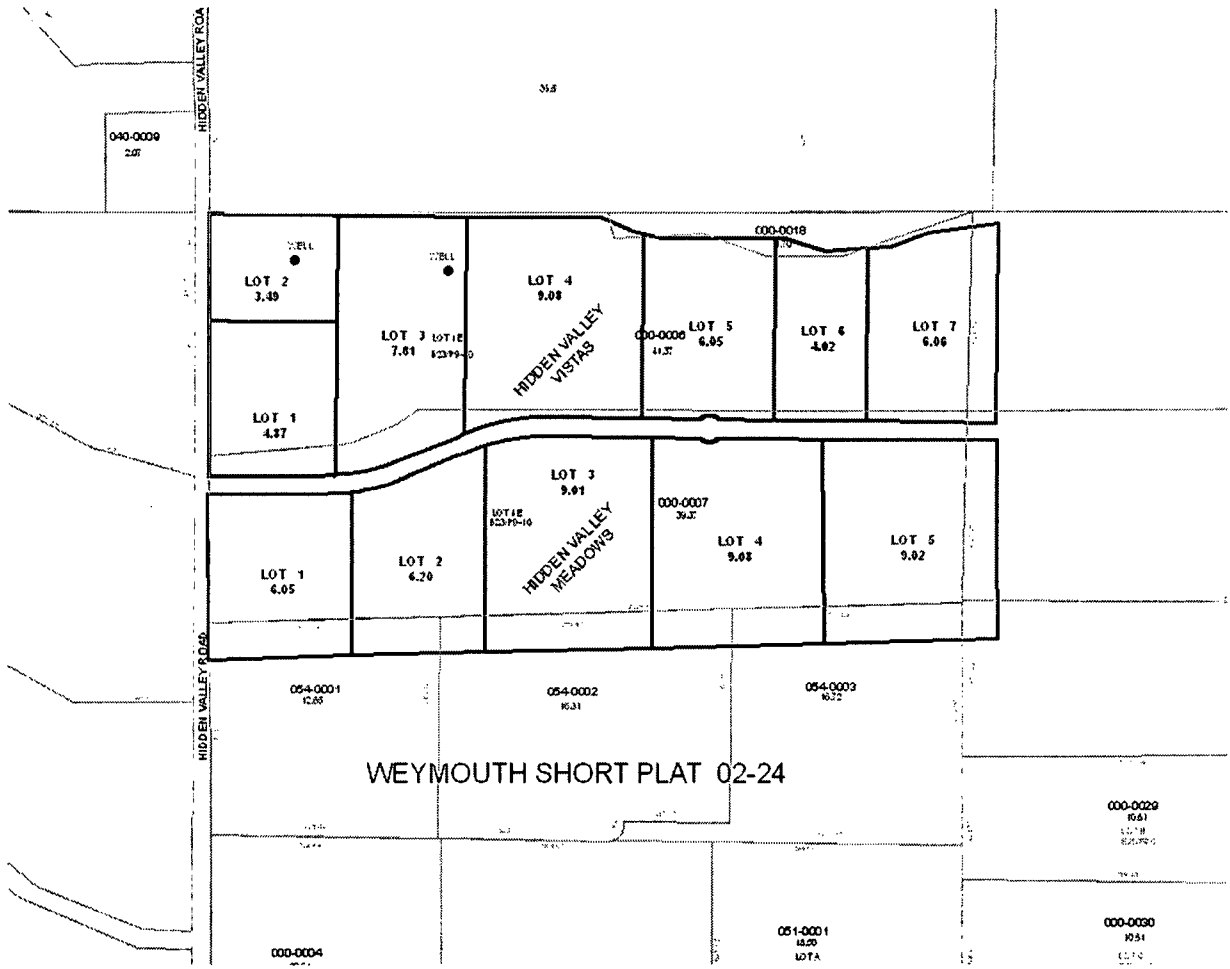
to the Findings.

David Black moved to recommend Widman Rezone Z-2004-12 for **approval** to the Board of County Commissioners with the following Findings of Fact/Conclusions of Law. The motion was seconded by Scott Perna and a polled vote was taken. **The motion passed 4-0.**

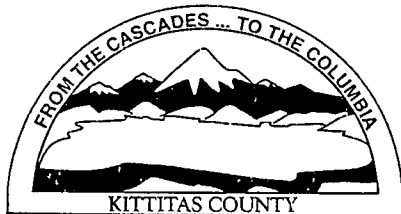
This rezone MDNS excludes the following uses otherwise applicable to a general rezone to Commercial – Department store, retail stores, and stockyards.

Suggested Findings of Fact/Conclusions at Law

1. On August 26, 2004, Sam Wray and Dr. Mark Hayden, landowners, submitted a complete application for a general zoning map amendment for General Commercial zone (Z-04-12); for an approximate 5.77-acre site, (being a portion of T 17N.,R19E., Sec.06, WM).
2. The Notice of Application was issued to all required parties on August 26, 2004.
3. The application site is designated by the Countywide Planning Policies and County Comprehensive Plan as being Urban Residential - Ellensburg.
4. The application site is presently zoned Suburban by the County Zoning Code.
5. The State Environmental Policy Act was complied with and a Determination of Mitigated Non-Significance made on November 22, 2004, with appropriate notice given.
6. A Critical Areas Review shows there are no regulated critical areas on the property.
7. This is a semi-urbanized area within an area of a mix of residential and commercial uses where the designation of the General Commercial zone as limited by development agreement with the City of Ellensburg would fit. This conclusion would support the rezone.
8. The extension of the General Commercial Zone to the rezone area recognizes the compatibility of the zone with the uses of some of the contiguous properties.
9. The SEPA mitigations require a development agreement between the landowners and the City of Ellensburg and a visual screen on the most southerly property line be included as a mitigation for future development.
10. The proposed rezone meets all seven of the zoning code criteria.
11. The MDNS for the rezone include the exclusion of "Department stores," "Retail stores of all descriptions where merchandise is displayed and sold within the building;" and "Animal sales yard (livestock sales yard)."
12. The exclusion of these permitted uses was negotiated in good faith by the applicant/landowner and City of Ellensburg planning staff.
13. There was no testimony in opposition to this rezone application.



For your review: Location of proposed Hidden Valley Meadows 5 Lot Plat (P-04-06) and Hidden Valley Vistas 7 Lot Plat (P-04-05)




Kittitas County
Community Development Services

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

Phone (509) 962-7506 • Fax (509) 962-7682

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Joanna Valencia, Staff Planner 
Kittitas County Community Development Services

Date: December 3, 2004

Subject: **NOTICE OF SEPA ACTION/PUBLIC HEARING FOR APPLICATIONS FOR A FIVE LOT PRELIMINARY PLAT (P-04-06) AND A SEVEN LOT PRELIMINARY PLAT (P-04-05):**

Donna Scott, landowner, represented by David P Nelson, authorized agent, has applied for a 7-lot preliminary plat on approximately 41.37 acres and a 5-lot preliminary plat on approximately 39.37 acres of land that is zoned Kittitas County Agriculture 3, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel numbers 20-17-32000-0007 and 20-17-32000-0006, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat (P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review, it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

Enclosed please find a Notice of SEPA Action/Public Hearing, Determination of Non-Significance (DNS), a photocopy of the referenced preliminary plat, and a copy of the submitted environmental checklist. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

Your comments are sought on the threshold determination pursuant to the State Environmental Policy Act (SEPA). Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before **December 17th, 2004 @ 5:00pm** by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA 98926. Related documents may be examined at Kittitas County Community Development Services, 411 North Ruby, Suite 2, Ellensburg, WA 98926, (509) 962-7506. Staff Planner: Joanna Valencia

Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments or appeal of the DNS may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA. 98926.

Please send comments or letter of appeal regarding SEPA prior to December 17, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, December 20, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on December 1, 2004, make a Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 on preliminary plats by David P. Nelson, authorized agent for Donna Scott, landowner, for approximately 41.37 acre and 39.37 acre sites, Parcel numbers 20-17-32000-0006 and 20-17-32000-0007 (being a portion of Sections 32 of T20N., R17E., W.M. in Kittitas County.)

On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat (P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

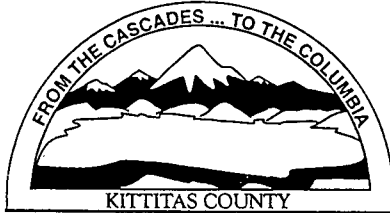
The complete application files (P-04-05 and P-04-06) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person – Joanna Valencia.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before December 17, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, December 20, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: December 2, 2004

Publish: December 3, 2004



Kittitas County
Community Development Services
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

SEPA
DETERMINATION OF NONSIGNIFICANCE

DESCRIPTION OF PROPOSAL: Proposal of two plats, Hidden Valley Meadows (P-04-06) and Hidden Valley Vistas (P-04-05), with a total of 12 lots requested by Donna Scott, landowner. The proposed permit is for parcel numbers 20-17-32000-0007 and 20-17-32000-0006.

PROPONENT: Donna J. Scott
8142 NE 145th PL
Kenmore, WA 98028

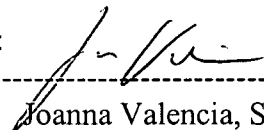
LOCATION OF PROPOSAL: The subject properties are, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel # 20-17-32000-0006 and 20-17-32000-0007, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., December 17, 2004.

RESPONSIBLE OFFICIAL:



Joanna Valencia, Staff Planner

TITLE: Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: December 2, 2004

Contact the Kittitas County Board of Commissioners for more information on the appeal process.

Section X.
Fee - \$100 initial

SEPA Environmental Checklist/Review - review required in conjunction with Sections II, III, IV, VIII Or IX. Other development proposals may also require completion of this section.

RECEIVED
DEC 02 2004
KITTITAS COUNTY
CDS

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

DONNA J. SCOTT
8142 NE 145TH PL
KENMORE WA 98028
(425) 462-3276 EXT. 81-3276

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:

EASTSIDE CONSULTANTS INC.
214 PENNSYLVANIA AVE
CLE ELUM WA 98922
(509) 674-7433

4. Contact person for application (select one): Owner of record Authorized agent
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

HIDDEN VALLEY

6. Legal description of property:

LOT 4E & LOT 1E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

7. Tax parcel number:

20-17-32000-0007 & 20-17-32000-0006

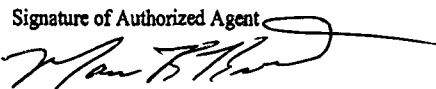
8. Property size:

81.74 ACRES

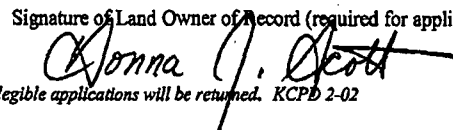
9. Narrative project description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

THE SITE IS A RECTANGULAR PIECE 81.74 ACRES IN SIZE. THE TERRAIN IS ROLLING WITH PASTURE AND SCATTERED TREES. THE PROPOSAL IS TWO PLATS, 12 LOTS TOTAL, HIDDEN VALLEY MEADOWS AND HIDDEN VALLEY VISTAS WITH AG-3 ZONE. LOT SIZES VARY FROM 3.49 ACRES TO 9.08 ACRES IN SIZE. THE WATER SYSTEM WILL BE A CLASS "B". THE SEWER WILL BE INDIVIDUAL SECTIC, POWER, TELEPHONE WILL BE CONSTRUCTED WITHIN ROAD EASEMENT. A PRIVATE ROAD WILL BE CONSTRUCTED WHICH DIVIDES THE TWO PLATS.

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.

Signature of Authorized Agent


Date
12/2/04

Signature of Land Owner of Record (required for application submittal)


Date
12/2/04

SECTION I. ZONING STRUCTURAL SETBACK VARIANCE.

ADDITIONAL ITEMS TO COMPLETE: NONE.

1. Provision of zoning code for which this variance is requested and the way in which you wish to vary:

2. A variance may be granted when the following criteria are met. Please describe how each criteria is met for this particular request (attach additional sheets as necessary):
 - a. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

 - b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

 - c. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

 - d. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

SECTION II. ZONING CONDITIONAL USE PERMIT.

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

1. Provision of the zoning code applicable:

2. A conditional use permit may be granted when the following criteria are met. Please describe how each criteria is met for this particular project (attach additional sheets as necessary):
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

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

SECTION III. REQUEST FOR REZONE.

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

1. Present zoning district
2. Zoning district requested:

3. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):
 - a. The proposed amendment is compatible with the comprehensive plan.

 - b. The proposed amendment bears a substantial relation to the public health, safety or welfare.

- c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

- d. 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.

- e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

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

- g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

SECTION IV. SHORELINES SUBSTANTIAL DEVELOPMENT/CONDITIONAL USE.

ADDITIONAL ITEMS TO COMPLETE: SECTION VI FLOOD DEVELOPMENT APPLICATION (IF LOCATED WITHIN 100-YEAR FLOODPLAIN); SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND, THE FOLLOWING ITEMS:

- o PROJECT DIAGRAMS WITH SCALE
- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE (INCLUDE NAME OF WATER BODY)
 - o SITE BOUNDARY
 - o PROPERTY DIMENSIONS IN VICINITY OF PROJECT
 - o ORDINARY HIGH WATER MARK (OHWM)
 - o TYPICAL CROSS SECTION(S) SHOWING:
 - o EXISTING GROUND ELEVATIONS
 - o PROPOSED GROUND ELEVATIONS
 - o HEIGHT OF EXISTING STRUCTURES
 - o HEIGHT OF PROPOSED STRUCTURES
 - o PROPOSED LAND CONTOURS, 5' INTERVALS IN WATER, 10' LANDWARD OF OHWM
 - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES TO BE MAINTAINED
 - o DIMENSIONS AND LOCATIONS OF PROPOSED STRUCTURES
 - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
 - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
 - o LOCATION OF PROPOSED UTILITIES
 - o SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

SECTION V. SHORELINES 100' STRUCTURAL SETBACK VARIANCE.

ADDITIONAL ITEMS TO COMPLETE: SECTION VI FLOOD DEVELOPMENT APPLICATION (IF LOCATED WITHIN 100-YEAR FLOODPLAIN); AND, THE FOLLOWING ITEMS MUST BE INCLUDED:

- o PROJECT DIAGRAMS WITH SCALE
- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o PROPERTY DIMENSIONS IN VICINITY OF PROJECT
 - o ORDINARY HIGH WATER MARK OHWM)
 - o TYPICAL CROSS SECTION(S) SHOWING:
 - o EXISTING GROUND ELEVATIONS
 - o PROPOSED GROUND ELEVATIONS
 - o HEIGHT OF EXISTING STRUCTURES

- o HEIGHT OF PROPOSED STRUCTURES
- o PROPOSED LAND CONTOURS, 5' INTERVALS IN WATER, 10' LANDWARD OF OHWM
- o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES TO BE MAINTAINED
- o DIMENSIONS AND LOCATIONS OF PROPOSED STRUCTURES
- o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
- o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
- o LOCATION OF PROPOSED UTILITIES
- o SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

1. Name of adjoining water body:
2. Proposed structural setback from the water body (in feet):
- 3.3. A variance may be granted when the following criteria are met. Please describe how each criteria is met for this particular request (attach additional sheets as necessary):
 - a. The hardship which serves as basis for granting of a variance is specifically related to the property?
 - b. The hardship results from the application of the requirements of the Act and not from deed restrictions or the applicant's own actions?
 - c. The variance granted will be in harmony with the general purpose and intent of the Master Program?
 - d. The public welfare and interest will be preserved?

