

PROJECT NAME: Wright Cluster Plat (P-05-04)

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*Resolution*

Joanna

Plan

PROJECT NAME: Wright Cluster Plat (P-05-04)

Index #	Document Name
22	Agenda Staff Report: Ratify + Sign Resolution
	and Attached Revised Resolution per Board's
	Revision's suggested during June 7th, 2005
	Agenda
23	Signed Resolution (No. 2005-80)
	Approving Wright Cluster Plat
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**KITTITAS COUNTY CDS**

411 N. RUBY SUITE #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

Date Feb 8 2005

042451

Received From DAVID WRIGHT

Address \_\_\_\_\_

Dollars \$ 400<sup>00</sup>

For WRIGHT Cluster Plat

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 [Signature]

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

# CASH RECEIPT

Date

4-18-03

042451

Received From

DAVID WRIGHT

Address

Dollars \$

400<sup>00</sup>

For

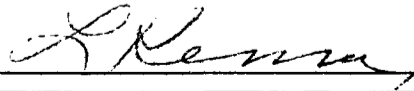
WRIGHT Cluster PLAT

## ACCOUNT

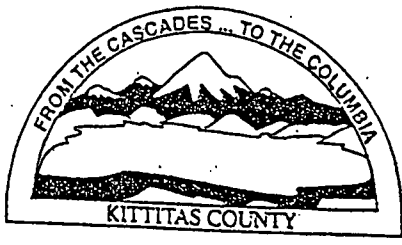
## HOW PAID

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

By



*Joanna Valencia*



# Kittitas County Planning Department

DATE: 2/25/05

## REQUEST FOR PARCEL HISTORY

Name: Wright Cluster Plat (P-05-01)

Address: \_\_\_\_\_

Phone Number: (CD 9885) 17-19-19000-0004; 17-19-19000-0024 (CD 9885-10)

Parcel Number: \_\_\_\_\_

Information Needed: Is this eligible for subdivision?

For Staff Use:

Zoning Classification: Comm. Ag

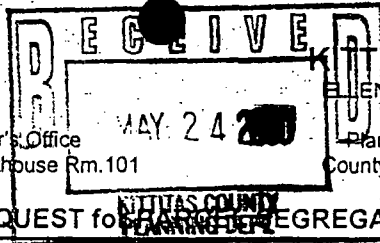
Staff Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Kittitas County Planning Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted.

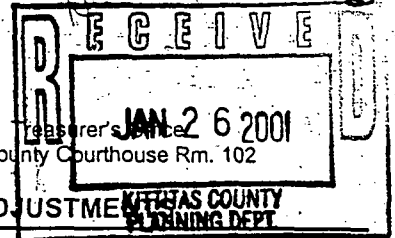
**David L. Wright Etux Segregation**  
**July 23, 2002 – Levy code: 022/083 – Taxes: 2001 pd dated 11/15/01**

**Do 01 for 02**

	<u>Card #</u>	<u>Parcel #</u>	<u>Acres</u>	<u>L Val</u>	<u>I Val</u>	<u>T Val</u>
Delete:	9885	17-19-19000-0004	109.32	44,110	88,900	133,010
New:	9885	P910233	5.40	2,020	88,900	2,020
	Ptn. E1/2 SW1/4 (Lot 6, B26/P218-219); Less .88 St. Hwy SR82					
New:	9885-1	17-19-19000-0015	3.00	1,230	0	1,230
	Ptn. W1/2 SW1/4 (Lot 1, B26/P218-219)					
	9885-2	17-19-19000-0016	3.00	1,230	0	1,230
	Ptn. W1/2 SW1/4 (Lot 2, B26/P218-219)					
	9885-3	17-19-19000-0017	3.00	1,230	0	1,230
	Ptn. W1/2 SW1/4 (Lot 3, B26/P218-219)					
	9885-4	17-19-19000-0018	3.00	1,230	0	1,230
	Ptn. W1/2 SW1/4 (Lot 4, B26/P218-219)					
	9885-5	17-19-19000-0019	3.00	1,230	0	1,230
	Ptn. W1/2 SW1/4 (Lot 5, B26/P218-219)					
	9885-6	17-19-19000-0020	4.49	1,840	0	1,840
	Ptn. S1/2 SW1/4 (Lot 7, B26/P218-219)					
	9885-7	17-19-19000-0021	3.06	1,250	0	1,250
	Ptn. S1/2 SW1/4 (Lot 8, B26/P218-219)					
	9885-8	17-19-19000-0022	3.16	1,290	0	1,290
	Ptn. S1/2 SW1/4 (Lot 9, B26/P218-219)					
	9885-9	17-19-19000-0023	3.00	1,230	0	1,230
	Ptn. S1/2 SW1/4 (Lot 10, B26/P218-219)					
	9885-10	17-19-19000-0024	73.82	30,330	0	30,330
	Ptn. SW1/4 (Lot 11, B26/P218-219)					



KITTITAS COUNTY  
ELLENSBURG, WA 98926  
Assessor's Office  
County Courthouse Rm. 101  
Planning Department  
County Courthouse Rm. 102



REQUEST for SEGREGATION and BOUNDARY LINE ADJUSTMENT

Applicant's Name DR. DAVID WRIGHT

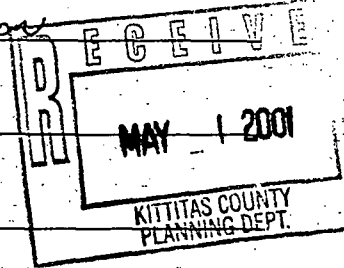
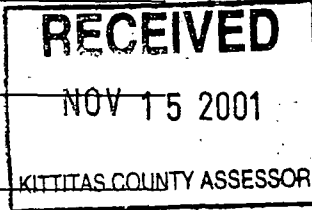
City ELLENSBURG

Phone (Home)

Address 90 CRUSE NELSON

State, Zip Code WA 98926

Phone (Work) 925-4747



Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg __)
<u>1719 19000 0004 (109.32)</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>4</u> LOTS	<u>(A) 45.00 38.82</u>
_____	<input type="checkbox"/> SEGREGATED FOR MORTGAGE PURPOSES ONLY	<u>(B) 20.00</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>(C) 20.00</u>
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	<u>(D) 29.32 30.5</u>
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is:  Owner  Purchaser  Lessee  Other

Owner Signature Required \_\_\_\_\_ Other AGENT FOR OWNER

Treasurer's Office Review

Tax Status: CURRENT TAX 2001 By: K. Hill  
Kittitas County Treasurer's Office  
Date: 11-15-01

Planning Department Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)
- ( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes  No \_\_\_\_\_
- ( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9885 Parcel Creation Date: combined 1974  
Last Split Date: N/A Current Zoning District: A-20  
Review Date: 2-12-01 By: J. Sharan  
\*\*Survey Approved: 11-15-01 By: J. Sharan

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parce approval for boundary adjustments or segregation.



KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DR DAVID WRIGHT  
Applicant's Name

% CROSE : NELSON  
Address

ELLENSBURG  
City

WA 98926  
State, Zip Code

Phone (Home)

925-4747  
Phone (Work)

Original Parcel Number(s) & Acreage

Action Requested

New Acreage  
(Survey Vol.     , Pg     )

1719 19000 0004A 40~~6~~ 38.82

~~INTERVENING~~ INTERVENING  
2 SIB 4 LOTS

4A1 (502) 2

SEGREGATED INTO LOTS

4A2 2

SEGREGATED FOR MORTGAGE PURPOSES ONLY

4A3 32.82

SEGREGATED FOREST IMPROVEMENT SITE

4A4 2

BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

Applicant is:  Owner  Purchaser

Lessee  Other  
[Signature]  
Other

Owner Signature Required

Treasurer's Office Review

Tax Status: CURRENT TRY  
2001

By: K. Hill  
Kittitas County Treasurer's Office

Date: 11-15-01

Planning Department Review

WILSON CREEK

- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.     )
- This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol.      Page      Date      \*\*Survey Required: Yes  No
- This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9885

Parcel Creation Date: Combined 1974

Last Split Date: 2-12-00

Current Zoning District: A9 20

Review Date: 2-12-00

By: J. Sharan

\*\*Survey Approved: 11-15-01

By: J. Sharan

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels approval for boundary adjustments or segregation.