SECTION VI. FLOOD DEVELOPMENT PERMIT.

FOR STRUCTURAL PROJECTS (SUCH AS HOME OR GARAGE), ADDITIONAL ITEMS TO COMPLETE:

- o PROJECT DIAGRAMS WITH SCALE
- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES TO BE MAINTAINED
 - o DIMENSIONS AND LOCATIONS OF PROPOSED STRUCTURES
 - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
 - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
 - o SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

ONCE YOU HAVE SUBMITTED YOUR APPLICATION FOR FLOOD PERMIT, YOU MUST PROCEED TO HIRE A LICENSED SURVEYOR/ENGINEER. THE LICENSED SURVEYOR/ENGINEER WILL ESTABLISH THE GRADE ELEVATION AT THE BUILDING PAD AND SEND TO YOU AND KITTITAS COUNTY A LETTER CERTIFYING THAT ELEVATION. THE DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCROACHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:

- o PROJECT DIAGRAMS WITH SCALE
- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o ORDINARY HIGH WATER MARK (OHWM)

- o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
- o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
- o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:

- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:

- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

YES

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

NO

(3) adversely affect the established character of the surrounding vicinity.

NO

SECTION IX. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

FINAL PLAT APPROVAL WINTER OF 2004.

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

NO

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

NONE

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

NO

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

CLASS "B" WATER SYSTEM APPROVAL FROM KITTITAS COUNTY HEALTH DEPARTMENT AND DEPARTMENT OF ECOLOGY PLAT APPROVAL.

B. Environmental Elements

1. Earth

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

ROLLING WITH PASTURE AND SCATTERED TREES.

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

10% GRADE

- 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.

CLAY (CLE ELUM LOAM)

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

NO

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

4,500 TON OF ROCK FROM ROAD SURFACING FROM ECP GRAVEL PITS. 400 YARDS OF GRADING.

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

NO

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

1/20 OF THE ENTIRE SITE.

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

SEDIMENT TRAPS AND ROCK LINED DITCHES.

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.

DUST

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

NO

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

NONE NECESSARY

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.

SEASONAL DITCH

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.

PROPOSED PRIVATE ROAD WILL CROSS OVER DITCH WITH A 36 INCH CULVERT.

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.

0, ROAD WAS EXISTING.

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

NO

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

NO

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.

NO

- 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.

GROUNDWATER WILL BE WITHDRAWN FOR THE 12 LOT CLASS "B" WATER SYSTEM.

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.

12 INDIVIDUAL SEPTIC SYSTEMS.

- 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.

ROADSIDE DITCHES INTO SEASONAL DITCH. PORTIONS OF ROAD TO SHEET FLOW OVER PASTURE.

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

SEPTIC SYSTEMS

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

OVERSIZED DITCHES, GRASSY SURFACE AND SEDIMENT TRAPS.

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, bullrush, skunk cabbage, other

water plants: waterlily, eelgrass, milfoil, other

other types of vegetation:

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

PASTURE WITHIN ROAD PRISM

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

NONE KNOWN

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

NONE PROPOSED

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

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

NO

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

NONE

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.

ELECTRIC

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

NO

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.

NONE

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.

1) Describe special emergency services that might be required.

NONE

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

NONE NEEDED

b. Noise

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

NONE

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.

TYPICAL CONSTRUCTION EQUIPMENT 8:00AM TO5:00 PM, MONDAY-FRIDAY

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

NONE NEEDED

8. LAND AND SHORELINE USE

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

RESIDENTIAL USE

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

WHEAT WAS GROWN MANY YEARS AGO.

c. Describe any structures on the site.

NONE

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

NO

- e. What is the current zoning classification of the site?
AG-3
- f. What is the current comprehensive plan designation of the site?
AGRICULTURAL
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area?
NO
- i. Approximately how many people would the completed project displace?
NONE
- j. Approximately how many people would reside or work in the completed project?
12 FAMILIES
- k. Proposed measures to avoid or reduce displacement impacts, if any.
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
FORMAL PLAT PROCESS
- 9. HOUSING
 - a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
12 UNITS, MIDDLE TO HIGH
 - 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.
N/A
- 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?
N/A
 - b. What views in the immediate vicinity would be altered or obstructed?
NONE
 - c. Proposed measures to reduce or control aesthetic impacts, if any.
N/A

11. LIGHT AND GLARE

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

NONE

- 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?

NONE

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

N/A

12. RECREATION

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

NONE

- 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:

N/A

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

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

ADJACENT TO PROPERTY IS AN OLD SCHOOL HOUSE.

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

N/A

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.

HIDDEN VALLEY ROAD AND PRIVATE ROAD.

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

NO, NONE IN KITTITAS COUNTY.

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

NONE, NONE

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).

PRIVATE ROAD, 60' EASEMENT, 24 FOOT DRIVING SURFACE

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.

120 ADT, WEEKENDS AND 8:00 AM, 5:00 PM DURING WORK WEEK

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

STOP SIGN(S)

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.

ADEQUATE SERVICE IS PROVIDED UNDER CURRENT CONDITION TO SUPPORT THIS DEVELOPMENT.

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

MAILBOXES AND ROADWAY ACCESS

16. UTILITIES

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


ELECTRICITY, WATER, TELEPHONE

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.

WATER - WELL
SEWER - SEPTIC
POWER - ~~PUGET POWER~~ PUD
TELEPHONE - ~~QWEST~~ Ellensburg Telephone W

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 12/2/04

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)

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.

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

N/A

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

N/A

Joanna F. Valencia

From: Joanna F. Valencia
Sent: Thursday, December 02, 2004 3:34 PM
To: 'mkirkpatrick@eastsideconsultants.com'
Subject: RE: Revision to SEPA

Hi Marc,

I'll note the change, and attach this email to the file.

Thanks for the heads up!
Joanna

Joanna Valencia

Planner
Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926
[P](509) 962-7046
[F](509) 962-7697
joanna.valencia@co.kittitas.wa.us

-----Original Message-----

From: Marc K. Kirkpatrick [mailto:mkirkpatrick@eastsideconsultants.com]
Sent: Thursday, December 02, 2004 3:24 PM
To: Joanna F. Valencia
Subject: Revision to SEPA /

Hi Joanna,

I had a small error on one item that I was hoping you could make a hand change on.

Item 16 b. Power - should be PUD
 Telephone - should be Ellensburg Telephone

If you can not make the changes by hand, then I don't think it is a big deal.

Thank you,

Marc K. Kirkpatrick
Eastside Consultants, Inc.
Ph# 509-674-7433
Fax# 509-674-7419
E-mail mkirkpatrick@eastsideconsultants.com
<<http://www.eastsideconsultants.com>>

SECTION X. ADMINISTRATIVE REVIEW TO BE COMPLETED BY PLANNING DEPARTMENT. JV

1. FILE TITLE AND NUMBERS: P-04-06 Hidden Valley Meadows

2. APPLICATION COMPLETION DATE: 8/17/04

3. COMPREHENSIVE PLAN LAND USE DESIGNATIONS: Rural

4. ZONING DISTRICT: Ag-3

5. IN SHORELINES JURISDICTION?
 NO YES, ENVIRONMENT: URBAN, RURAL, CONSERVANCY, NATURAL
DESCRIBE NATURE OF EXISTING SHORELINE:

6. IN 100-YEAR FLOODPLAIN?
 NO YES BASE FLOOD ELEVATION (BFE):
FIRST FLOOR ELEVATION:

7. CRITICAL AREAS BINDING DETERMINATION NECESSARY: YES NO DATE OF ISSUANCE:
 WETLAND TYPE: _____

- | | | |
|--|--|---------------------------------|
| <input type="radio"/> GEOLOGICALLY HAZARDOUS AREA | <input type="radio"/> EROSION | <input type="radio"/> GEOLOGIC |
| | <input type="radio"/> MINE | <input type="radio"/> LANDSLIDE |
| | <input type="radio"/> SEISMIC | |
| <input type="radio"/> FISH & WILDLIFE HABITAT AREA | <input type="radio"/> BIG GAME WINTER RANGE | |
| <i>Wintering Area for</i> | <input type="radio"/> RIPARIAN CORRIDOR | |
| <i>Swank Prairie Mule deer</i> | <input type="radio"/> PRIORITY SPECIES HABITAT | |
| | <input type="radio"/> HABITAT/SPECIES LOCAL IMPORTANCE | |
| <input type="radio"/> FREQUENTLY FLOODED AREA | <input type="radio"/> FLOODPLAIN | <input type="radio"/> FLOODWAY |

8. ADDITIONAL APPROVALS/PERMITS NECESSARY:

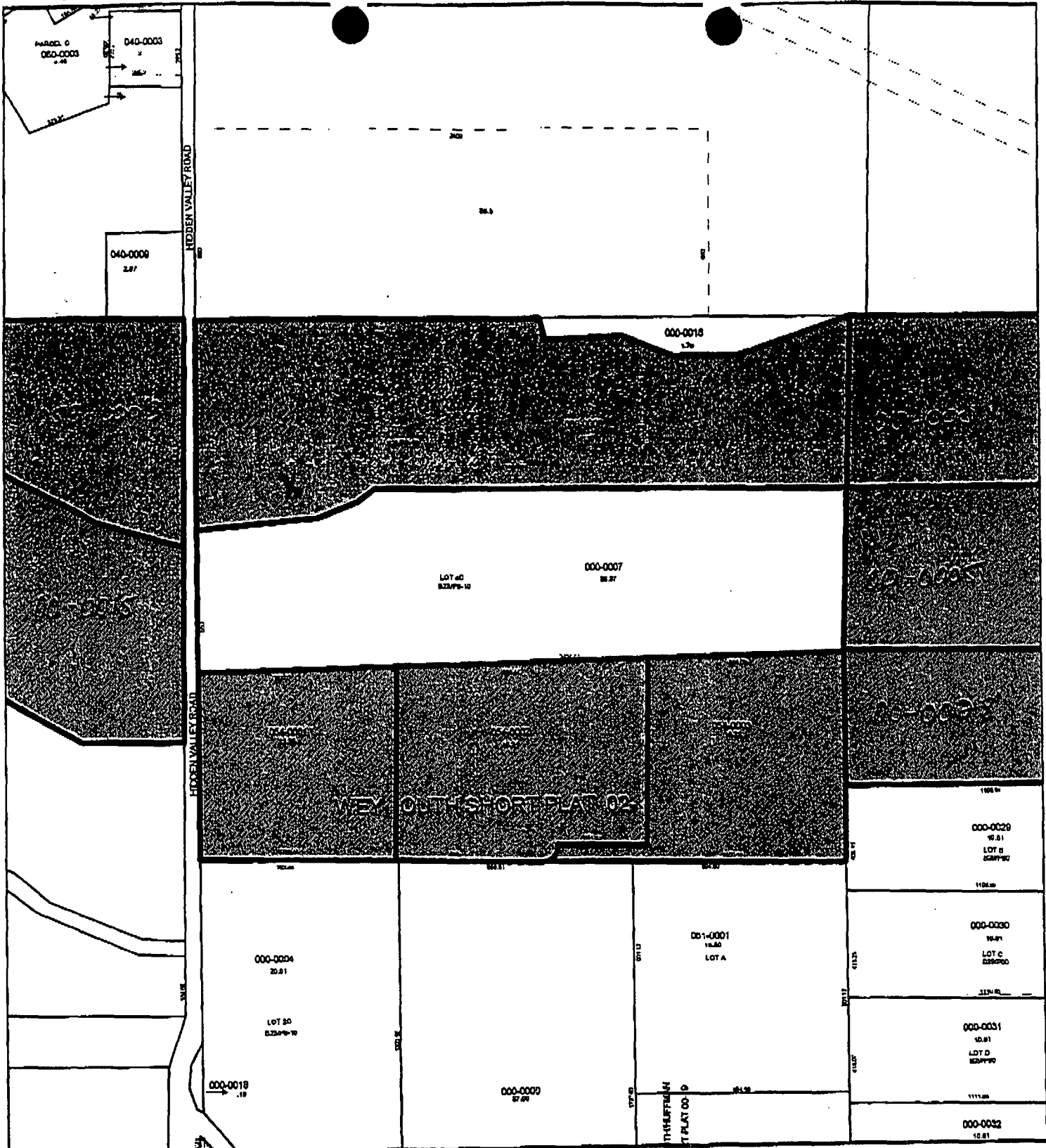
NOTES:

HILDEN VALLEY RD

20-17-32000-0006

Wintering Area for
Swauk Prairie Mule Deer

20-17-32000-0007



FILE: 20-17-32000-0007
NAME: Donna Scott

Parcel #: 20-17-32-0007



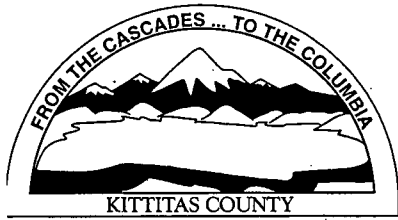
Subject Parcels



Notified Property Owners
 Within 100 Feet

Mapscale: 1" = 600'
 August 11, 2004





Kittitas County


Community Development Services

411 N. Ruby STE 2
FAX: (509) 962-7697

Ellensburg, WA 98926
(509) 962-7506

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
CWU Library
Adjacent Property Owners
Applicant

From: Jan Sharar, Staff Planner 
Kittitas County Community Development Services

Date: September 24, 2004

Subject: ^{FIVE} ~~SEVEN~~ **APPLICATION FOR A LOT PRELIMINARY PLAT - (P-04-06):**
Donna Scott, landowner, represented by David P Nelson, authorized agent, has applied for a 7-lot preliminary plat on approximately 39.37 acres of land that is zoned Kittitas County Agriculture 3, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel # 20-17-32000-0007, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to October 12, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, December 20, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on August 17, 2004 receive a complete application from Donna Scott, landowner, by David P Nelson, authorized agent, for a 7-lot preliminary plat (P 04-06) on approximately 39.37 acres of land zoned Kittitas County Agriculture 3, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel # 20-17-32000-0007, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than Tuesday, October 12, 2004, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Jan Sharar.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, December 20, 2004 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: September 24, 2004

Publish: September 27, 2004 Daily Record

REC-P-04-XX

AUG 18 2004

KITTITAS COUNTY

CDS

EXISTING LEGAL DESCRIPTION:

LOT 4B ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

HIDDEN VALLEY MEADOWS
LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

OWNER:

DONNA J. SCOTT
8142 NE 145TH PLACE
KENMORE WA 98028

PARCEL #20-17-32000-0007

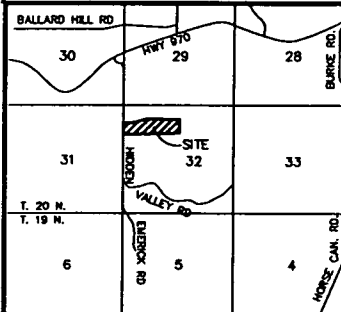
ACREAGE: 39.37

6 LOTS

WATER SOURCE: CLASS B WATER SYSTEM

SEWER SOURCE: SEPTIC

ZONE: AC-3



VICINITY MAP NTS

APPROVALS

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

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN 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 HIDDEN VALLEY MEADOWS 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.