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DR DAVID WRIGHT  
Applicant's Name

70 CRUSE : Nelson  
Address

ELLENSBURG  
City

WA 98926  
State, Zip Code

\_\_\_\_\_  
Phone (Home)

925-4747  
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>1719 19000 0004B(20)</u>	<u>INTERVENING</u> <input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>B1 2</u>
_____	<input type="checkbox"/> SEGREGATED FOR MORTGAGE PURPOSES ONLY	<u>B2 18 AC</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is:  Owner  Purchaser  Lessee  Other  
[Signature]  
Owner Signature Required Other

Treasurer's Office Review

Tax Status: CURRENT TRAY  
2001  
By: K. Heel  
Kittitas County Treasurer's Office  
Date: 11-15-01

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. WILSON CREEK
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_)
- This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_
- This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9885 Parcel Creation Date: Comb. 1974  
Last Split Date: N/A Current Zoning District: AG-20  
Review Date: 5-14-01 By: [Signature]  
\*\*Survey Approved: 11-15-01 By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parc approval for boundary adjustments or segregation.

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DR DAVID WRIGHT  
Applicant's Name

% CRUSE : NELSON  
Address

ELLENSBURG  
City

WA 98926  
State, Zip Code

Phone (Home)

925-4747  
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>1719 19000 0004D (30.5)</u>	<u>INTERVENING</u> <u>2 518 310k</u> <input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>40 (3)</u>
_____	<input type="checkbox"/> SEGREGATED FOR MORTGAGE PURPOSES ONLY	<u>D2 (25.5)</u>
_____	<input type="checkbox"/> SEGREGATED FOR FOREST IMPROVEMENT SITE	<u>D3 (2)</u>
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is:  Owner  Purchaser  Lessee  Other  
David Wright  
Owner Signature Required

Treasurer's Office Review

Tax Status: CURRENT TALLY  
2001  
By: K. Hill  
Kittitas County Treasurer's Office  
Date: 11-15-01

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. Wilson Cr.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_)
- This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
- This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9885 Parcel Creation Date: 2-12-01  
Last Split Date: 2-12-01 Current Zoning District: A9-20  
Review Date: 2-12-01 By: J. Sharan  
\*\*Survey Approved: 11-15-01 By: J. Sharan

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels approval for boundary adjustments or segregation.

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DR DAVID WRIGHT  
Applicant's Name

% CRUSE : NELSON  
Address

ELLENSBURG  
City

WA 98926  
State, Zip Code

Phone (Home)

925-4747  
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>719 19 000 004C (20)</u>	<input checked="" type="checkbox"/> INTERVENING SEGREGATED INTO <u>2</u> LOTS	<u>40 17</u>
_____	<input type="checkbox"/> SEGREGATED FOR MORTGAGE PURPOSES ONLY	<u>40 3</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is:  Owner  Purchaser  Lessee  Other  
David Wright  
Owner Signature Required Other

Treasurer's Office Review

Tax Status: CURRENT TAX By: K. Hies  
2001 Kittitas County Treasurer's Office  
Date: 11-15-01

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. Wilson Creek
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_)
- This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)  
Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
- This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9885 Parcel Creation Date: 2-12-01  
Last Split Date: 2-12-01 Current Zoning District: Cg-20  
Review Date: 2-12-01 By: J. Sharan  
\*\*Survey Approved: 11-15-01 By: J. Sharan

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels approval for boundary adjustments or segregation.

RECEIVED

NOV 15 2001

Assessor's Office  
KITITAS COUNTY ASSESSOR  
County Courthouse Rm. 118

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

7

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DR DAVID WRIGHT  
Applicant's Name

ELLENSBURG  
City

Phone (Home)

70 CRUSE : NARROW  
Address

WA 98926  
State, Zip Code

925-4747  
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
1719 1900a 0004 A1 (2)	SEGREGATED INTO LOTS	4A1 26.32 73.82 per survey
A2 (2)		4A2 (3)
A3 32.82	SEGREGATED FOR MORTGAGE PURPOSES ONLY	4A3 (3)
A4 (2)	SEGREGATED FOREST IMPROVEMENT SITE	4A4 (3)
B1 (2)	BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	4B1 (6) 5.4095
0004 B2 (18)	BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	4B2 (3)
D1 (3)	COMBINED AT OWNERS REQUEST	4D1 (3)
D2 (25.5)		4D2 (3)
D3 (2)		4D3 (3) 3.16 per survey
0004 C1 (17)	Purchaser	4C1 (3) 3.06
0004 C2 (3)		4C2 (3) 4.49

Applicant is: Owner

Other: [Signatures]

Owner Signature Required

Treasurer's Office Review

Tax Status: CURRENT TAX 2001

By: K. Hill  
Kittitas County Treasurer's Office

Date: 11-15-01

Planning Department Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- ( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_\_)
- (X) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes  No
- ( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: Summary  
Last Split Date:  
Review Date: 5-14-01  
\*\*Survey Approved: 11-15-01

Parcel Creation Date:  
Current Zoning District: AG 20  
By: [Signature]  
By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel approval for boundary adjustments or segregation.

Copy

8 1/2 x 11 map 2/8

Blue - Plats  
Goldenrod - Short Plats

Application Sheet 2/8/05

Plat Name Wright Cluster Plat

File Number \_\_\_\_\_ Date Received 2/8/05

Surveyor or Engineer E/S Consultant

Planning Fee Received 2/8/05

Environmental Health Fee Received 2/8/05

Public Works Fee Received 2/8/05

Auditor Fee Received (when final) \_\_\_\_\_

Title Report Received 2/8/05 Computer Closures 2/8/05

Copy to Environmental Health 2/8/05

Copy to Public Works 2/8/05

Copy to Fire Marshal 2/8/05

List of Adjacent Owners Attached 2/8/05

Preliminary Approval Date \_\_\_\_\_

Notices Sent to Adjoiners \_\_\_\_\_

Plat Public Hearing Date \_\_\_\_\_

Legal Notice Sent \_\_\_\_\_

Final Approval Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

5,000 1000 150

2005

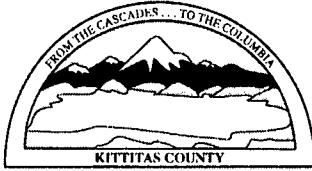


P-05-04

Wright Cluster Plat



Oversize  
document  
to be inserted  
here



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

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### AGENDA STAFF REPORT

**AGENDA DATE:** February 6, 2007

**ACTION REQUESTED:** Board approval for chair signature on mylars granting final approval to the Wright Cluster Plat (P-05-04)

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**BACKGROUND:** Wright Cluster Plat (P-05-04): David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres.

The property is zoned Commercial Agriculture, and the Comprehensive Plan Land Use designation is Commercial Agriculture.

Located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N., R 19E., W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

On June 21, 2005 the Board of County Commissioners granted preliminary plat approval to the Wright Cluster Plat (P-05-04) through the signing of Resolution No. 2005-80.

**INTERACTION:** The final mylars have been reviewed and approved by the following County departments: Environmental Health, Public Works, Assessor's Office, Treasurer's Office, and Community Development Services.

**RECOMMENDATION:** Board approval authorizing Chair signature on mylars for final plat approval of the Wright Cluster Plat (P-05-04).

**HANDLING** Return signed mylars to staff planner for transmittal to authorized agent for recording.

**ATTACHMENTS:** None. Mylars will be available for Chair signature after Agenda Session

**LEAD STAFF:** Joanna Valencia, Staff Planner

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Mylar Routing Form

Project Name: Wright. Cluster Plat (P-05-04), Encampment, Engineering surveys

Planner: Joyanna

17-19-19000 - 0024  
CDS Date Received: 7/21/06

Comments:

RECEIVED

Public Works Date Received:

JUL 31 2006

Comments: Signed 8/25/06

KITITAS COUNTY  
DEPT. OF PUBLIC WORKS

10/26/06 - ~~Part 7 still needed~~ Signed for Group B

Environmental Health Date Received:

Comments: Need to check off Group B is complete  
OB 9/8/06

Final CDS Approval Date:

Comments:

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL  
WRIGHT CLUSTER PLAT (P-05-04)

RESOLUTION

2005-80  
NO. 80

**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 April 25, 2005 for the purpose of considering a preliminary plat known as Wright Cluster Plat and described as follows:

Division of one approximately 73.82 acre parcel into a total of six (6) lots consisting of five building lots comprised of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and one 68.26 acre residual lot cluster plat submitted by David P. Nelson, authorized agent for David and Louise Wright, landowners. APN 17-19-19000-0024.