REL NO. 20-17-32000-0007
DATED THIS ___ DAY OF ___ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0007

DATED THIS ___ DAY OF ___ A.D., 200__

KITTITAS COUNTY ASSESSOR

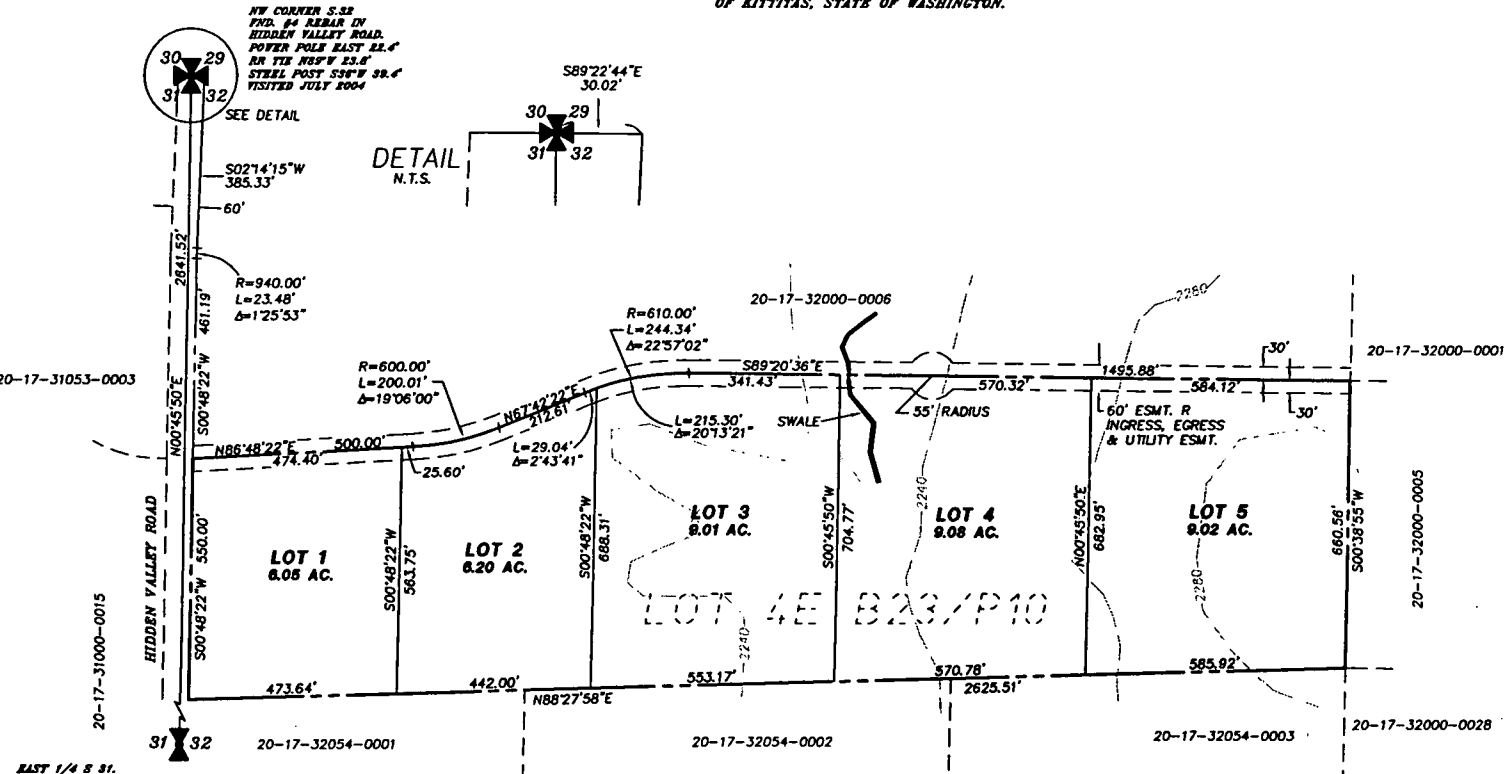
KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS ___ DAY OF ___ A.D., 200__

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.

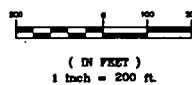


EAST 1/4 S 31.
FWD. 3 1/2" ALUM. CAPPED
IRON PINS
RR 1/4 N40°W 12.6'
STEEL POST S30°W 18.9'
STEEL POST S79°E 3.0'

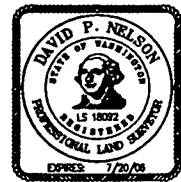
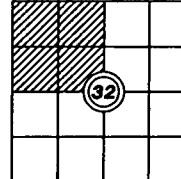
LEGEND

- A QUARTER CORNER
A SECTION CORNER
A FOUND REBAR W/CAP
A SET REBAR W/CAP LS#18092

GRAPHIC SCALE



INDEX LOCATION
SEC. 32, T.20N., R.17E., W.M.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...DONNA SCOTT...
in AUG., 2004.

DAVID P. NELSON

Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this...day of... 20...at...M
in book...of...at page...at the request of

DAVID P. NELSON

County Auditor

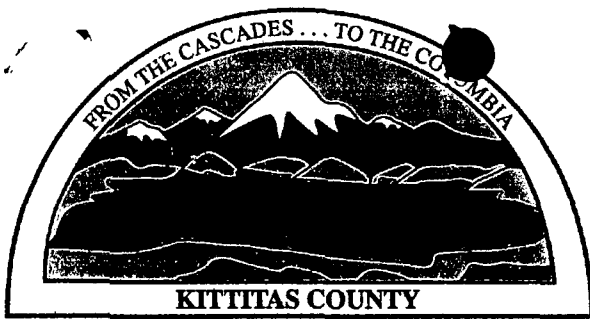
Deputy County Auditor

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
CLB ELUM, WASHINGTON 98922
PHONE: (509)674-7438
FAX: 674-7410

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

Table with columns: OWN BY, DATE, JOB NO., CHKD BY, SCALE, SHEET. Values: D.P./G.W., 08/04, 04553, D.NELSON, 1"=200', 1 of 2



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

August 20, 2004

Eastside Consultants
516 East First Street
Cle Elum, WA 98922

RECEIVED
AUG 25 2004
KITTTAS COUNTY
CDS

Dear Mr. Nelson,

We have received the proposed Hidden Valley Meadows Plat, located in Section 32, Township 20N, Range 17E, east of Hidden Valley Road.

We have also received the \$625.00 short plat submission fee (receipt #004343).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

- **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Where an existing home is located on one of the parcels within the proposed plat, a review of the on site sewage files is accomplished to ensure that the structure has an approved oss permit and inspection. If no permit exists or the system was not inspected at the time of installation, a new sewage system permit must be obtained and the existing system abandoned. The new system design must be reviewed and approved prior to final signature of the plat. The proponent shall install the new system as per directive by the Health Officer in accordance with current rules and regulations

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated three ways:

- PUBLIC UTILITY WATER SUPPLY – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

“Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division.”

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

John J. Wolpers, III REHS R.S.
Kittitas County Environmental Health Director

cc: Community Development Services
cc: Donna Scott

Joanna F. Valencia

From: John Wolpers
Sent: Thursday, December 23, 2004 8:44 AM
To: Joanna F. Valencia
Subject: RE: Hidden Valley Vistas and Meadows Plat Comments

Joanna,

The biggest issue surrounding this proposed development is water as least as far as Public Health is concerned. The regulation (chapter 246-291 WAC) allow for a group B system (Public Water) to serve up to 14 connections per well as is currently written. They seem to meet this criterion either way. They will be required to utilize a Professional Engineer when there are nine or more connections to a single water system. If the development does not exceed the maximum allowable withdraw of 5000 gallons per day, they do not need to obtain a water right from the Department of Ecology.

From: Joanna F. Valencia
Sent: Friday, December 17, 2004 10:31 AM
To: John Wolpers
Subject: Hidden Valley Vistas and Meadows Plat Comments

Hi John,

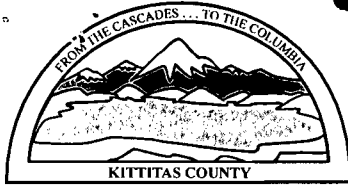
I just wanted to check if you've gotten a chance to look through the Hidden Valley Vistas (P-04-05) and Hidden Valley Meadows (P-04-06) files. These were the files that were determined to be a serial plat and were therefore being considered as a 12-lot plat and therefore non-exempt from SEPA. Environmental Health had already submitted comments on August 20th, 2004 back when they were still separate 5-lot and 7-lot plats. I was wondering if your comments still stand as they were, or have new comments come in to play due to the serial plat.

I sent the Notice of SEPA Action/Public hearing and DNS out on December 3, 2004. Let me know what the status is. The public hearing for the files is being held this coming Monday.

Thanks,
Joanna

Joanna Valencia

Planner
Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926
[P](509) 962-7506
[F](509) 962-7697
joanna.valencia@co.kittitas.wa.us



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

RECEIVED

OCT 12 2004

KITTITAS COUNTY
PDS

MEMORANDUM

TO: Jan Sharar, Staff Planner, Community Development Services

FROM: Joseph Sheridan, Development Review Technician PDS

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: October 12, 2004

SUBJECT: Hidden Valley Meadows Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. **Access:** Access shall be constructed as Low Density Private Roads and serve 3 – 40+ parcels as long as the parcel size remains 5.01 and greater. When parcel size fall under the 5.01-acre minimum, High Density Private Road Standards will be triggered. All parcels being served by access road/roads shall be considered in determining this 5.01-acre minimum. (See current Kittitas County Road Standards)
 - a. Access Easements shall be improved to 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement 6" gravel surface.

Page 1 of 3

- d. Maximum Grade, 12%.
- e. Stopping Site Distance, reference AASHTO.
- f. Entering Site Distance, reference AASHTO.
- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

2. Private Road Improvements:

- a. Easement "R", referenced on the face of the Plat shall be improved to the standards outlined in requirement #1 above, from/including the intersection with Hidden Valley Road through to the point at which all parcels are accessed.

3. Roadside Features: (See current Kittitas County Road Standards)

- a. Mailbox supports shall be of a "break-away" design.

4. Cul-de-sacs: (See current Kittitas County Road Standards)

- a. Cul-de-sac design, reference AASHTO.
- b. Contact Fire Marshall, Derald Gaidos, regarding any additional cul-de-sac requirements.

5. Addressing:

- a. I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

6. Fire Protection:

- a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

7. Plat Notes: Plat notes shall reflect the following.

- a. Entire Private Road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permits for this Plat. **Plat Note.**
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current

County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel. **Plat Note.**

- c. Lot 1 will be limited to the access easement described on the face of the Plat, no direct access will be granted off of Hidden Valley Road. **Plat Note.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.



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

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

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

December 9, 2004

Kittitas County
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

RECEIVED

DEC 14 2004

KITTITAS COUNTY
CDS

Attention: Joanna Valencia, Staff Planner

Subject: P-04-05 & P-04-06; Donna Scott (landowner)/David P. Nelson (agent)
7-Lot Plat & 5-Lot Plat
~0.5 Miles South of SR 970, MP 8.03 Right on Hidden Valley Road

We have reviewed the proposed plats. The plat sites are not adjacent to any state highways, but will access State Highway 970 at the Hidden Valley Road intersection (milepost 8.03). We have the following comments.

This segment of SR 970 is a Class 1 access managed highway with a posted speed limit of 60 miles per hour. The Route Development Plan for SR 970 identifies the need for left-turn channelization at the SR 970/Hidden Valley Road intersection. There is no funding available for this improvement at this time. The plats will add additional traffic to this intersection. As development continues to occur in this area, safety improvements to the intersection will become an increasing concern.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Salah Al-Tamimi, P.E.
Regional Planning Engineer

by: Scott Golbek, P.E., Assistant Regional Planning Engineer

SA: rh/jjg

cc: File #7, SR 970
Rick Gifford, Traffic Engineer
Terry Kukes, South Central Area 1 Maintenance Superintendent

p:\planning\devrev\sr970\kittco_scott_plats.doc

Swauk Prairie Farms LLC
1302 Swauk Prairie Road
Cle Elum, WA 98922
December 20, 2004

RECEIVED

DEC 20 2004

KITTITAS COUNTY
CDS

Kittitas County Planning Commission
C/o Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: Plats named Hidden Valley Meadows/Vistas (P-04-XX) hearing 12-20-2004

We are writing, not to object to the above, but in order that the following might become part of the record of this process. Our farm is in the section immediately north of these plats and has been our family farm for almost 120 years. We hope to attend the hearing.

1) Anyone selling, owning, renting, or purchasing property involved in these plats should be advised of and agree to abide by the Right to Farm ordinance as adopted by Kittitas County and shall not be allowed future objections to the nearby farming. This needs to be on the mylars.

2) Anyone purchasing, selling, owning or renting lots in the lot size created by this short plat shall not be allowed to oppose creation of similar lot sizes in the future within the section north of these plats. Buyers should be notified that there is 3-acre zoning in Section 29. Can this, too, be on the mylars?

Two recent surveys along the north boundary have slightly disagreed putting our recently cemented fencepost locations in question. We note that the present developer has agreed that they should remain as is and that they will convey that information to any affected purchasers.

In short, we do not want our farming hindered by creation of these lots but should farming become impossible, we should be permitted to do the same thing you are allowing these plats.

Thank you,



Lila Hanson,
Swauk Prairie Farms LLC

copy to: Kittitas County Board of Commissioners

ATTN: JOANNA LENCIA

Swauk Prairie Farms LLC
1302 Swauk Prairie Road
Cle Elum, WA 98922
December 20, 2004

RECEIVED

DEC 20 2004

KITTITAS COUNTY
CDS

Kittitas County Planning Commission
C/o Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

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Thank you,

Lila Hanson,
Swauk Prairie Farms LLC

copy to: Kittitas County Board of Commissioners

411 N. Ruby, Suite 2, Ellensburg WA 98926
(509)962-7506 FAX: (509)962-7697

Kittitas County
Community Development
Services

Fax

To: Marc Kirkpatrick From: Joanna Valencia, RCCDS
Fax: 509-674-7419 Pages: Page 1 of 7
Phone: _____ Date: 12/20/04
Re: Hidden Valley Vistas & Meadows Public Works CC: _____

Comments

- Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Marc.

Here are those comments.

JV.

P-04-06

Scott, Donna

P-04-05

JS

AFFIDAVIT OF PUBLICATION

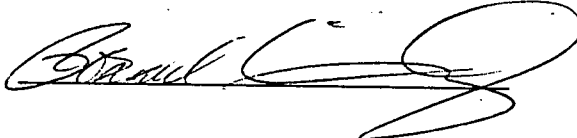
State of Washington, County of Kittitas, ss: **Ron Criddlebaugh** being first duly sworn on oath, deposes and says: That he is the **Advertising Manager** of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF SEPA ACTION/PUBLIC HEARING

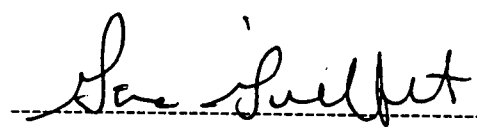
As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 week (s), commencing on the following days.

DECEMBER 3, 2004

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of **\$57.13** rate of \$4.35 per column inch for each insertion.

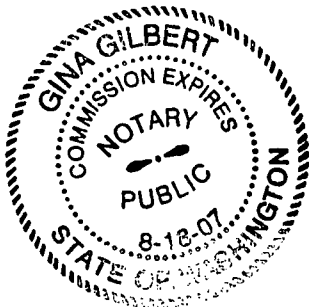


Subscribed to me this 6 day of Dec., 2004.



GINA GILBERT

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



01506918 INVOICE FOR CLASSIFIED ADVERTISING				MAKE CHECKS PAYABLE TO →	
CLASS 999	AD TYPE 1E	INS. 1	AMOUNT \$57.13		
AGATES 17	LINES 11	WORDS 32	INCHES 12.7		
EDITIONS 01			AD-TAKER FAT		
Cust # a0104728					
(509)962-7506 ^{PHONE}					
SORTLINE Notice of SEPA					
12/03/04			12/03/04		

DAILY RECORD

401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

a0104728 - 01506918
 Kittitas County Community
 Development Services
 411 N. Ruby St
 Suite 2
 ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 on preliminary plats by David P. Nelson, authorized agent for Donna Scott, landowner, for approximately 41.37 acre and 39.37 acre sites, Parcel numbers 20-17-32000-0006 and 20-17-32000-0007 (being a portion of Sections 32 of T20N., R17E., W.M. in Kittitas County.)

On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat (P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

The complete application files (P-04-05 and P-04-06) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Contact person - Jan Sharar.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before December 17, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

NOTICE IS HEREBY given that a hearing on said application be-

PA.

The complete application files (P-04-05 and P-04-06) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Contact person - Jan Sharar.

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NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, December 20, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

**NOTICE OF SEPA
Action/Public Hearing**

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on December 1, 2004, make a Determination of

Date: November 30,
2004

From: Joanna F. Valencia <joanna.valencia@co.kittitas.wa.us>
To: "Patsy (E-mail)" <legals@kvnews.com>
Date: Tuesday, November 30, 2004 4:42 PM
Subject: Notice for Publishing- HiddenValleyVistasSEPANO

<<HiddenValleyVistasSEPANO.doc>>

Hi Patsy,

Attached is another Notice that needs to be published ASAP for the Hidden Valley Vistas and Hidden Valley Meadows Applications. If possible, I'd greatly appreciate it if you can publish the notice by this Friday. Sorry for the short notice, but we've just determined that the applicant needs to go through SEPA.

Thank you,
Joanna

Joanna Valencia
Planner
Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926
[P] (509) 962-7046
[F] (509) 962-7697
joanna.valencia@co.kittitas.wa.us

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on December 1, 2004, make a Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 on preliminary plats by David P. Nelson, authorized agent for Donna Scott, landowner, for approximately 41.37 acre and 39.37 acre sites, Parcel numbers 20-17-32000-0006 and 20-17-32000-0007 (being a portion of Sections 32 of T20N., R17E., W.M. in Kittitas County.)

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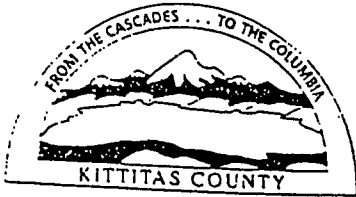
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Date: November 30, 2004
Publish: December 3, 2004

01506918
12.78
57.13



Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME:

Notice of Sepa Action
Hearing for Applications

P-04-05 #
P-04-06

NOTIFICATION MAIL DATE:

Dec. 3, 2004

Hidden Valley Vistas #
Hidden Valley Meadows

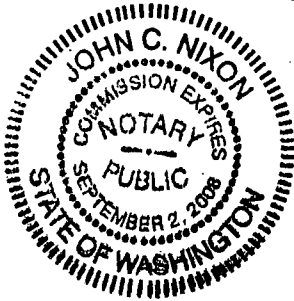
Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

J. Simpson
Signature

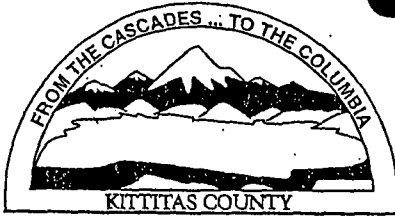
Subscribed and sworn to before me this 7 day of Dec, 2004.



John Nixon

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires 9/02 2008



Kittitas County
Community Development Services

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Joanna Valencia, Staff Planner *JV*
Kittitas County Community Development Services

Date: December 3, 2004

Subject: **NOTICE OF SEPA ACTION/PUBLIC HEARING FOR APPLICATIONS FOR A FIVE LOT PRELIMINARY PLAT (P-04-06) AND A SEVEN LOT PRELIMINARY PLAT (P-04-05):**

Donna Scott, landowner, represented by David P Nelson, authorized agent, has applied for a 7-lot preliminary plat on approximately 41.37 acres and a 5-lot preliminary plat on approximately 39.37 acres of land that is zoned Kittitas County Agriculture 3, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel numbers 20-17-32000-0007 and 20-17-32000-0006, comprising a portion of Section 32, T. 20N., R. 17E., W.M., in Kittitas County.

On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat (P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review, it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21CRCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

Enclosed please find a Notice of SEPA Action/Public Hearing, Determination of Non-Significance (DNS), a photocopy of the referenced preliminary plat, and a copy of the submitted environmental checklist. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

Your comments are sought on the threshold determination pursuant to the State Environmental Policy Act (SEPA). Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before December 17th, 2004 @ 5:00pm by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA 98926. Related documents may be examined at Kittitas County Community Development Services, 411 North Ruby, Suite 2, Ellensburg, WA 98926, (509) 962-7506. Staff Planner: Joanna Valencia

Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments or appeal of the DNS may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA. 98926.

Please send comments or letter of appeal regarding SEPA prior to December 17, 2004 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, December 20, 2004 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on December 1, 2004, make a Determination of Non-Significance (DNS) using the optional DNS process outlined in WAC 197-11-355 on preliminary plats by David P. Nelson, authorized agent for Donna Scott, landowner, for approximately 41.37 acre and 39.37 acre sites, Parcel numbers 20-17-32000-0006 and 20-17-32000-0007 (being a portion of Sections 32 of T20N., R17E., W.M. in Kittitas County.)

On September 24, 2004, two notices of applications were sent out for a 5-Lot Preliminary Plat (P-04-06, APN20-17-32000-0007) and a 7-Lot Preliminary Plat (P-04-05, APN 20-17-32000-0006) for David P. Nelson, authorized agent for Donna Scott, landowner. After review it has been determined by the Kittitas County Community Development Director that the contiguous parcels constitute a serial plat. The serial plat thus contains 12 lots, and pursuant to 43.21C RCW, WAC 197-11-800, and KCC 15.04 is not categorically exempt from SEPA.

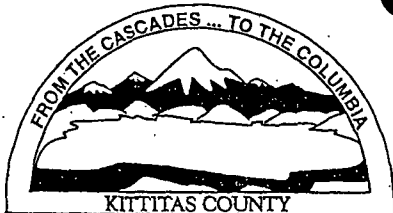
The complete application files (P-04-05 and P-04-06) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person – Joanna Valencia.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before December 17, 2004 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, December 20, 2004 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: December 2, 2004

Publish: December 3, 2004



Kittitas County
Community Development Services

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

Phone (509) 962-7506 • Fax (509) 962-7682

SEPA
DETERMINATION OF NONSIGNIFICANCE

DESCRIPTION OF PROPOSAL: Proposal of two plats, Hidden Valley Meadows (P-04-06) and Hidden Valley Vistas (P-04-05), with a total of 12 lots requested by Donna Scott, landowner. The proposed permit is for parcel numbers 20-17-32000-0007 and 20-17-32000-0006.

PROPONENT: Donna J. Scott
8142 NE 145th PL
Kenmore, WA 98028

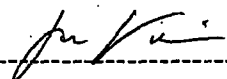
LOCATION OF PROPOSAL: The subject properties are, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, tax parcel # 20-17-32000-0006 and 20-17-32000-0007, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., December 17, 2004.

RESPONSIBLE OFFICIAL:



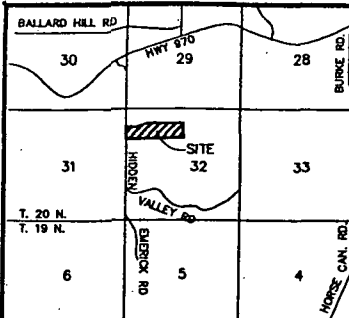
Joanna Valencia, Staff Planner

TITLE: Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: December 2, 2004

Contact the Kittitas County Board of Commissioners for more information on the appeal process.



VICINITY MAP
NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0007

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0007

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS 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.

OWNER:
DONNA J. SCOTT
8142 NE 145TH PLACE
KENMORE WA 98028

PARCEL #20-17-32000-0007
ACREAGE: 39.37
6 LOTS
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC
ZONS: AG-3

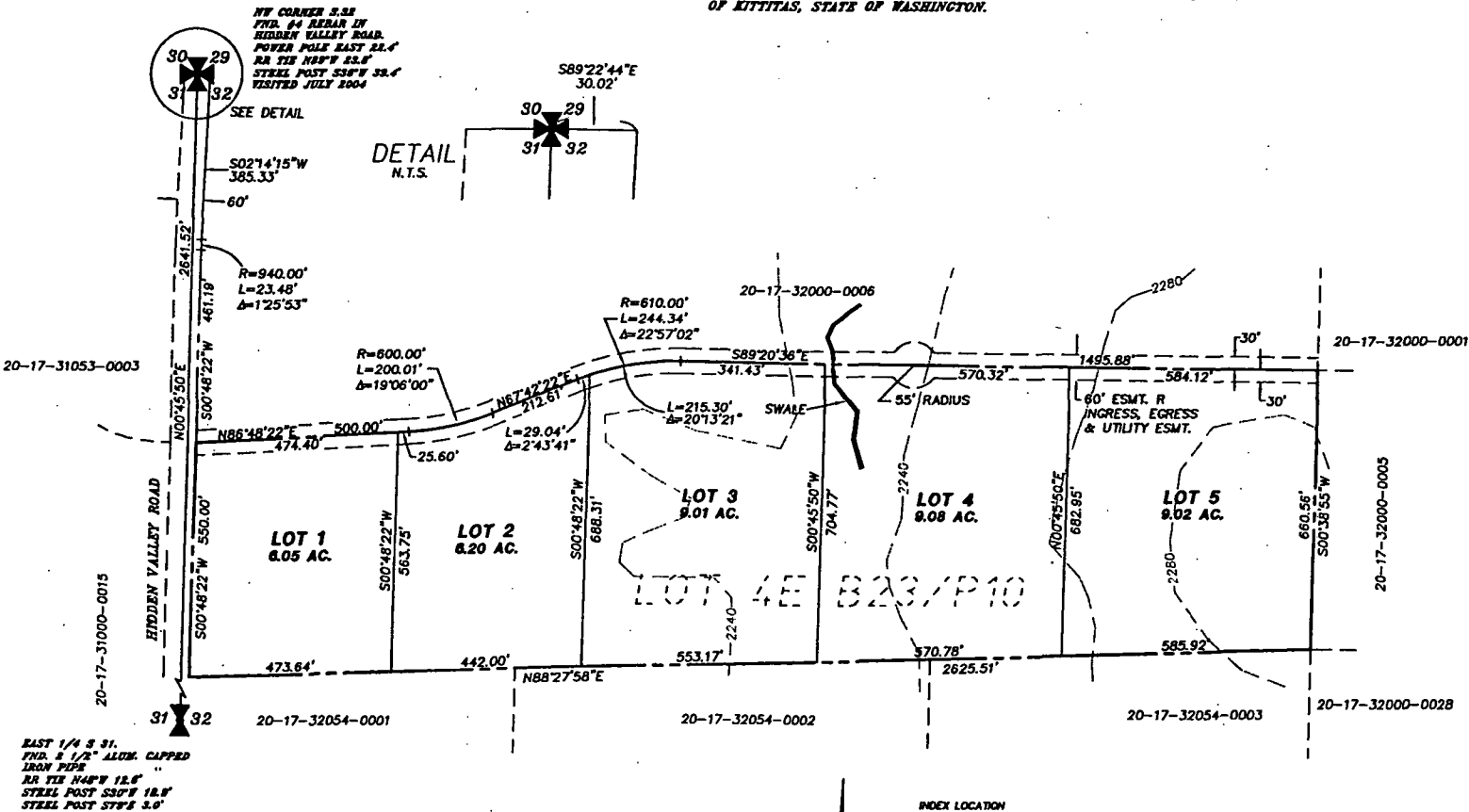
HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

P-04-XX

EXISTING LEGAL DESCRIPTION:

LOT 4E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 25 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

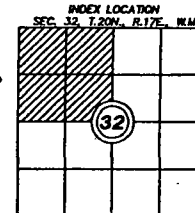
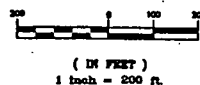


EAST 1/4 S 31.
FND. & 1/2" ALUM. CLIPPED
IRON PIPE
RR TIE N40°W 18.0'
STEEL POST S30°W 18.0'
STEEL POST S70°E 3.0'

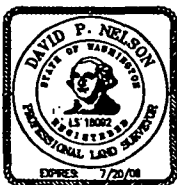
LEGEND

- A QUARTER CORNER
- A SECTION CORNER
- A FOUND REBAR W/CAP
- A SET REBAR W/CAP LS#18092

GRAPHIC SCALE



EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: (509) 674-7433
FAX: 674-7419



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DONNA J. SCOTT in AUG., 2004.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