**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 May 17, 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. David P. Nelson of Eastside Consultants, Inc. submitted a complete application on behalf of David and Louise Wright, landowners, to the Community Development Services Department on March 8, 2005 for a preliminary plat depicting the division of one parcel into 6 lots.
2. The preliminary plat is located in the Commercial Agriculture Zone wherein commercial agriculture is the highest priority and where the subdivision and development of lands for uses and activities incompatible with commercial agriculture is discouraged.
3. Lands within the Commercial Agriculture Zone may be platted under the Cluster Subdivision provisions contained within the Kittitas County Zoning Code. The purpose and intent of this section is to concentrate residences in agriculture areas without undue removal of potential agriculture lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted into housing.
4. The development application included a preliminary plat depicting the division of one parcel into 5 building lots consisting of a 1.44-acre, 1.12-acre and three 1.00-acre lots for a total of 5.56 acres. Based on the Cluster Subdivision formula, the original parcel is eligible for up to 6 lots, which

represents a 100% density bonus to the 3 lots, which could be created under the Commercial Agriculture Zoning. The proposed 68.26-acre residual lot will not be eligible for any development within 10 years of final approval of land zoned Commercial Agriculture.

5. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 29, 2005, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
6. An open record hearing before the Planning Commission was held on April 25, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. 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.
7. Additional conditions were found to not be necessary to protect the public's interest.
8. There was no written or public testimony in opposition to this application.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Wright Cluster Plat 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 (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.
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. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)


- a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall be improved for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. A paved apron shall be constructed at the intersection of the proposed private intersection and Vantage Highway.
  - i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  - l. Kittitas County Road Standards must be met prior to final approval. If land off site is used to fulfill obligation under the road standards or other appropriate regulations, then an easement must be recorded prior to approval. The preliminary plat identifies a 30' easement as well as 30' easement on the adjoining parcels. It is assumed that the intent is the new private road will be constructed in cooperation with all parcel owners. The approval of this plat includes the construction of the 22' private gravel access road, with one access point from Woodhouse Loop. If the road is constructed in segments as parcels sell and develop, regardless of the number of parcels to be accessed at that time, the road will be constructed to the minimum 22' wide gravel surface to the point of access for the parcel where the development permits have been issued.
8. Cul-de-sacs: (See current Kittitas County Road Standards) Cul-de-sac design, reference AASHTO.
  9. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses and road names prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
  10. Fire Protection: Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.
  11. Plat Notes: Plat Notes shall reflect the following.
    - a. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) of the face of the plat.

12. All applicable Kittitas County Road Standards apply to this proposal.
13. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
14. 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).
15. Both sheets shall reflect the plat number P-05-04.
16. Full years taxes must be paid on parcel number: 17-19-19000-0024.

NOW THEREFORE,

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

ADOPTED this 21<sup>st</sup> day of June, 2005, at Ellensburg, Washington.

 ATTEST:  
SEAL  
Clerk of the Board

*[Signature]*  
Clerk of the Board

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

*[Signature]*  
Perry D. Huston, Chairman

*[Signature]*  
David B. Bowen, Vice-Chairman

*[Signature]*  
Alan A. Crankovich, Commissioner

APPROVED AS TO FORM:

*[Signature]*  
Greg L. Zempel, WSBA #19125  
Prosecuting Attorney



**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:

Notice of Decision Wright Cluster Plat  
P-05-04

NOTIFICATION MAIL DATE:

6/27/05

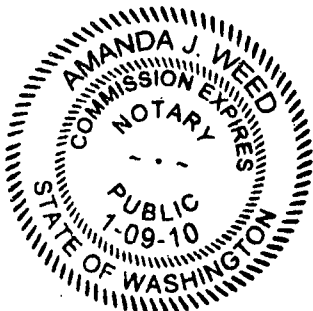
*Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of all recipients.*

State of Washington  
Kittitas County

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

Signature

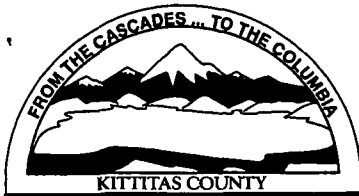
Subscribed and sworn to before me this 2nd day of March, 2005



Amanda J. Weed  
Notary Public for the State of Washington residing in Ellensburg

My appointment expires January 9, 2010.





# Kittitas County Community Development Services

Darryl Piercy, Director

**TO:** Applicant  
Parties of Record (KCC 15A.06)

**FROM:** Joanna Valencia  
Staff Planner

**DATE:** June 27, 2005

**RE:** **NOTICE OF PRELIMINARY PLAT APPROVAL P-05-04  
WRIGHT CLUSTER PLAT**

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Wright Cluster Plat on June 21<sup>st</sup>, 2005. The project consists of the division of parcel number 17-19-19000-0024 into a total of 6 lots consisting of 5 building lots comprised of a 1.44 acre, 1.12 acre, and three 1.00 acre lots, and one 68.26 acre residual lot. The subject property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County.

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 July 20<sup>th</sup>, 2005 at 5:00pm.**

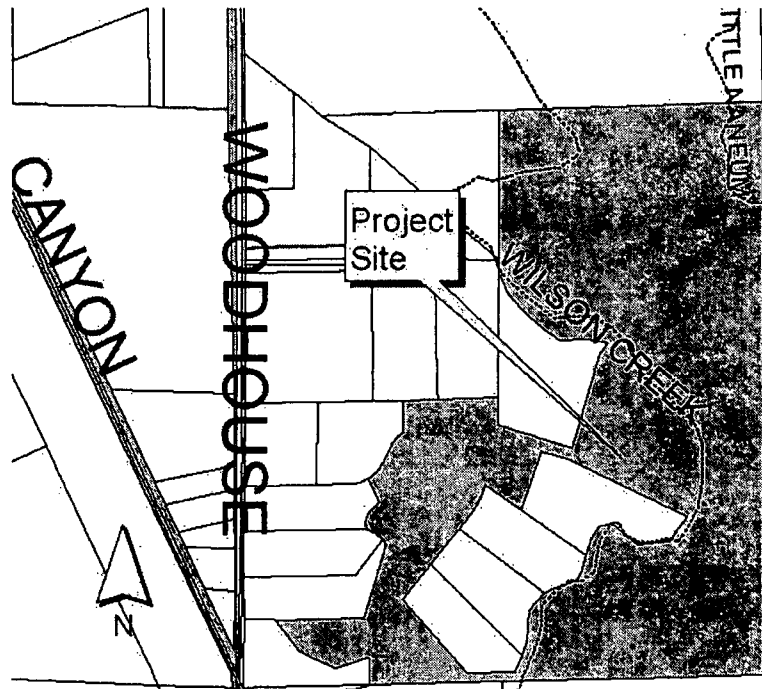
Attached is a copy of the approved resolution.

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

**Notice of Decision  
Preliminary Plat Approval for Wright Cluster Plat**

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Wright Cluster Plat on June 21<sup>st</sup>, 2005. The project consists of the division of parcel number 17-19-19000-0024 into a total of 6 lots consisting of 5 building lots comprised of a 1.44 acre, 1.12 acre, and three 1.00 acre lots, and one 68.26 acre residual lot. The subject property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. 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 July 20<sup>th</sup>, 2005 at 5:00pm.

Dated: June 27, 2005, Publish: June 29, 2005



BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL  
WRIGHT CLUSTER PLAT (P-05-04)

RESOLUTION

2005  
NO. 80

**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 April 25, 2005 for the purpose of considering a preliminary plat known as Wright Cluster Plat and described as follows:

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**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,

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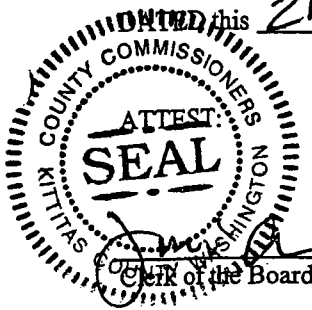
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16. Full years taxes must be paid on parcel number: 17-19-19000-0024.

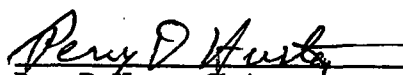
NOW THEREFORE,

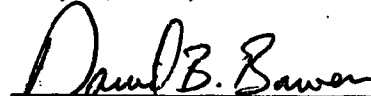
**BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Wright Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

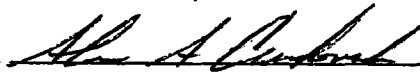
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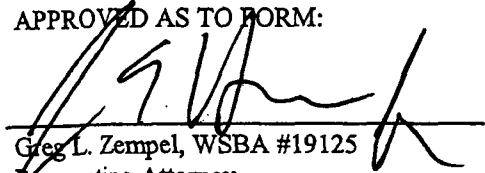
**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Perry D. Huston, Chairman

  
David B. Bowen, Vice-Chairman

  
Alan A. Crankovich, Commissioner

APPROVED AS TO FORM:

  
Greg L. Zempel, WSBA #19125  
Prosecuting Attorney

David Wright  
921 Hanson Rd  
Ellensburg, WA 98926

Eastside Consultants  
214 Pennsylvania Ave.  
Cle Elum, WA 98922

Washington State DOT  
Rick Holmstrom  
PO BOX 12560  
Yakima, WA 98909

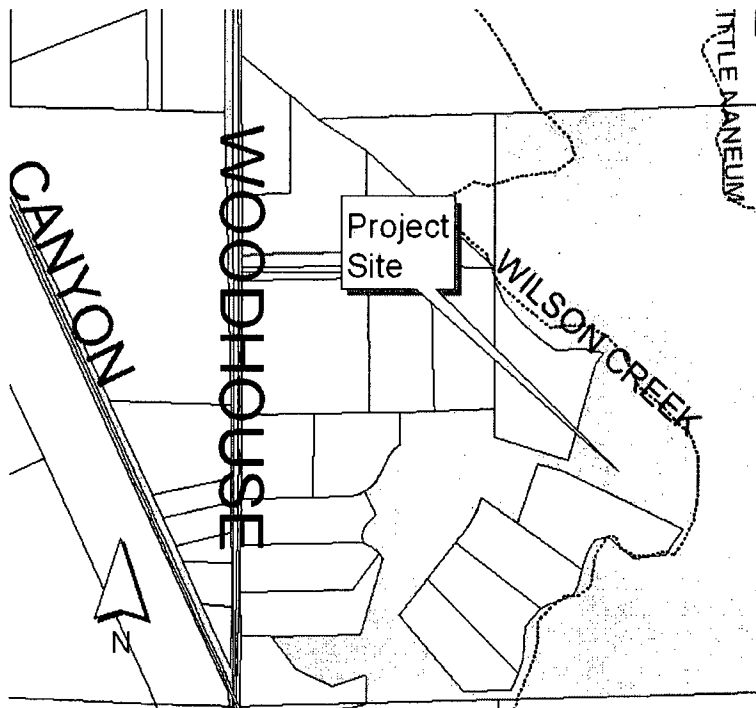
Kittitas County Environmental  
Health

Kittitas County Public Works

**Notice of Decision  
Preliminary Plat Approval for Wright Cluster Plat**

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Dated: June 27, 2005, Publish: June 29, 2005







# *Kittitas County* *Community Development Services*

*Darryl Piercy, Director*

**TO:** Applicant  
Parties of Record (KCC 15A.06)

**FROM:** Joanna Valencia  
Staff Planner

**DATE:** June 27, 2005

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BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL  
WRIGHT CLUSTER PLAT (P-05-04)

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2005  
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3. For final approval of a shared well (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.
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. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)



- a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall be improved for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. A paved apron shall be constructed at the intersection of the proposed private intersection and Vantage Highway.
  - i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  - l. Kittitas County Road Standards must be met prior to final approval. If land off site is used to fulfill obligation under the road standards or other appropriate regulations, then an easement must be recorded prior to approval. The preliminary plat identifies a 30' easement as well as 30' easement on the adjoining parcels. It is assumed that the intent is the new private road will be constructed in cooperation with all parcel owners. The approval of this plat includes the construction of the 22' private gravel access road, with one access point from Woodhouse Loop. If the road is constructed in segments as parcels sell and develop, regardless of the number of parcels to be accessed at that time, the road will be constructed to the minimum 22' wide gravel surface to the point of access for the parcel where the development permits have been issued.
8. Cul-de-sacs: (See current Kittitas County Road Standards) Cul-de-sac design, reference AASHTO.
  9. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses and road names prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
  10. Fire Protection: Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.
  11. Plat Notes: Plat Notes shall reflect the following.
    - a. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) of the face of the plat.

12. All applicable Kittitas County Road Standards apply to this proposal.
13. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
14. 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).
15. Both sheets shall reflect the plat number P-05-04.
16. Full years taxes must be paid on parcel number: 17-19-19000-0024.

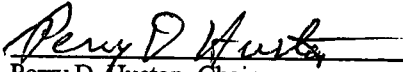
NOW THEREFORE,

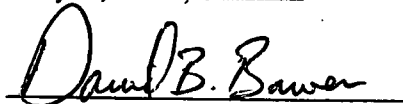
**BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Wright Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

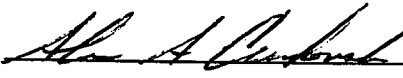
ADOPTED this 21<sup>st</sup> day of June, 2005, at Ellensburg, Washington.


 ATTEST:  
**SEAL**  
  
 Clerk of the Board

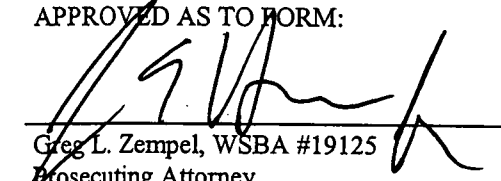
**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

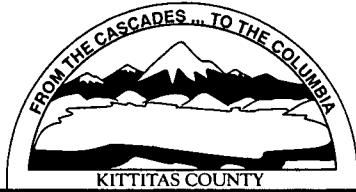
  
 Perry D. Huston, Chairman

  
 David B. Bowen, Vice-Chairman

  
 Alan A. Crankovich, Commissioner

APPROVED AS TO FORM:

  
 Greg L. Zempel, WSBA #19125  
 Prosecuting Attorney



# Kittitas County Community Development Services

Darryl Piercy, Director

## AGENDA STAFF REPORT

**AGENDA DATE:** June 21, 2005  
**ACTION REQUESTED:** Ratify and Sign Resolution for Wright Cluster Plat (P-05-04)

**BACKGROUND:** Wright Cluster Plat (P-05-04): David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture.

Located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N., R 19E., W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

Property is zoned Commercial Agriculture, and the Comprehensive Plan designation is Commercial Agriculture.

The minimum lot size in the Commercial Agriculture Zone is 20 acres, which would allow for 1 residence per 20 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). The applicant is eligible for a 1-acre minimum lot size as denoted in KCC 17.65.040.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

A complete application was submitted to Community Development Services on March 8, 2005. A Notice of Application was issued on March 29, 2005. 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.

The Kittitas County Planning Commission held a public hearing on April 25, 2005 and forwarded their recommendation of approval with a 3-1 decision to the BOCC.

The BOCC held a closed record meeting on May 17, and directed staff to prepare enabling documents.

**INTERACTION:** A Resolution was presented to the Board on June 7<sup>th</sup>, 2005. After Board discussion, revision to the language of the resolution was suggested by the Board. The revised resolution is before the Board on June 21, 2005 for ratification and signature.

**RECOMMENDATION:** Review and sign attached Resolution if appropriate.

**HANDLING:** Forward signed Resolution to CDS Planner for Notice of Decision.

**ATTACHMENTS:** Resolution

**LEAD STAFF:** Joanna Valencia, Staff Planner

Res 2005-80

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

**PRELIMINARY PLAT APPROVAL  
WRIGHT CLUSTER PLAT (P-05-04)**

**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 April 25, 2005 for the purpose of considering a preliminary plat known as Wright Cluster Plat and described as follows:

Division of one approximately 73.82 acre parcel into a total of six (6) lots consisting of five building lots comprised of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and one 68.26 acre residual lot cluster plat submitted by David P. Nelson, authorized agent for David and Louise Wright, landowners. APN 17-19-19000-0024.