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

DAVID P. NELSON
County Auditor
Deputy County Auditor

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
D.P. /G.W.	08/04	04553
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	1 OF 2

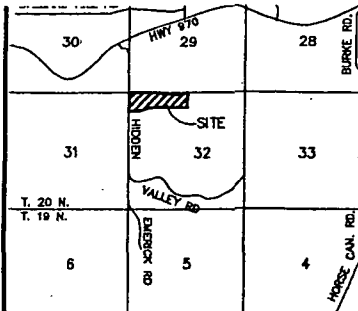
HIDDEN VALLEY VISTAS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:

DONNA J. SCOTT
8142 NE 145TH PLACE
KENMORE WA 98028

PARCEL 20-17-32000-0006
ACREAGE: 41.87
7 LOTS
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC
ZONE: AG-3



VICINITY MAP
NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0006

DATED THIS _____ DAY OF _____ A.D., 200__

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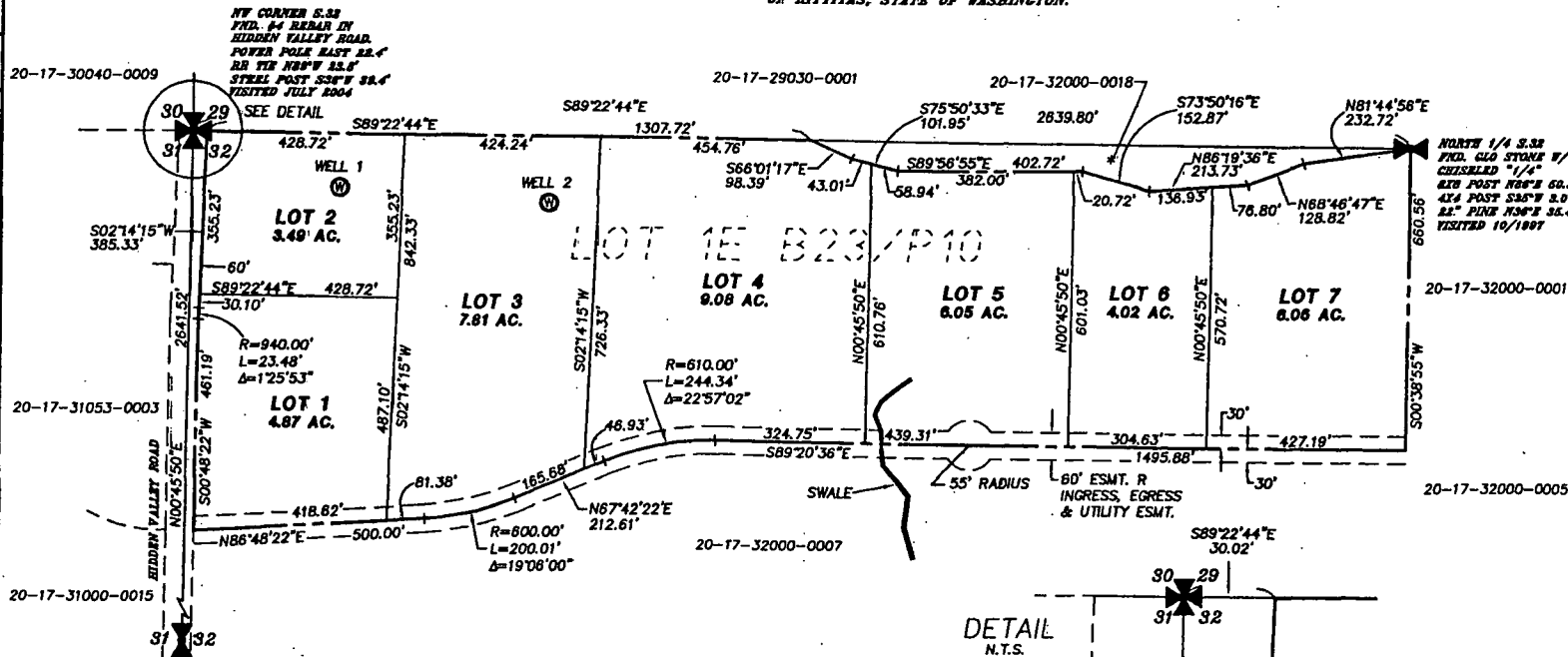
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN
ATTEST: _____
CLERK OF THE BOARD

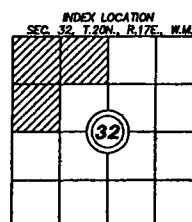
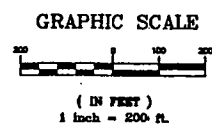
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



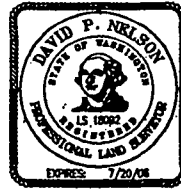
EXISTING LEGAL DESCRIPTION:
LOT 1E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 198710E30011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EAST 1/4 S.31.
FIND. 1 1/8" ALUM. CAPED
IRON PIPE
RR TIE N48°W 12.8'
STEEL POST 33°W 18.8'
STEEL POST 57°E 3.0'

- LEGEND**
- ⊕ QUARTER CORNER
 - ⊕ SECTION CORNER
 - FOUND REBAR W/CAP
 - SET REBAR W/CAP LS# 18092



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PHONE: (509)674-7433
FAX: 674-7419



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 request of DONNA SCOTT in AUG., 2004.

DAVID P. NELSON
Certificate No. 18092

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

County Auditor

Deputy County Auditor

HIDDEN VALLEY VISTAS
LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY D.P./G.W.	DATE 08/04	JOB NO. 04553
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 of 2

- o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
- o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
- o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:

- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:

- o LONG PLAT MAP - MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

(3) adversely affect the established character of the surrounding vicinity.

□ SECTION IX. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

FINAL PLAT APPROVAL WINTER OF 2004.

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

NO

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

NONE

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

NO

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

CLASS "B" WATER SYSTEM APPROVAL FROM KITTITAS COUNTY HEALTH DEPARTMENT AND DEPARTMENT OF ECOLOGY PLAT APPROVAL.

B. Environmental Elements

1. Earth

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

ROLLING WITH PASTURE AND SCATTERED TREES.

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

10% GRADE

- 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.

CLAY (CLE ELUM LOAM)

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

NO

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

4,500 TON OF ROCK FROM ROAD SURFACING FROM ECP GRAVEL PITTS. 400 YARDS OF GRADING.

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

NO

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

1/20 OF THE ENTIRE SITE.

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

SEDIMENT TRAPS AND ROCK LINED DITCHES.

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.

DUST

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

NO

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

NONE NECESSARY

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.

SEASONAL DITCH

- 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.

PROPOSED PRIVATE ROAD WILL CROSS OVER DITCH WITH A 36 INCH CULVERT.

- 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.

0, ROAD WAS EXISTING.

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

NO

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

NO

- 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.

NO

- 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.

GROUNDWATER WILL BE WITHDRAWN FOR THE 12 LOT CLASS "B" WATER SYSTEM.

- 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.

12 INDIVIDUAL SEPTIC SYSTEMS.

- 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.

ROADSIDE DITCHES INTO SEASONAL DITCH. PORTIONS OF ROAD TO SHEET FLOW OVER PASTURE.

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

SEPTIC SYSTEMS

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

OVERSIZED DITCHES, GRASSY SURFACE AND SEDIMENT TRAPS.

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, bullrush, skunk cabbage, other
water plants: waterlily, eelgrass, milfoil, other
other types of vegetation:

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

PASTURE WITHIN ROAD PRISM

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

NONE KNOWN

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

NONE PROPOSED

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

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

NO

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

NONE

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.

ELECTRIC

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

NO

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.

NONE

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.

1) Describe special emergency services that might be required.

NONE

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

NONE NEEDED

b. Noise

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

NONE

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.

TYPICAL CONSTRUCTION EQUIPMENT 8:00AM TO 5:00 PM, MONDAY-FRIDAY

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

NONE NEEDED

8. LAND AND SHORELINE USE

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

RESIDENTIAL USE

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

WHEAT WAS GROWN MANY YEARS AGO.

c. Describe any structures on the site.

NONE

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

NO

- e. What is the current zoning classification of the site?
AG-3
- f. What is the current comprehensive plan designation of the site?
AGRICULTURAL
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an environmentally sensitive area?
NO
- i. Approximately how many people would the completed project displace?
NONE
- j. Approximately how many people would reside or work in the completed project?
12 FAMILIES
- k. Proposed measures to avoid or reduce displacement impacts, if any.
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
FORMAL PLAT PROCESS
9. HOUSING
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
12 UNITS, MIDDLE TO HIGH
- 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.
N/A
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?
N/A
- b. What views in the immediate vicinity would be altered or obstructed?
NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any.
N/A

11. LIGHT AND GLARE

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

NONE

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?

NONE

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

N/A

12. RECREATION

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

NONE

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:

N/A

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

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

ADJACENT TO PROPERTY IS AN OLD SCHOOL HOUSE.

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

N/A

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.

HIDDEN VALLEY ROAD AND PRIVATE ROAD.

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

NO, NONE IN KITTTAS COUNTY.

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

NONE, NONE\

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).

PRIVATE ROAD, 60' EASEMENT, 24 FOOT DRIVING SURFACE

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.

120 ADT, WEEKENDS AND 8:00 AM, 5:00 PM DURING WORK WEEK

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

STOP SIGN(S)

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.

ADEQUATE SERVICE IS PROVIDED UNDER CURRENT CONDITION TO SUPPORT THIS DEVELOPMENT.

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

MAILBOXES AND ROADWAY ACCESS

16. UTILITIES

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

ELECTRICITY, WATER, TELEPHONE

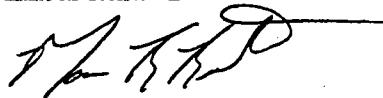
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

WATER - WELL
SEWER - SEPTIC
POWER - PUGET POWER P40
TELEPHONE - QWEST Ellensburg Telephone JV

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

12/2/04

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)

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.

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

N/A

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

N/A

DONNA SCOTT
8142 NE 145TH PLACE
KENMORE, WA 98028

EASTSIDE CONSULTANTS, INC.
214 PENNSYLVANIA AVE
CLE ELUM, WA 98922

ELLENSBURG TELEPHONE
TOM STEVENS
208 W THIRD
ELLENSBURG, WA 98926

WASHINGTON STATE DOT
RICK HOLMSTROM
PO BOX 12560
YAKIMA, WA 98909

MANORD RUCKER
593 HIDDEN VALLEY RD
CLE ELUM, WA 98922

SWAUK PRAIRIE FARMS LLC
1302 SWAUK PRAIRIE RD
CLE ELUM, WA 98922

REBECCA TURCOTTE
PO BOX 714
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FRANK SCOTT
PO BOX 90868 (PSE-08)
BELLEVUE, WA 98009-0868

WILLIAM BARSCHAW
PO BOX 1137
MONROE, WA 98272-4137

BRIAN MAYER
4767 FERNRIDGE LANE
MERCER ISLAND, WA 98040

CHRISTOPHER A WEYMOUTH
10540 NE 25TH ST
BELLEVUE, WA 98004

MATTHEW COE
3940 HIDDEN VALLEY RD
CLE ELUM, WA 98922

Swauk Cemetery
2830 Hwy Rd
90 S-T-Grange
Cle Elum, WA 98922

**Kittitas County Planning Commission Meeting
Minutes – December 20, 2004**

Planning Commission Present:

Mike Alberg, Chair, David Black, James Landreth, Scott Perna.

Staff Present:

Darryl Piercy, Community Development Services Director, Allison Kimball, operations Supervisor, Joanna Valencia, Staff Planner, Michelle Balcom, Board Clerk

Public Present:

Approximately ten people present.

Chair, Mike Alberg called to order the regular meeting of the Kittitas County Planning Commission at 7:00 PM

Correspondence: The Clerk had no new correspondence to report. Staff Planner, **Joanna Valencia** reported receiving comments from the public in regards to the Owens Cluster, SP 04-36, Deter Cluster Sp-04-37, Hidden Valley Meadows P-04-06 and Hidden Valley Vistas P-04-05, and asked the Chair if she could present this correspondence with the respective application. The Chair, Mike Alberg agreed.

Joanna Valencia presented the Owens Cluster SP-04-36. She read her staff report and explained that this Cluster Subdivision application is being presented to the Planning Commission for their recommendation for approval or denial to the Community Development Services office. The final approval or denial is handled administratively like a Short Plat and that decision lies with Community Development Services.

David Nelson from Eastside Consultants, representing the applicant. This application and the Deter Cluster SP-04-37 go together. They will share access. A new road has already been built to meet County standards. The reason for the two Short Plats was to address the access concerns.

David Black asked about Louie road.

David Nelson stated that the road was built about a year and a half ago. The Deter/Owens projects run easterly 30 feet. The cull de sac ends at the three lots. There will be an easement that crosses the canal

Mark Alberg, Chair, asked which the residual parcel is.

David Nelson stated that the residual parcel is located at the tip of the canal. The neighbor has access across the canal.

Keith Reed, Lookabout Lane. He stated that he is not opposed to the short plat, but he has some questions he would like answered. There is an 11.9 acre parcel that appears to be landlocked, can someone speak to that?

David Nelson stated that there is an easement between lots #2 and #3. The area around that is not build able and those areas will be absorbed by the other parcels and gain access through those parcels.

Joanna Valencia and **Darryl Piercy** stated that the access requirements must be addressed if or when subdivision occurs.

With no further public testimony the Chair closes the public hearing.

David Black asked David Nelson if he has been in contact with Derald Gaidos in regards to the cul de sacs.

David Nelson stated that he had not, but that Public Works may have been.

Darryl Piercy stated that the Fire Marshall is part of CDS and his approval is required to approve the application.

A motion was made by **David Black** to recommend the Owens SP-04-36 for approval to CDS. The motion was seconded by James Landreth. A polled vote was taken and motion passed 4-0.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants submitted a complete application on behalf of Don Owens, landowner to the Community Development Services on September 3rd, 2004.
2. The Planning Commission finds that the Kittitas County Zoning Code 17.65 requires a minimum of 15 acres for "cluster subdivision" in the Agriculture 3 Zoning District where no lot shall be less than 1 acre in size. The Owens Cluster Preliminary Plat complies with total acres and minimum lot size requirements.
3. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 3 lots ranging in size from 2.00 to 2.14 acres. The residual parcel is 11.97 acres for a total of 4 lots.
4. A public meeting was held by the Planning Commission on December 20th, 2004 to review the Owens cluster short plat as required under KCC 17.65.
5. Preliminary short plat approval will be sent out to all adjacent property owners and interested parties by the CDS office as required under KCC 16 (Subdivision Code).
6. The Planning Commission finds that the proposed short plat is **not** detrimental to the surrounding parcels.
7. No testimony was given in opposition to the application and the public's questions were addressed.

David Black stated that the Board should add to the Findings that there was no testimony in opposition to the application.