**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 May 17, 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. David P. Nelson of Eastside Consultants, Inc. submitted a complete application on behalf of David and Louise Wright, landowners, to the Community Development Services Department on March 8, 2005 for a preliminary plat depicting the division of one parcel into 6 lots.
2. The preliminary plat is located in the Commercial Agriculture Zone wherein commercial agriculture is the highest priority and where the subdivision and development of lands for uses and activities incompatible with commercial agriculture is discouraged.
3. Lands within the Commercial Agriculture Zone may be platted under the Cluster Subdivision provisions contained within the Kittitas County Zoning Code. The purpose and intent of this section is to concentrate residences in agriculture areas without undue removal of potential agriculture lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted into housing.
4. The development application included a preliminary plat depicting the division of one parcel into 5 building lots consisting of a 1.44-acre, 1.12-acre and three 1.00-acre lots for a total of 5.56 acres. Based on the Cluster Subdivision formula, the original parcel is eligible for up to 6 lots, which

represents a 100% density bonus to the 3 lots, which could be created under the Commercial Agriculture Zoning. The proposed 68.26-acre residual lot will not be eligible for any development within 10 years of final approval of land zoned Commercial Agriculture.

5. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 29, 2005, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
6. An open record hearing before the Planning Commission was held on April 25, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. 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.
7. Additional conditions were found to not be necessary to protect the public's interest.
8. There was no written or public testimony in opposition to this application.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Wright Cluster Plat 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 (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.
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. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)



- a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall be improved for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. A paved apron shall be constructed at the intersection of the proposed private intersection and Vantage Highway.
  - i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  - l. Kittitas County Road Standards must be met prior to final approval. If land off site is used to fulfill obligation under the road standards or other appropriate regulations, then an easement must be recorded prior to approval. The preliminary plat identifies a 30' easement as well as 30' easement on the adjoining parcels. It is assumed that the intent is the new private road will be constructed in cooperation with all parcel owners. The approval of this plat includes the construction of the 22' private gravel access road, with one access point from Woodhouse Loop. If the road is constructed in segments as parcels sell and develop, regardless of the number of parcels to be accessed at that time, the road will be constructed to the minimum 22' wide gravel surface to the point of access for the parcel where the development permits have been issued.
8. Cul-de-sacs: (See current Kittitas County Road Standards) Cul-de-sac design, reference AASHTO.
  9. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses and road names prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
  10. Fire Protection: Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.
  11. Plat Notes: Plat Notes shall reflect the following.
    - a. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) of the face of the plat.

12. All applicable Kittitas County Road Standards apply to this proposal.
13. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
14. 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).
15. Both sheets shall reflect the plat number P-05-04.
16. Full years taxes must be paid on parcel number: 17-19-19000-0024.

NOW THEREFORE,

**BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Wright Cluster 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.

ATTEST:

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

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Perry D. Huston, Chairman

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Greg L. Zempel, WSBA #19125  
Prosecuting Attorney

\_\_\_\_\_  
Alan A. Crankovich, Commissioner



# Kittitas County Community Development Services

Darryl Piercy, Director

## AGENDA STAFF REPORT

**AGENDA DATE:** June 7, 2005  
**ACTION REQUESTED:** Sign Resolution for Wright Cluster Plat (P-05-04)

---

**BACKGROUND:** Wright Cluster Plat (P-05-04): David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture.

Located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N., R 19E., W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

Property is zoned Commercial Agriculture, and the Comprehensive Plan designation is Commercial Agriculture.

The minimum lot size in the Commercial Agriculture Zone is 20 acres, which would allow for 1 residence per 20 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). The applicant is eligible for a 1-acre minimum lot size as denoted in KCC 17.65.040.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

A complete application was submitted to Community Development Services on March 8, 2005. A Notice of Application was issued on March 29, 2005. 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.

The Kittitas County Planning Commission held a public hearing on April 25, 2005 and forwarded their recommendation of approval with a 3-1 decision to the BOCC.

**INTERACTION:** The BOCC held a closed record meeting on May 17, and directed staff to prepare enabling documents.

**RECOMMENDATION:** Review and sign attached Resolution if appropriate.

**HANDLING:** Forward signed Resolution to CDS Planner for Notice of Decision.

**ATTACHMENTS:** Resolution

**LEAD STAFF:** Joanna Valencia, Staff Planner

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

**PRELIMINARY PLAT APPROVAL  
WRIGHT CLUSTER PLAT (P-05-04)**

**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 April 25, 2005 for the purpose of considering a preliminary plat known as Wright Cluster Plat and described as follows:

Division of one approximately 73.82 acre parcel into a total of six (6) lots consisting of five building lots comprised of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and one 68.26 acre residual lot cluster plat submitted by David P. Nelson, authorized agent for David and Louise Wright, landowners. APN 17-19-19000-0024.

**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 May 17, 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. David P. Nelson of Eastside Consultants, Inc. submitted a complete application on behalf of David and Louise Wright, landowners, to the Community Development Services Department on March 8, 2005 for a preliminary plat depicting the division of one parcel into 6 lots.
2. The preliminary plat is located in the Commercial Agriculture Zone wherein commercial agriculture is the highest priority and where the subdivision and development of lands for uses and activities incompatible with commercial agriculture is discouraged.
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6. An open record hearing before the Planning Commission was held on April 25, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. 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.
7. Additional conditions were found to not be necessary to protect the public's interest.
8. There was no written or public testimony in opposition to this application.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Wright Cluster Plat 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.
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  - d. Surface requirement 6" gravel surface.
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  - g. Entering Site Distance, reference AASHTO.
  - h. A paved apron shall be constructed at the intersection of the proposed private intersection and Vantage Highway.
  - i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  - l. The preliminary plat identifies a 30' easement as well as 30' easement on the adjoining parcels. It is assumed that the intent is the new private road will be constructed in cooperation with all parcel owners. The approval of this plat includes the construction of the 22' private gravel access road, with one access point from Woodhouse Loop. If the road is constructed in segments as parcels sell and develop, regardless of the number of parcels to be accessed at that time, the road will be constructed to the minimum 22' wide gravel surface to the point of access for the parcel where the development permits have been issued.
  - m. Easements for ingress/egress to serve all the parcels of the plat must be recorded with the County Auditor and the recording number shown on the face of the plat. Prior to final plat approval, the 30' easement on adjoining parcels as well as the 30' easement on parcels that are part of the plat shall be recorded with the County Auditor for ingress/egress to serve all parcels of the plat.
8. Cul-de-sacs: (See current Kittitas County Road Standards) Cul-de-sac design, reference AASHTO.
  9. Addressing: Applicant must contact the Kittitas County Rural Addressing Coordinator, Department of Public Works to obtain addresses and road names prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
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  11. Plat Notes: Plat Notes shall reflect the following.

- a. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) of the face of the plat.
- 12. All applicable Kittitas County Road Standards apply to this proposal.
- 13. Recording: The original parcel survey and the final plat survey must be recorded in Kittitas County.
- 14. 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).
- 15. Both sheets shall reflect the plat number P-05-04.
- 16. Full years taxes must be paid on parcel number: 17-19-19000-0024.

NOW THEREFORE,

**BE IT HEREBY RESOLVED** by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Wright Cluster 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.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
KITTTITAS COUNTY, WASHINGTON**

\_\_\_\_\_  
Clerk of the Board

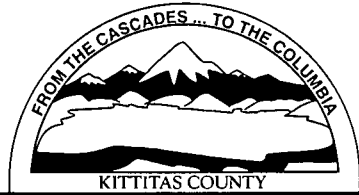
\_\_\_\_\_  
Perry D. Huston, Chairman

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Greg L. Zempel, WSBA #19125  
Prosecuting Attorney

\_\_\_\_\_  
Alan A. Crankovich, Commissioner



# *Kittitas County* *Community Development Services*

*Darryl Piercy, Director*

## **AGENDA STAFF REPORT**

**AGENDA DATE:** May 17, 2005

**ACTION REQUESTED:** Conduct Closed Record Meeting for Wright Cluster Plat (P-05-04)

---

**BACKGROUND:** Wright Cluster Plat (P-05-04): David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture.

Located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N., R 19E., W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

Property is zoned Commercial Agriculture, and the Comprehensive Plan designation is Commercial Agriculture.

The minimum lot size in the Commercial Agriculture Zone is 20 acres, which would allow for 1 residence per 20 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). The applicant is eligible for a 1-acre minimum lot size as denoted in KCC 17.65.040.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

A complete application was submitted to Community Development Services on March 8, 2005. A Notice of Application was issued on March 29, 2005. 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.

The Kittitas County Planning Commission held a public hearing on April 25, 2005 and forwarded their recommendation of approval with a 3-1 decision to the BOCC.

**INTERACTION:** The BOCC did on May 3, 2005 set a closed record meeting for the May 17, 2005 agenda.

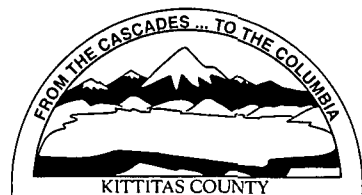
**RECOMMENDATION:** Take action on KC Planning Commission recommendation at the May 17, 2005 Closed Record Meeting and direct staff to prepare enabling documents.

**ATTACHMENTS:** Full project record was prepared and delivered to the BOCC as part of the May 3, 2005 agenda.

**LEAD STAFF:** Joanna Valencia, Staff Planner

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# Kittitas County Community Development Services

Darryl Piercy, Director

## AGENDA STAFF REPORT

**AGENDA DATE:** May 3, 2005

**ACTION REQUESTED:** Set Closed Record Meeting for Wright Cluster Plat (P-05-04) for May 17, 2005 at 2:00 p.m., Commissioner's Auditorium

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**BACKGROUND:** Wright Cluster Plat (P-05-04): David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture.

Located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

Property is zoned Commercial Agriculture, and the Comprehensive Plan designation is Commercial Agriculture.

The minimum lot size in the Commercial Agriculture Zone is 20 acres, which would allow for 1 residence per 20 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). The applicant is eligible for a 1-acre minimum lot size as denoted in KCC 17.65.040.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

A complete application was submitted to Community Development Services on March 8, 2005. A Notice of Application was issued on March 29, 2005. 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.

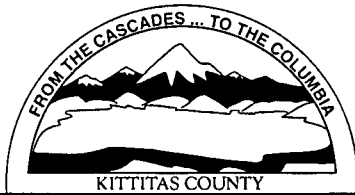
**INTERACTION:** The Kittitas County Planning Commission held a public hearing on April 25, 2005 and forwarded their recommendation of approval with a 3-1 decision to the BOCC.

**RECOMMENDATION:** Take action on KC Planning Commission recommendation for the Wright Cluster Plat at the May 3, 2005 Closed Record Meeting.

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

**LEAD STAFF:** Joanna Valencia, Staff Planner

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# Kittitas County Community Development Services

*Darryl Piercy, Director*

## STAFF REPORT

**TO:** Kittitas County Planning Commission  
**FROM:** Joanna Valencia, Staff Planner  
KCCDS  
**DATE:** April 14<sup>th</sup>, 2005 for April 25<sup>th</sup>, 2005 Public Meeting  
**SUBJECT:** WRIGHT CLUSTER PLAT (P-05-04)

### I. BACKGROUND INFORMATION

**Date of Complete Application:** March 8, 2005

**Date of Notice of Application:** March 29, 2005

**Proposal:** Proposed Preliminary Plat Application

From David P. Nelson, authorized agent for David and Louise Wright, landowners, for a 5 building lot consisting of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and a one 68.26 acre residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture. The proposed residual lot will not be eligible for any development within 10 years of final approval of land zoned Commercial Agriculture.

**Location:**

East of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

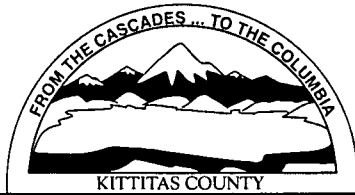
**Land Use and Site Characteristics:**

The proposed development site is located within a rural area zoned Commercial Agriculture, within agricultural and natural resource areas. As shown in the preliminary survey, Wilson Creek runs north to south on the property. Little Naneum Creek runs through the northeastern most corner of the property. The applicant is proposing to maximize density available under the cluster subdivision portion of the Kittitas County Zoning Code (KCC 17.65).

### II. POLICY AND REGULATORY REQUIREMENTS

**Comprehensive Plan:**

The Comprehensive Plan's Land Use Element designates the subject parcel as Commercial Agriculture. Lands characterized as such are supported and encouraged for agriculture use. 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 agricultural lands.



# Kittitas County Community Development Services

*Darryl Piercy, Director*

## **Zoning Code:**

The subject zoning is Commercial Agriculture. The purpose and intent of this zone is to provide for an area wherein farming and ranching are the priority. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses and protect the rights and traditions of those engaged in agriculture.

Some permitted uses one or two-family dwellings, hay processing and container storage areas, commercial greenhouses, and farm implement repair.

Some conditional uses include kennels, feed mills, stone quarries, and bed and breakfasts.

The Minimum Lot Size in the Commercial Agriculture Zone is 20 acres, which would allow for 1 residence per 20 acres. The exception is cluster subdivisions, which meet the requirements of KCC 17.65.040 (Development Regulations). The applicant is eligible for a 1-acre minimum lot size as denoted in KCC 17.65.040.

## Yard Requirements

Front Setback: 25 feet

Side Setback: 5 feet

Rear Setback: 25 feet

## **Subdivision Code:**

This application is allowable under the provisions of KCC 17.65 (Cluster Subdivision). The purpose and intent of this section is to concentrate residences in agricultural areas without undue removal of potential agricultural lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted to housing.

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. A shoreline of the state, Wilson Creek, runs north south on the property. A 100-foot minimum buffer will be required for Wilson Creek. Little Naneum Creek is also located on the northeastern most corner of the property; a 100-foot minimum buffer will be required. Future construction shall comply with the Critical Areas Code requirements. The subject property is also located within the floodplain; all future development and construction shall comply with the Kittitas County Flood Code Requirements. Portions of the property are located within a wetland; future development must comply with all Kittitas County Critical Areas Regulations.

Pursuant to KCC 14.08.220, all subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

### **III. ADMINISTRATIVE REVIEW**

#### **Notice of application:**

A complete application was submitted to Community Development Services on March 8, 2005. A Notice of Application was issued on March 29, 2005. 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.



# Kittitas County Community Development Services

*Darryl Piercy, Director*

## **Written Testimony:**

Written comments were solicited and the final date to submit comments was on April 15<sup>th</sup>, 2005 by 5:00pm. Written comments received to date are from the Washington State Department of Transportation, Kittitas County Environmental Health Department, and Kittitas County Department of Public Works. Comments received after the date the staff report is prepared will be copied and delivered to the Kittitas County Planning Commission for the public hearing.

## **State Environmental Policy Act:**

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

## **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 David P. Nelson submitted a complete application on behalf of David and Louise Wright, landowners, to the Community Development Services Department on March 8, 2005.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel for a 5 building lot consisting of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and a one 68.26 acre residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture. The proposed residual lot will not be eligible for any development within 10 years of final approval of land zoned Commercial Agriculture.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 29, 2005. 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 this application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
5. The Planning Commission finds that an open record hearing was held on April 25<sup>th</sup>, 2005 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 not** necessary to protect the public's interest.
7. The Planning Commission finds that no written or public testimony was received in opposition to the application.

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**Kittitas County Planning Commission**  
**Meeting Minutes – April 25, 2005**

Planning Commission Present:

Mike Alberg, Chair, Robert Sauerwein, David Black, Doug Harris

Staff Present:

Darryl Piercy, CDS Director, Allison Kimball, Ass't. CDS Director, Jan Sharar and Joanna Valencia, CDS Staff Planners, Paul Bennett, Public Works Director and Lorna Kenny, Board Clerk

Public Present:

Approximately 15 people were present representing public and applicant interest.

I. Call to order.

With a quorum present, the Chair called the regular Planning Commission Meeting to order at 6:35 PM with the introduction of the Commission, Staff and Clerk.