Findings were accepted unanimously with Planning Commission changes and will go forward to CDS.

Chair, Mike Alberg opens the public hearing for Deter SP-04-37.

Joanna Valencia read her staff report and explained the review process is the same as explained for the Owens, SP-04-36.

David Nelson is representing the applicant. He stated that the access is the same as the Owens, SP-04-36. He restated that the buffer areas will be deeded over to adjacent lots as they are not build able. He approached the Board to point out the cul-de-sac on the map for David Black. With no further testimony the Chair closed the public testimony. And opened deliberation. David Black moved to **recommend the Deter SP-04-36 for approval** to CDS Motion was seconded by James Landreth. A polled vote was taken and **motion passed 4-0**.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants submitted a complete application on behalf of Rob Deter, applicant, and Don Owens, landowner to the Community Development Services Department on September 3, 2004.
2. The Planning Commission finds that the Kittitas County Zoning Code 17.65 requires a minimum of 15 acres for "cluster subdivision" in the Agriculture 3 Zoning District where no lot shall be less than 1 acre in size. The Deter Cluster Preliminary Plat complies with

- the total acres and minimum lot size requirements.
3. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 3 lots ranging in size from 2.25 acres to 2.39 acres. The residual parcel is 10.80 acres for a total of 4 lots.
 4. A public meeting was held by the Planning Commission on December 20th, 2004 to review the Deter cluster short plat as required under KCC 17.65.
 5. Preliminary short plat approval will be sent out to all adjacent property owners and interested parties by the CDS office as required under KCC 16 (Subdivision Code).
 6. The Planning Commission finds that the proposed short plat is **not** detrimental to the surrounding parcels.
 7. There was no public testimony given in opposition to the application.

Chair, Mike Alberg opens the public hearing for Hidden Valley Meadows P-04-06

Joanna Valencia read the staff report for the preliminary plat application. Upon review, it was determined by the CDS Director that the Hidden Valley Meadows, P-04-06, and the Hidden Valley Vistas, P-04-05, parcels were contiguous and therefore constitutes a serial plat. The serial plat thus contains 12 lots, and pursuant to state laws and county codes, it is not categorically exempt from SEPA.

Darryl Piercy stated that the applicant and the CDS staff have been working together and the applicant has cooperated with this requirement and it has not held up the process in any way.

Joanna Valencia proposed that the Board temporarily close the Hidden Valley Meadows, P-04-06, file and hear the staff report regarding the Hidden Valley Vistas P-04-05 before making their decision on the two plats. **Chair, Mike Alberg** agreed.

Joanna Valencia read the staff report for Hidden Valley Vistas P-04-05. The plats share access and have similar issues.

David Nelson is representing the applicant. He stated that the two plats will share a Class B water system. He stated that access for lot #2 has been discussed with Public Works. He stated that he is expecting an answer from Public Works on approval for the proposed access so that they can keep lot #2.

Chair, Mike Alberg opens the public testimony.

Lila Hanson 1302 Swauk Prarie Rd. She stated that she submitted a letter and would like to state for the record that in her letter she did not know the Plat number and would like the record to reflect that she was referring to P-04-05 and P-04-06. She stated that she runs a family farm that is adjacent tot the proposed plat and she would like the Planning Commission to add to the findings wording that would allow them to continue farming. If they are unable to farm they would like some assurance that they would receive similar consideration for the same land use in the future that would allow them to sell off 3 acre parcels if it became necessary. She stated that there is a concern regarding the fence line. In the past different surveys have come up with different property lines along that fence line. The fence is cemented into the ground and would be a hardship if they had to move it every time a different survey is done. She requested the Board add some wording to the findings that addresses the fence line as the property line.

David Black asked if she is requesting the "right to farm" wording be put on the Mylars.

Lila Hanson responded that she does want it on the Mylars. She stated that she has been assured by a CDS Planner that it will be, but she would also like it on this record. She stated that she is not opposed to the plat, but wants to be assured that they would receive fair treatment in the future.

David Black asked what the other lot sizes are in the area.

Lila Hanson stated that there are smaller lots; other platting has been done in the area.

John Hanson 1302 Swauk Prarie Rd. He stated his concern for the noxious weed problem that is very threatening to their wheat farming. He explained the extreme measures, (chemical spraying

for years), that the Weed District has had to take in the past to eradicate this type of grass and he has noticed it returning in some areas. He would like the Board to address this issue if they can. The property of the proposed plats was heavily infested at one time and he does not know if it has returned there or not. This weed can be spread by vehicle traffic and that is another reason for the fence line issue to be addressed to keep trespassers out.

Chair, Mike Alberg asked if the weed district is currently active, and would they spray.

John Hanson stated that the weed district is somewhat active and they may be able to do some spraying.

Lila Hanson proposed to the Board that they add to the findings that during the development stage the owners make a reasonable attempt to control the noxious weeds and notify any new owners of that requirement.

David Nelson stated that there will be a home owner's association that could address the noxious weed problem. He is not sure anyone knows about the problem at this time, but he will talk with the owner. The applicant plans to work with the Hansons in regards to the fence line. He agreed that the fence line should be the property line.

David Black asked if something will be done about the noxious weeds.

David Nelson stated that nothing has been done on the property for a long time. He will make the owner aware of the noxious weeds.

Chair, Mike Alberg asked if the owner would address the noxious weeds and the right to farm.

David Black stated that yes it is already county ordinance, but making the public aware of the ordinance is a good idea.

David Black asked Darryl Piercy if the Board can address these concerns.

Darryl Piercy stated that because zoning is subject to change by the Board of County Commissioners it is beyond us to determine future protection. Current zoning can change. We can document the current zoning and make an effort to preserve their rights under the current zoning.

Chair, Mike Alberg asked if something could be added to the Code of the West about future zoning changes.

Darryl Piercy stated that the Code of the West currently states that property owners may be disturbed by farming. Something could be added about views could change under current zoning. There is no way around it without a view ordinance.

David Black stated that it would be a stretch to go to AG-20.

Darryl Piercy stated that doing so would create a problem with all existing plats. It would be appropriate for the Board to add to the findings that there was testimony to those concerns.

James Landreth asked how much responsibility does CDS or the Planning Commission or even the Board of County Commissioners have to tell the public about zoning code.

David Black stated that the right to farm is in the Comprehensive Plan. **James Landreth** stated that it is an ordinance.

Darryl Piercy stated that it is appropriate for the Board to put the testimony into the findings.

Mike Alberg reopened the public testimony.

Lila Hanson stated that she agreed with the CDS staff that having something in the findings does give them some protection for the future.

David Nelson stated that he could add a note to the Mylars that recognizes current zoning and the rights under that zoning. He stated that he will work with CDS on the wording. He added that he would like the board to consider the driveway issue discussed before on lot #2.

Mike Alberg closed the public testimony and opened the Board deliberation.

David Black moved to recommend for approval, Hidden Valley Meadows, P-04-06 to CDS.

Scott Perna seconded. A polled vote was taken and the motion passed 4-0.

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 5 lots.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
7. There was no testimony in opposition to this application.
8. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future.
9. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
10. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance must be included in the final plat. The not shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCA 7.48.305).

11. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."

David Black moved to recommend Hidden Valley Vistas P-04-05 for approval to CDS. **Scott Perna** seconded the motion and a polled vote was taken. **The motion passed 4-0.**

Although the Planning Commission is not required to make findings, the following are suggested findings and would be a part of the formal findings prepared by the CDS office for final approval.

1. The Planning Commission finds that Eastside Consultants, Inc. submitted a complete application on behalf of Donna Scott, landowner, to the Community Development Services Department on August 17, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 7 lots.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on September 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of SEPA Action/Public Hearing pursuant to KCC 15A.04 and Chapter 43.21C RCW on November 29, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on December 20th, 2004 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
7. A Plat Note must be included in the final mylar that states that adjacent properties may be subject to subdivision in the future
8. The Homeowner's Association will address in their covenants the Right to Farm and the right of adjacent property owners to subdivide, and that a reasonable attempt to treat any noxious weeds on the property will be made.
9. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To

Farm Ordinance must be included in the final plat. The not shall read as follows:
"The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060(1)). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCA 7.48.305).

10. A Plat Note discussing the spread of noxious weeds shall be shown on the face of the final plat and shall read: "Per RCW 17.10.140, Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."
11. The applicant will work with Kittitas County Public Works Department to provide drive way access for lot #2.

Chair, Mike Alberg opened the public hearing for Widman Rezone Z-2004-12

Darryl Piercy, Director of Community Development Services read the staff report by Jan Sharar, Staff Planner. The proposed rezone would make the property consistent with the Comprehensive Plan Amendment currently before the Board of County Commissioners. There are suggested Findings prepared by CDS staff for your consideration and CDS welcomes any changes or additions that the Planning Commission feels are warranted.

Sam Wray is the co-applicant. He owns part of the property. He purchased the property with the intent to move his plumbing business to this property. He would like it to have a retail component to the business and current wording within the city does not allow for that. He has been working with the City of Ellensburg on this issue and would like the Board to consider allowing the option of future retail business on this property. The City of Ellensburg has proposed a contract rezone with proposed wording in his comment letter sent to CDS.

David Black asked about the adjacent properties.

Sam Wray stated that the Vet Clinic owned by Dr. Mark Hayden is to the left of the property, and a church is planning to build to the North of the property and Knudson Lumber is to the west. He would like to reserve the option for other retail businesses on the property in the future.

Chair, Mike Alberg asked the applicant if he planned to address the vegetation along the John Wayne trail.

Saw Wray stated that he is willing to plant trees, although they would take years to grow tall enough to create any kind of visual screen.

Chair, Mike Alberg stated that smaller vegetation would provide a screen for the public using the trail.

Mark Haywood 101 Spring Valley Lane is a co-applicant. He supports this rezone. There has been retail business in the area for thirty plus years. The wording restricting retail in the area is new to him and is a concern. He has run a retail component of his business for years.

Mike Smith, City of Ellensburg stated that in his letter to CDS regarding this rezone application he agreed that the wording about retail business is inappropriate. He proposed a contract rezone with wording included in his letter to CDS. This would be similar to the Potts rezone done years earlier.

With no further public testimony, the Chair closes the public testimony.

Darryl Piercy stated that the language proposed by the City of Ellensburg is appropriate and meets all the intents of the SEPA Mitigated Determination of Non-Significance.

David Black and Darryl Piercy discussed that it is appropriate for the Board to add testimony

to the Findings.

David Black moved to recommend Widman Rezone Z-2004-12 for **approval** to the Board of County Commissioners with the following Findings of Fact/Conclusions of Law. The motion was seconded by Scott Perna and a polled vote was taken. **The motion passed 4-0.**

This rezone MDNS excludes the following uses otherwise applicable to a general rezone to Commercial – Department store, retail stores, and stockyards.

Suggested Findings of Fact/Conclusions at Law

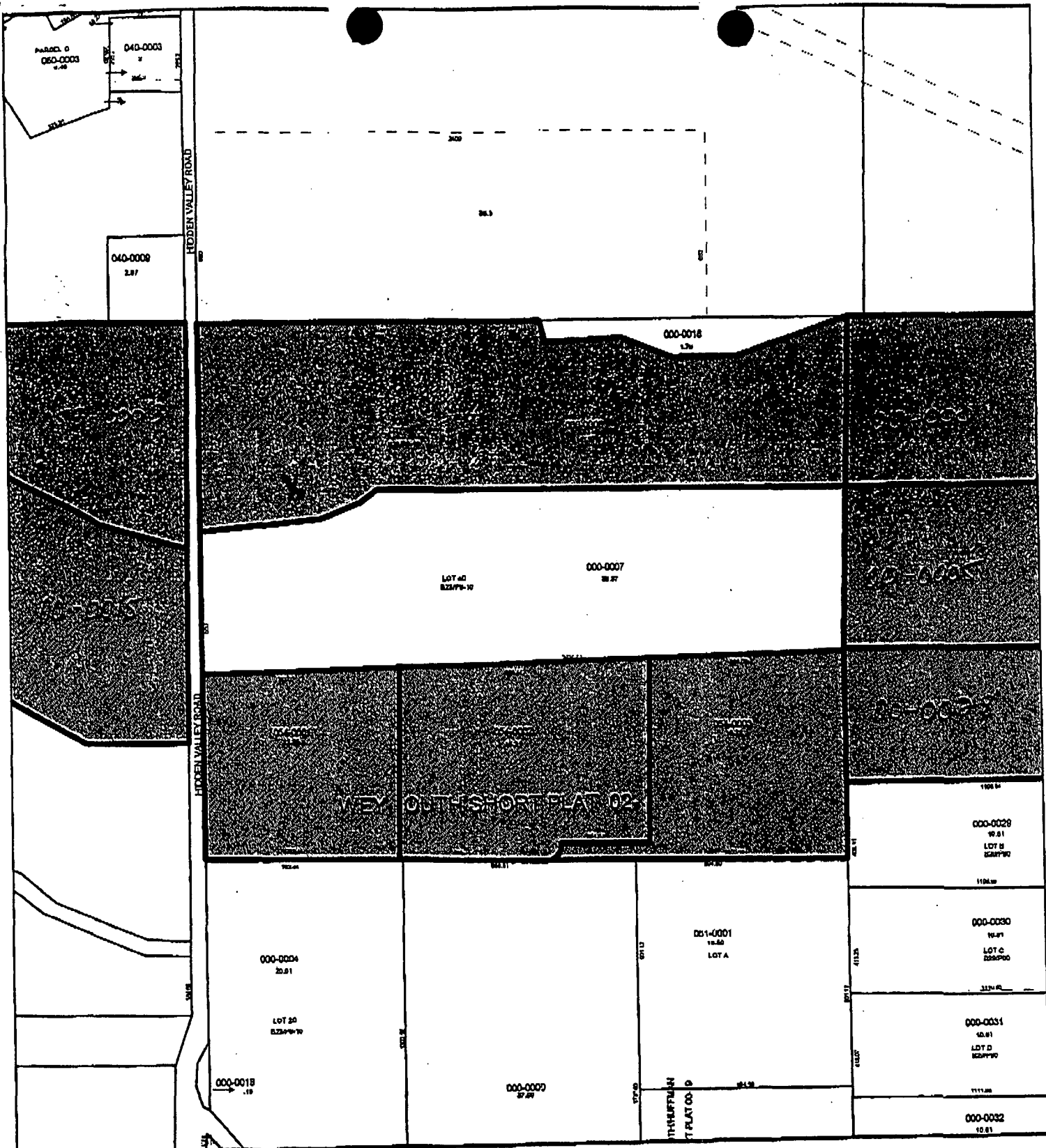
1. On August 26, 2004, Sam Wray and Dr. Mark Hayden, landowners, submitted a complete application for a general zoning map amendment for General Commercial zone (Z-04-12); for an approximate 5.77-acre site, (being a portion of T 17N., R19E., Sec.06, WM).
2. The Notice of Application was issued to all required parties on August 26, 2004.
3. The application site is designated by the Countywide Planning Policies and County Comprehensive Plan as being Urban Residential - Ellensburg.
4. The application site is presently zoned Suburban by the County Zoning Code.
5. The State Environmental Policy Act was complied with and a Determination of Mitigated Non-Significance made on November 22, 2004, with appropriate notice given.
6. A Critical Areas Review shows there are no regulated critical areas on the property.
7. This is a semi-urbanized area within an area of a mix of residential and commercial uses where the designation of the General Commercial zone as limited by development agreement with the City of Ellensburg would fit. This conclusion would support the rezone.
8. The extension of the General Commercial Zone to the rezone area recognizes the compatibility of the zone with the uses of some of the contiguous properties.
9. The SEPA mitigations require a development agreement between the landowners and the City of Ellensburg and a visual screen on the most southerly property line be included as a mitigation for future development.
10. The proposed rezone meets all seven of the zoning code criteria.
11. The MDNS for the rezone include the exclusion of "Department stores," "Retail stores of all descriptions where merchandise is displayed and sold within the building;" and "Animal sales yard (livestock sales yard)."
12. The exclusion of these permitted uses was negotiated in good faith by the applicant/landowner and City of Ellensburg planning staff.
13. There was no testimony in opposition to this rezone application.