II. Correspondence

The Clerk reported no new correspondence at this time.

III. Minutes

Robert Sauerwein moved to approve the minutes of March 28, 2005 as written. The motion was seconded and opened to discussion. It was moved, seconded and carried to approve the minutes of the Planning Commission meeting as distributed.

IV. Business

The Chair opened the public hearing to the **Suncadia Proposed Rezone – Z05-02**. Allison Kimball presented the proposal for a rezone of 5 parcels from Ag. 3, Forest & Range and Commercial Forest to Master Planned Resort and 3 parcels currently zoned as MPR to be rezoned as Ag. 3 and Public. The proposed rezone application is situated with portions of Section 15 and 24, T20N, R14E, WM and Sections 20, 21, 18 of T20N, R15E, WM. The Preliminary Plats of Phase 1 Division 3 & 4 and Phase 3, Divisions 6-9 are contingent upon the Suncadia Rezone Approval. Distributed to the Commission is a revised Staff Report complete with two letters of comment from concerned property owners in the area of T20N, R14E, S24, dated April 22, 2005 and correspondence from DOE dated April 20, 2005. Mike Alberg questioned if there were any major changes from the April 15, 2005 Staff Report. Ms. Kimball reported that there were no major changes. Ms. Kimball felt that the area property owners concern for the existing easement accessing their land and road use to Domerie Peak, Baldy Mtn. Trailhead and Lake Cle Elum would not be affected by the rezone application.

David Black questioned if parcels 6(f) (i), (ii) and (iii) which are presently proposed to change to Ag. 3 zoning remain in Suncadia ownership? Response was they no longer remain in the ownership of Suncadia.

The hearing was opened to **applicant testimony**. Steven Lathrop testified representing the applicant. The original parcels were within the MPR boundary but were Boundary Line Adjusted into adjacent parcels owned by third parties removing from the MPR. **Exhibit A**, distributed to the Commission and depicting a parcel listing including additional detail of each parcel.

Doug Harris noted that the access concerns from the property owners in the area would not be affected by the rezoning as the letter states? Mr. Lathrop has been providing written contact with the people dealing with them directly. Any easements going onto Suncadia property will have access issues.

With no further applicant testimony the Chair opened the hearing to **public testimony**. With no public testimony the hearing was closed and opened to the Commission deliberation. The Commission addressed the **seven criteria required for a change on the zoning map** from one zone to another.

1. The Planning Commission finds that with no testimony to the contrary, the proposed amendment is compatible with the comprehensive plan.
2. The Planning Commission finds that the proposed amendment bears a substantial relation to the public health, safety and welfare substantiating the reason to change into a different zone.
3. The Planning Commission finds that the proposed amendment has merit and value for Kittitas County and the sub-area of the county.
4. The Planning Commission finds that the proposed amendment is appropriate because of changed circumstances and because of a need for additional property in the proposed zone and because the proposed zone is appropriate for reasonable development of the subject property.
5. The Planning Commission finds that the subject property is suitable for development in general conformance with zoning standards for the proposed zone.
6. The Planning Commission finds that the proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
7. There being no irrigation water deliveries, the Planning Commission finds that the proposed changes in use shall not adversely impact irrigation water deliveries to other properties.

David Black moved to recommend **approval** for the **Suncadia Proposed Rezone – Z05-02** to the Board of County Commissioners complete with Findings of Fact. The motion was seconded and approved by a 4/0 poll of the Commission.

**Findings of Fact - Suncadia Proposed Rezone – Z05-02:**

1. The Kittitas County Planning Commission has previously approved the Land Use designation of the subject parcels through the Comprehensive Plan amendment process.
2. The proposed rezone will bring the County Zoning Map into compliance with the County Land Use Map.
3. The Planning Commission finds that the proposed rezone meets the requirements of Kittitas County Code and that no additional conditions are necessary to protect the public's interest.
4. The Planning Commission finds that the proposed amendment has met the seven criteria necessary for requesting a change on the zoning map from one zone to another.

5. The Planning Commission received no public testimony in opposition to the application at the public hearing held April 25, 2005.

The Chair opened the **continued public hearing** from March 28, 2005 to the **Suncadia Preliminary Plat Approval of Phase 1 Division 3 & 4**. Allison Kimball reopened the continued public hearing with the presentation of a revised Staff Report to the Commission. The application is for the creation of 162 residential lots within Division 3 and 115 residential lots within Division 4 of Phase 1.

The meeting was turned over for testimony from **Paul Bennett, Public Works Director** who presented a **Supplemental Staff Report to the Commission dated April 25, 2005** from his original staff report dated March 21, 2005. Testimony included the the building of sidewalks prior to their need may not meet with the development agreement. Grant funding could allow for construction of sidewalks to school locations. With the absence of grant funding the proportionate share would continue to apply.

Phase I requirements for half street improvements along Bullfrog Rd. and SR 903. Suncadia has addressed the specific issues surrounding the emergency access with a minimum 16' construction width of the roadway.

David Black questioned if the March 21, 2005 report from Public Works issues have been resolved by the Supplemental Preliminary Conditional Approval dated April 25, 2005, specifically page 2, Item 7. Where are the public trails that should be constructed during Phase 1, Division 3 & 4. Allison Kimball has noted that no new comments regarding the application have been received since the last public hearing held March 28, 2005.

The chair opened the hearing to **applicant testimony**. Steven Lathrop, testified for the applicant using large maps illustrating Phase I, general site plan for the area and referencing the applicant binder. Reference was also made to the revised general site plan, Division 1A and Division II as actually approved, Division III as proposed and Division IV replat of future preliminary plat for both divisions. Reference was made to the RV storage removal as to where it was placed? Mr. Lathrop noted that no provision has been made for such storage in Phase I. Areas in Phase II could be a consideration or possibly no provision at all. No. 9 Mine Road will be treated as primary traffic circulation road and become a secondary access.

David Black questioned if the Phase I GSP removed the trailheads? Mr. Lathrop noted that the original trailhead and parking for approximately twenty cars was addressed. He feels that access from SR 903 is not recommended for access to the trailhead.

Division III, has additional water and changes to Coal Mine Way and Suncadia Trail. Making Coal Mine Way a major collector from a minor residential to a major residential upgrade. Reference to engineering summary Page 5-3 revised, Division IV, new plat tract with fairways reconfigured.

Conditions to address include:

4. Gates/gated system part of Fire House Road – gate to be closed to limited access and resort service access limited in scope.
5. Gated system part of No. 9 Mine Road – No. 9 Mine Road will have no gate. Right-of-way dedication will be from Bullfrog Road with Round-A-Bout for new dedicated additional right-of-way.
7. Where are public trails – Phase I will be designed in four segments beginning in June and following every 30 days thereafter.
- 8 The Intersection of Coal Mine Way and Suncadia Trail site distance has been resolved.

David Black questioned what the definition of TESCP was? Mr. Lathrop and Paul Bennett defined it as a sedimentation control plan. Mr. Lathrop suggests a recommendation of approval to the Board of County Commissioner for Phase I, Divisions 3 & 4.

The hearing was opened to **public testimony**. Nathan Weis, 601 Heights Dr. testified that No. 9 Road was vacated several months ago. He has concerns for fire safety and what stages are prepared for the fire station opening? He also noted a lack of communication, phone or cellular, to the area for 911 emergency calls. Paul Bennett confirmed that the No. 9 Road was vacated last year and Mr. Lathrop noted with the opening of the lodge as a condition opens the fire station.

Darryl Piercy testified that the motion from the March 28, 2005 Planning Commission Meeting moved to continue the Planning Commission deliberation only for the Suncadia Preliminary Plat Approval of Phase I, Divisions 3 & 4 and Phase 3, Divisions 6 – 9 to their next regular meeting scheduled for April 25, 2005.

With no further public testimony the hearing was closed and opened to the **Commission deliberation**. David Black moved to recommend **approval** for **Suncadia Preliminary Plat Approval of Phase I, Division 3 & 4** to the Board of County Commissioner complete with Conditions and Findings of Fact. The motion was seconded and opened to discussion. The motion was approved by a 4/0 poll of the Commission.