20-17-32000-0006

TAX ID	OWNER	ADDRESS	CITY	STATE	ZIPCODE
20-17-29020-0001	SWAUK CEMETERY	2832 LEY RD % S-T GRANGE	CLE ELUM	WA	98922
20-17-29030-0001	SWAUK PRAIRIE FARMS LLC	1302 SWAUK PRAIRIE RD	CLE ELUM	WA	98922
20-17-30040-0009	RUCKER MANORD J. ETUX	593 HIDDEN VALLEY RD	CLE ELUM	WA	98922
20-17-32000-0001	TURCOTTE REBECCA L ETAL	PO BOX 714	FALL CITY	WA	98024-0714
20-17-31053-0003	MAYER BRIAN E ETUX	4767 FERNRIDGE LANE	MERCER ISLAND	WA	98040
20-17-32000-0018	SWAUK PRAIRIE FARMS LLC	1302 SWAUK PRAIRIE RD	CLE ELUM	WA	98922
20-17-32000-0006	SCOTT DONNA J	8142 NE 145TH PLACE	KENMORE	WA	98028
20-17-31000-0015	BARSCHAW WILLIAM ETUX	PO BOX 1137	MONROE	WA	98272-4137
20-17-32000-0005	SCOTT FRANK A ETUX	PO BOX 90868 (PSE-08)	BELLEVUE	WA	98009-0868
20-17-32000-0007	SCOTT DONNA J	8142 NE 145TH PLACE	KENMORE	WA	98028

20-17-32000-0007

TAX ID	OWNER	ADDRESS	CITY	STATE	ZIPCODE
20-17-32000-0001	TURCOTTE REBECCA L ETAL	PO BOX 714	FALL CITY	WA	98024-0714
20-17-31053-0003	MAYER BRIAN E ETUX	4767 FERNRIDGE LANE	MERCER ISLAND	WA	98040
20-17-32000-0006	SCOTT DONNA J	8142 NE 145TH PLACE	KENMORE	WA	98028
20-17-31000-0015	BARSCHAW WILLIAM ETUX	PO BOX 1137	MONROE	WA	98272-4137
20-17-32000-0005	SCOTT FRANK A ETUX	PO BOX 90868 (PSE-08)	BELLEVUE	WA	98009-0868
20-17-32000-0007	SCOTT DONNA J	8142 NE 145TH PLACE	KENMORE	WA	98028
20-17-32000-0028	COE MATTHEW D	3940 HIDDEN VALLEY RD	CLE ELUM	WA	98922
20-17-32054-0003	WEYMOUTH CHRISTOPHER A	10540 NE 25TH ST	BELLEVUE	WA	98004
20-17-32054-0002	WEYMOUTH CHRISTOPHER A	10540 NE 25TH ST	BELLEVUE	WA	98004
20-17-32054-0001	WEYMOUTH CHRISTOPHER A	10540 NE 25TH ST	BELLEVUE	WA	98004



FILE: 20-17-32000-0007

NAME: Donna Scott

Parcel #: 20-17-32-0007



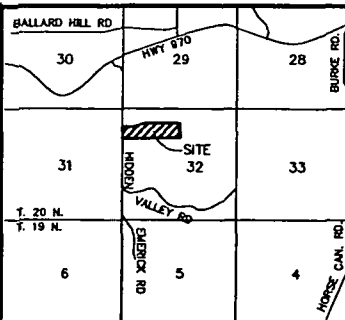
Subject Parcels



Notified Property Owners
Within 100 Feet

Mapscale: 1" = 600'
August 11, 2004





OWNER:
DONNA J. SCOTT
 8142 NE 145TH PLACE
 KENMORE WA 98028

PARCEL #20-17-32000-0007
ACREAGE: 39.37
6 LOTS
WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC
ZONING: AG-3

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

P-04-XX

EXISTING LEGAL DESCRIPTION:

LOT 4E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

VICINITY MAP
NTS

APPROVALS

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

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN 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 HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND 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. 20-17-32000-0007

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY MEADOWS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NO. 20-17-32000-0007

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

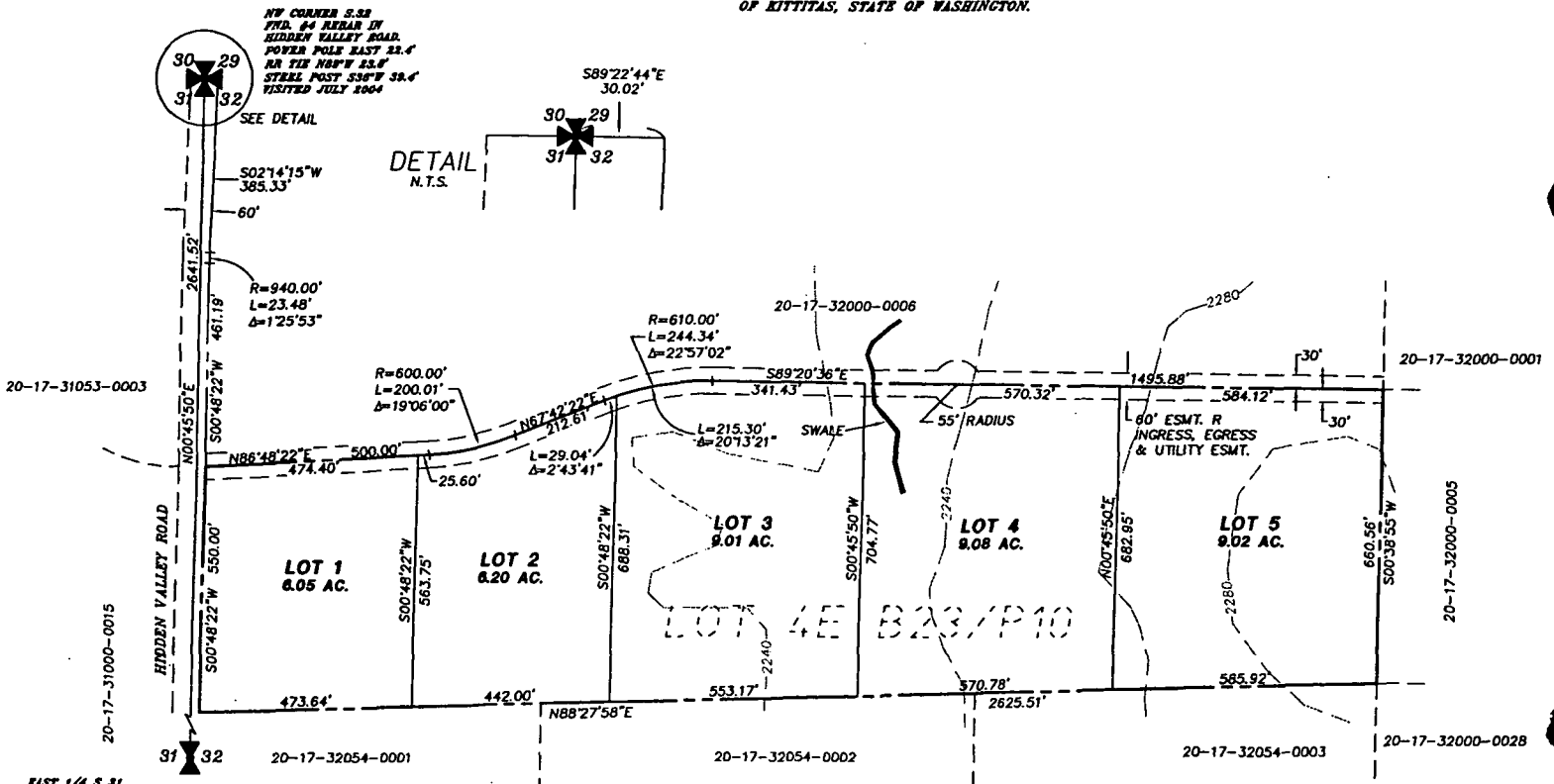
KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

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.

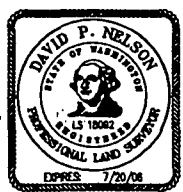
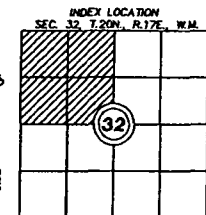
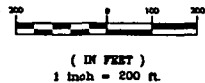


EAST 1/4 S.31.
 FND. 8 1/2" ALUM. CAPPED
 IRON PIPE
 RR TIE N44°W 12.6"
 STREET POST 536°P 18.8"
 STREET POST 57°E 3.8"

LEGEND

- A QUARTER CORNER
- A SECTION CORNER
- A FOUND REBAR W/CAP
- A SET REBAR W/CAP LS#18092

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of **DONNA SCOTT** in **AUG. 2004**.

 DAVID P. NELSON
 Certificate No. **18092**

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

 County Auditor

 Deputy County Auditor

EASTSIDE CONSULTANTS, INC.
 ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE
 CLK BLDG, WASHINGTON 98922
 PHONE: (509) 874-7433
 FAX: 874-7419

HIDDEN VALLEY MEADOWS		
LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON		
OWN BY D.P./G.W.	DATE 08/04	JOB NO. 04553
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 of 2

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

P-04-XX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2004.

DONNA SCOTT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

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

GIVEN under my hand and official seal this ____ day of _____ 2004.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN AND JANET BUTTERFIELD FAMILY TRUST, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2004.

JOHN ELBERT BUTTERFIELD

JANET MAE BUTTERFIELD

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____

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

GIVEN under my hand and official seal this ____ day of _____ 2004.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

SURVEY NOTES

1. INSTRUMENT USING A NILEON DTM-621 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDED THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON. BOOK 13 OF SURVEYS, PAGE 10, APN 189710230011. THE BASIS OF BEARINGS IS THE SAME AS THE FOREMENTIONED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
5. PER RCW 18.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.06 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO RCWS 18.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS B-12 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.14 OF THE KITITAS COUNTY ZONING CODE.
11. PURSUANT TO RCW 90.44.030, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 6,000 GALLONS PER DAY.

ADJACENT OWNERS:

20-17-32000-0001
REBECCA L. TURCOTTE ETAL
PO BOX 714
FALL CITY WA 98024-0714

20-17-32000-0005
FRANK A SCOTT ETUX
PO BOX 90888 (PSE 08)
BELLEVUE WA 98009-0888

20-17-32000-0008
DONNA J SCOTT
8142 NE 143TH PL
KENMORE WA 98028

20-17-31053-0003
BRIAN E MAYER ETUX
4787 FERRODGE LANE
MERCER ISLAND WA 98040

20-17-31000-0013
WILLIAM BARSHAW ETUX
PO BOX 1137
MONROE WA 98272-4137

20-17-32054-0001
20-17-32054-0002
20-17-32054-0003
CHRISTOPHER A WEYMOUTH
10540 NE 25TH ST
BELLEVUE WA 98004

20-17-32000-0028
MATTHEW D COE
3940 HIDDEN VALLEY ROAD
CLE ELUM WA 98922

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

.....
County Auditor

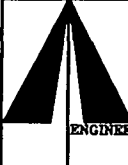
.....
Deputy County Auditor

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 at the request of.....DONNA SCOTT.....
in.....AUG.....2004.

DAVID P. NELSON

Certificate No. 18092.....



EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: 674-7410

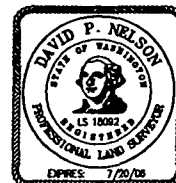
HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.	
D.P./G.W.	08/04	04553	
CHKD BY	SCALE	SHEET	
D.NELSON	1"=200'	2 OF 2	

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

Call Before You Dig
1-800-553-4344



meadows

NO. 0095732

LIABILITY 1,000.00

FEE 215.40

RECEIVED

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

AUG 18 2004

KITTITAS COUNTY
CDS

GUARANTEES

Policy No. 72030- 4097

EASTSIDE CONSULTANTS

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: JULY 23, 2004 AT 8:00 A.M.

CHICAGO TITLE INSURANCE COMPANY

By *Cathy Fisher*
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

SUBDIVISION GUARANTEE

Office File Number : 0095732
Guarantee Number : 48 0035 72030 4097
Dated : July 23, 2004, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : Scott, Donna

Name of Assured: Eastside Consultants

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot 4E on that certain Survey as recorded October 23, 1997, in Book 23 of Surveys, page 10, under Auditor's File No. 199710230011, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN & JANET BUTTERFIELD FAMILY TRUST.

END OF SCHEDULE A

(SCHEDULE B)

File No. 0095732

Guarantee Number: 48 0035 72030 4097

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the year 2004 have been paid.
Amount : \$2,168.47
Tax Parcel No. : 20.17.32000.0007 (R12597)
5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Road Maintenance Obligation dated April 19, 1999, and recorded under Auditor's File No. 199905030051.
6. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Five Star Ranches Owners Association.
7. Mineral reservations contained in Deed recorded February 13, 1908, in Book 15 of Deeds, page 615, from Joseph L. Hull and A. I. Hull, husband and wife, affecting the North half of the Northeast quarter and the North half of the Northwest quarter, Section 32, Township 20 North, Range 17 East, W.M., situated in Kittitas County, State of Washington.
8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
9. Matters disclosed by surveys recorded: July 3, 1997, in Book 22 of Surveys, page 215; October 23, 1997, in Book 23 of Surveys, page 9; and October 23, 1997, in Book 23 of Surveys, page 10, including but not limited to:
 - a) 60' proposed easement, together with any rights or matters relating thereto.

(SCHEDULE B)

File No. 0095732

Guarantee Number: 48 0035 72030 4097

10. Declaration and Covenants, Conditions, Restrictions, Easements and Reservations for Five Star Ranches, recorded December 3, 1997, under Kittitas County Auditor's File No. 199712030008, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
11. Declaration of Easement and Road Maintenance Obligation, recorded May 3, 1999, under Kittitas County Auditor's File No. 199905030051, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
12. Real Estate Contract, including the terms, covenants and provisions thereof;
- Vendor : Irwin Family Limited Liability Company, a Washington limited liability company
- Vendee : Frank A. Scott and Donna J. Scott, husband and wife
- Dated : May 3, 1999
- Recorded : May 3, 1999
- Auditor's File No. : 199905030065
- Excise Tax Receipt No. : 7899

The Vendor's interest thereunder assigned by instrument;

Dated : March 7, 2002

Recorded : March 11, 2002

Recording No. : 200203110042

Grantor : Irwin Family Limited Liability Company, a Washington Limited Liability Company

Grantee : John Elbert Butterfield and Janet Mae Butterfield, co-trustees of the John and Janet Butterfield Family Trust.

The Vendee's interest thereunder assigned by instrument;

Dated : June 23, 2004

Recorded : July 1, 2004

Recording No. : 200407010003

Grantor : Frank A. Scott and Donna J. Scott

Grantee : Donna J. Scott

Excise Tax Receipt No. : 2004-1375

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0095732

Guarantee Number: 48 0035 72030 4097

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

CDF/bj

1cc: Dave Nelson
Eastside Consultants, Inc.
214 Pennsylvania Avenue
Cle Elum, WA 98922
Phone : 509-674-7433
Fax : 509-674-7419

@▲04553 PARENT (LOT 4E)

RECEIVED

AUG 18 2004

KITTITAS COUNTY
CDS

POINT # 1. 10000.000 10000.000

N 0 48 22 E 550.000

POINT # 2. 10549.946 10007.738

N 86 48 22 E 500.000

POINT # 3. 10577.803 10506.961

N 3 11 38 W 600.000

RADIUS POINT # 4. 11176.871 10473.532

DELTA = 19 6 0 LENGTH = 200.015

S 22 17 38 E 600.000

TANGENT = 100.944

POINT # 5. 10621.721 10701.147

N 67 42 22 E 212.610

POINT # 6. 10702.376 10897.864

S 22 17 38 E 610.000

RADIUS POINT # 7. 10137.974 11129.272

DELTA = 22 57 2 LENGTH = 244.343

TANGENT = 123.832

N 0 39 24 E 610.000

POINT # 8. 10747.933 11136.263

S 89 20 36 E 1495.880

POINT # 9. 10730.790 12632.045

S 0 38 55 W 660.560

POINT # 10. 10070.272 12624.567

S 88 27 58 W 2625.510

POINT # 11. 9999.991 9999.998

AREA 1714799.46 SQUARE FEET

39.3664 ACRES

TOTAL LENGTH= 6044.56

NORTHING ERROR= -0.009 EASTING ERROR= -0.002

LINEAR ERROR= S 13 36 28 W 0.009

LOT 1

POINT #	1.	10000.000	10000.000
	N 86 48 22 E		474.400
POINT #	2.	10026.431	10473.663
	S 0 48 22 W		563.750
POINT #	3.	9462.737	10465.732
	S 88 27 58 W		473.640
POINT #	4.	9450.058	9992.261
	N 0 48 22 E		550.000
POINT #	5.	10000.004	9999.999

AREA 263537.41 SQUARE FEET 6.0500 ACRES

TOTAL LENGTH= 2061.79

NORTHING ERROR= +0.004 EASTING ERROR= -0.001

LINEAR ERROR= N 9 31 57 W 0.004

LOT 2

POINT # 1. 10000.000 10000.000
N 86 48 22 E 25.600
POINT # 2. 10001.426 10025.560
N 3 11 38 W 600.000
RADIUS POINT # 3. 10600.494 9992.131
DELTA = 19 6 0 LENGTH = 200.015 TANGENT = 100.944
S 22 17 38 E 600.000
POINT # 4. 10045.344 10219.746
N 67 42 22 E 212.610
POINT # 5. 10125.999 10416.463
S 22 17 38 E 610.000
RADIUS POINT # 6. 9561.597 10647.871
DELTA = 2 43 41 LENGTH = 29.044 TANGENT = 14.525
N 19 33 57 W 610.000
POINT # 7. 10136.374 10443.588
S 0 48 22 W 688.310
POINT # 8. 9448.132 10433.905
S 88 27 58 W 442.000
POINT # 9. 9436.300 9992.063
N 0 48 22 E 563.750
POINT # 10. 9999.994 9999.994

AREA 270097.57 SQUARE FEET 6.2006 ACRES
TOTAL LENGTH= 1932.27
NORTHING ERROR= -0.006 EASTING ERROR= -0.006
LINEAR ERROR= S 46 4 46 W 0.008

LOT 3

POINT # 1. 10000.000 10000.000
N 0 48 22 E 688.310
POINT # 2. 10688.242 10009.684
S 19 33 57 E 610.000
RADIUS POINT # 3. 10113.465 10213.966
DELTA = 20 13 21 LENGTH = 215.299 TANGENT = 108.781
N 0 39 24 E 610.000
POINT # 4. 10723.425 10220.958
S 89 20 36 E 341.430
POINT # 5. 10719.512 10562.365
S 0 45 50 W 704.770
POINT # 6. 10014.804 10552.969
S 88 27 58 W 553.170
POINT # 7. 9999.997 9999.997

AREA 392583.92 SQUARE FEET 9.0125 ACRES
TOTAL LENGTH= 2287.68
NORTHING ERROR= -0.003 EASTING ERROR= -0.003
LINEAR ERROR= S 41 44 35 W 0.004

LOT 4

POINT #	1.	10000.000	10000.000
	S 89 20 36 E		570.320
POINT #	2.	9993.464	10570.283
	S 0 45 50 W		682.950
POINT #	3.	9310.574	10561.177
	S 88 27 58 W		570.780
POINT #	4.	9295.296	9990.602
	N 0 45 50 E		704.770
POINT #	5.	10000.003	9999.998

AREA	395722.20	SQUARE FEET	9.0845	ACRES
------	-----------	-------------	--------	-------

TOTAL LENGTH= 2528.82

NORTHING ERROR= +0.003 EASTING ERROR= -0.002

LINEAR ERROR= N 36 13 13 W 0.004

LOT 5

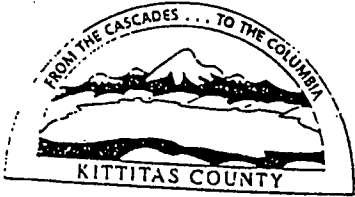
POINT #	1.	10000.000	10000.000
	S 89 20 36 E		584.120
POINT #	2.	9993.306	10584.082
	S 0 38 55 W		660.560
POINT #	3.	9332.788	10576.604
	S 88 27 58 W		585.920
POINT #	4.	9317.104	9990.894
	N 0 45 50 E		682.950
POINT #	5.	9999.993	9999.999

AREA 392841.68 SQUARE FEET 9.0184 ACRES

TOTAL LENGTH= 2513.55

NORTHING ERROR= -0.007 EASTING ERROR= -0.001

LINEAR ERROR= S 8 47 15 W 0.007



Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME:

Notice of Sepa Action
Hearing for Applications

P-04-05 #
P-04-06

NOTIFICATION MAIL DATE:

Dec. 3, 2004

Hidden Valley Vistas #
Hidden Valley Meadows

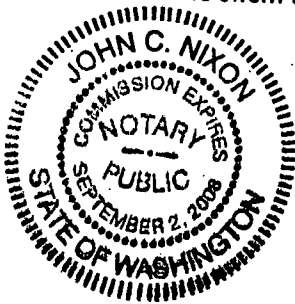
Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

L. Simpson
Signature

Subscribed and sworn to before me this 7 day of Dec, 2004.



John Nixon

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires 9/02 2008

EASTSIDE CONSULTANTS INC.

415 Rainier Blvd. N., ISSAQUAH, WASHINGTON 98027
 Phone: (425) 392-5351 Fax: (425) 392-4676

214 Pennsylvania Ave., CLE ELUM, WASHINGTON 98922
 Phone: (509) 674-7433 Fax: (509) 674-7419

TO K.C.C.D.S.

LETTER OF TRANSMITTAL

DATE	12-2-04	JOB NO.	04553
ATTENTION	JOANNA VALENCIA		
RE:	DONNA SCOTT ³		
	SEPA ✓ LIST		

RECEIVED

DEC 02 2004

GENTLEMEN:

KITTITAS COUNTY

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order SEPA

COPIES	DATE	NO.	DESCRIPTION
1		1	APPLICATION
1		1	\$100 CHECK

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILE

SIGNED: MARC K. KIRKPATRICK

EASTSIDE CONSULTANTS, INC.

415 Rainier Blvd. N., ISSAQUAH, WASHINGTON 98027

Phone: (425) 392-5351 Fax: (425) 392-4676

214 Pennsylvania Ave., CLE ELUM, WASHINGTON 98922

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

LETTER OF TRANSMITTAL

AUG 18 2004

DATE	8-17-4	JOB NO.	04553
ATTENTION			
RE:	Hidden Valley Meadows Plat (Preliminary)		

TO Kittitas Co. Planning
Ellensburg WA 98926

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
10			Bluelines
1			Closures
1			Sub-Div. Guarantee
1			County fees
1			Small map

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gringer Weiser

If enclosures are not as noted, kindly notify us at once.

P-04-06

Hidden Valley
Meadows

Oversize
document
to be inserted
here

AFFIDAVIT OF PUBLICATION

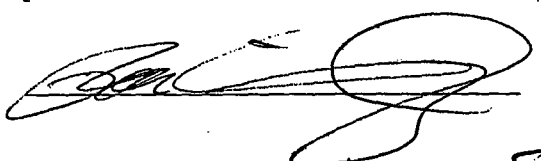
State of Washington, County of Kittitas, ss: **Ron Cridlebaugh** being first duly sworn on oath, deposes and says: That he is the **Advertising Manager** of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF DECISION PRELIMINARY PLAT APPROVAL FOR HIDDEN VALLEY MEADOWS P-04-06

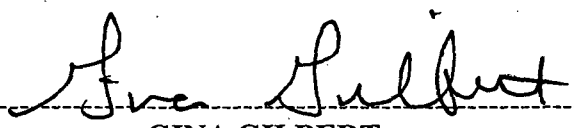
As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 week (s), commencing on the following days.

FEBRUARY 9, 2005

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of **\$47.93** rate of \$4.35 per column inch for each insertion.

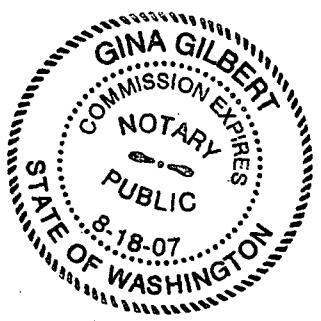


Subscribed to me this 11 day of Feb., 2005.



GINA GILBERT

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



01507120		INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
CLASS 999	AD TYPE le	INS. 1	AMOUNT \$47.93		
AGATES 77	LINES 49	WORDS 19	INCHES 5.4		
EDITIONS 01			AD TAKER PAT		
Cust # a0104728					
PHONE (509)962-7506					
SORTLINE Notice of Decision					
START DATE 02/09/05			STOP DATE 02/09/05		

5

DAILY RECORD

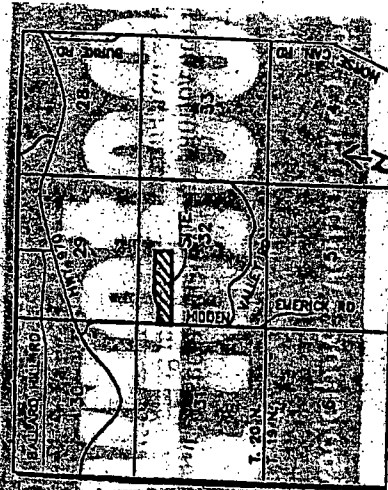
401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

a0104728 - 01507120
 Kittitas County Community
 Development Services
 411 N. Ruby St
 Suite 2
 ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

NOTICE OF DECISION
Preliminary Plat Approval for Hidden Valley Meadows P.04-06

Pursuant to RCW 36.70B.180 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave preliminary approval to the Hidden Valley Meadows plat on February 11, 2005. The project consists of the subdivision parcel number 20-17-32000-0007 into 5 lots of varying size from 6,50 to 3.08 acres. The subject property is located east of Hidden Valley Road, north of Emerick Road and south of State Route 9701 comprising a portion of Section 22, T. 20N, R. 17E, S. 15W in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 200507 and related documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926, (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing by filing a land use petition in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08 within thirty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.



Dated: February 7, 2005

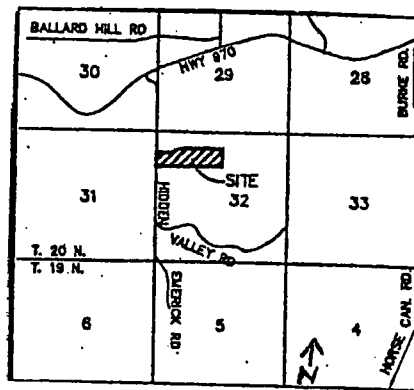
Published: February 9, 2005

Notice of Decision
Preliminary Plat Approval for Hidden Valley Meadows
P-04-06

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Hidden Valley Meadows Plat on February 1st, 2005. The project consists of the division of parcel number 20-17-32000-0007 into 5 lots ranging in size from 6.50 to 9.08 acres. The subject property is, located east of Hidden Valley Road, north of Emerick Road and south of State Route 970, comprising a portion of Section 32, T. 20N., R 17E., W.M., in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2005-07 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. The appeal deadline is March 2nd, 2005 at 5:00pm.

Dated: February 7, 2005

Publish: February 9, 2005



01507120
5.44"
\$47.93

DONNA SCOTT
8142 NE 145TH PL
KENMORE, WA 98028

EASTSIDE CONSULTANTS, INC.
214 PENNSYLVANIA AVE
CLE ELUM, WA 98922

ELLENSBURG TELEPHONE
TOM STEVENS
208 W THIRD
ELLENSBURG, WA 98926

WASHINGTON STATE DOT
RICK HOLMSTROM
PO BOX 12560
YAKIMA, WA 98909

REBECCA TURCOTTE
PO BOX 714
FALL CITY, WA 98024-0714

FRANK SCOTT
8142 NE 145TH PL
KENMORE, WA 98028

BRIAN MAYER
4767 FERNRIDGE LN
MERCER ISLAND, WA 98040

WILLIAM BARSCHAW
PO BOX 1137
MONROE, WA 98272-4137

MATTHEW COE
3940 HIDDEN VALLEY RD
CLE ELUM, WA 98922