**Conditions – Preliminary Plat Approval Phase I, Div. 3 & 4:**

1. The proponent shall meet all Conditions of Approval previously adopted by Kittitas County through Ordinance 2000-15 for the Master Planned Resort, applicable to this application.
2. The proponent shall meet the provisions for the Development Agreement adopted by Kittitas County through Ordinance 2000-16 for the Master Planned Resort, applicable to this application.
3. For long-term plans, required through the Conditions of Approval and/or the Development Agreement, which rely upon build-out of a full development phase, the proponent shall submit temporary/interim plans to the responsible County Department for review and approval, prior to final plat approval.



4. The memorandum dated March 21, 2005 and Supplemental Preliminary Conditional Approval dated April 25, 2005 from the Director of Public Works to Allison Kimball and Darryl Piercy, shall be incorporated as conditions of approval for this application.

**Findings of Fact - Preliminary Plat Approval Phase I, Div. 3 & 4:**

1. The Planning Commission finds that Kittitas County Community Development Services issued a Notice of Application pursuant to RCW 36.70B and KCC 15A.03 on March 9, 2005. The Planning Commission finds further that said notice solicited comments from governmental agencies, adjacent property owners and other parties of record.
2. The Planning Commission finds that an open record hearing was held by the Planning Commission on March 28, 2005 and continued to April 25, 2005 to consider this matter 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.
3. The Planning Commission finds that the Preliminary Plat for the Suncadia Master Planned Resort Phase I, Divisions 3 & 4 has satisfied the requirements of KCC Chapter 16 and that additional conditions are necessary to protect the public's interest.
4. The Planning Commission finds that Preliminary Plat approval of the Suncadia Master Planned Resort Phase I, Divisions 3 & 4 is contingent upon the approval of the associated proposed rezone (Z05-02) and the amended Phase I General Site Plan.
5. The Planning Commission finds that Conditions 1 – 4 have been met with approval.

The Chair opened the **continued public hearing from March 28, 2005** for the **Suncadia Preliminary Plat Approval of Phase 3, Divisions 6-9** at 7:30 PM. Allison Kimball presented the continued application from March 28, 2005 with an updated Staff Report dated April 25, 2005 for the creation of 141 residential lots and 40 tracts within Phase 3.

**Paul Bennett presented a Supplemental Preliminary Conditional Approval dated April 25, 2005.** Referencing the original comment 1. Connecting access between Goat Creek Lane servicing 16 lots and Fortune Creek Lane, servicing 30 lots has been an ongoing discussion. The number of lots served does not require a secondary access.

Scatter Creek loop shall function as a one-way road with a minimum of 16' width with shoulders to provide a full 20' width to allow for the passage of emergency vehicles.

Doug Harris questioned if the road would be plowed in the winter to a 20' width? Paul Bennett noted that the emergency access is for a private road used for fire fighting and evacuation.

The hearing was opened to **applicant testimony** at 7:45 PM. Steven Lathrop testified for the applicant noting no deviation from the general site plan except as noted in the notebook. The main access to the property is via Bullfrog Road and along Jenkins Drive. Doug Harris questioned if the City of CleElum's concerns had been addressed? Mr. Lathrop has had no further contact with the City's concern for potable water etc.

The Chair opened the hearing to **public testimony**. Nathan Weis testified regarding his safety concerns for emergency access to the area, as well as the lack of communication phone service land line or cellular.

With no additional public testimony the hearing was opened to the **Planning Commission deliberation**. Discussion included the annexation of the area from Fire Dist. #7. Mr. Lathrop assures that there is on site fire protection current to the area as well as security. Suncadia has purchased a Tanker truck and a Brush Truck purchased for Fire Dist. #7 to provide temporary fire protection. Seven people are on staff and EMP trained to provide emergency services if it should become necessary. The Tanker Truck is housed in Teanaway with the Brush Truck located at the entrance to Phase 3. There is a fire watch 24-hours a day. Fire hydrants are operational in Phase 1, Divisions 1 & 2.

Doug Harris moved to recommend **approval** for the **Suncadia Preliminary Plat Approval of Phase III, Divisions 6-9** to the Board of County Commissioner complete with Conditions and Findings of Fact. The motion was seconded and opened to discussion. The motion was approved by a 4/0 poll of the Commission.

**Conditions - Suncadia Preliminary Plat Approval of Phase III, Divisions 6-9:**

1. The proponent shall meet all Conditions of Approval previously adopted by Kittitas County through Ordinance 2000-15 for the Master Planned Resort, applicable to this application.
2. The proponent shall meet the provisions of the Development Agreement adopted by Kittitas County through Ordinance 2000-16 for the Master Planned Resort, applicable to this application.
3. For long-term plans, required through the Conditions of Approval and/or the Development Agreement, which rely upon build-out of a full development phase, the proponent shall submit temporary/interim plans to the responsible County Department for review and approval, prior to final plat approval.
4. Preliminary approval of Phase 3 shall be contingent upon the approval of the associated request for rezone application (Z05-02) scheduled before the Planning Commission on April 25, 2005.
5. The memorandum dated March 21, 2005 and Supplemental Preliminary Conditional Approval for Suncadia Phase 3, Division 6-9 dated April 25, 2005 from the Director of Public Works to Allison Kimball and Darryl Piercy, shall be incorporated as conditions of approval for this application.

**Findings of Fact - Suncadia Preliminary Plat Approval of Phase III, Divisions 6-9:**

1. The Planning Commission finds that Kittitas County Community Development Services issued a Notice of Application pursuant to RCW 36.70B and KCC 15A.03 on March 9, 2005. The Planning Commission finds further that said notice solicited comments from governmental agencies, adjacent property owners and other parties of record.
2. The Planning Commission finds that an open record hearing was held by the Planning Commission on March 18, 2005 and continued to April 25, 2005, to consider this matter 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.
3. The Planning Commission finds that the Preliminary Plat for the Suncadia Master Planned Resort Phase 3, Divisions 6 – 9 has satisfied the requirements of KCC Chapter 16 and that additional conditions are necessary to protect the public's interest.
4. The Planning Commission finds that Preliminary Plat approval of the Suncadia Master Planned Resort Phase 3, Divisions 6 – 9 is contingent upon the approval of the associated proposed rezone (Z05-02) and the amended Phase I General Site Plan.

The Chair opened the **continued public hearing (8:00 PM) from March 28, 2005** to the proposed amendment to the **Kittitas County Code Chapter 16, Subdivision Code – Cluster Subdivision and the Environmental Conservation Platting** proposed amendment to the Kittitas County Code Chapter 16, Subdivision Code. Jan Sharar distributed documentation from March 28, 2005 meeting for Commission consideration.

The hearing was opened to **public testimony**. Fritz Glover testified as an orchardist on Payne Road. Originally he has looked at Clustering as a way to preserve agriculture lands and open space. Now he is seeing Clustering as a way to develop agriculture lands and not the preservation of the land. The previous agriculture committee did represent the communities, however currently economic force is driving the development of the land. He is recommending that the Planning Commission postpone a decision of recommendation to the Board of County Commissioner until the Comprehensive Plan may be addressed and input submitted for the preservation of agriculture lands. With the ten year residual the division of the land is ongoing.

Charles Widenbach, Naneum Road, Ellensburg WA testified that public input is needed as limited interest groups are not supporting Clustering as a whole. His recommendation is to postpone a decision to revisit the Comprehensive Plan. He feels that Clustering has a negative impact to agriculture lands or rural life and belongs at the edge of towns or cities. Reference was made to 16.07.40 Development Regulations E. Notification Requirements. He felt that signs should be posted on the property proposed for zoning changes with a 60-day notice included in the notification requirement. He objects to not fostering a rural life style and through rural lot expansion. A ten year window is too small a time frame to once again develop the land by Clustering. Clustering should be used sparingly and does agree with the concept however he does not agree with a ten year window.

Pat Deneen testified that it was a minor revision to the Cluster as a ten year moratorium is existing use. Environmental Conservation Platting (ECP) is a one-time process with 50% dedicated to

open space, etc. He recommends the use of ECP as it addresses concerns. He feels that the new proposed Cluster subdivision is more user friendly than the old. It is a recommended tool which can be rewritten a year later if necessary. He refers to density transfers used by King County as another development tool.

Clint Perry testified to existing State of WA laws using Class A & B wells down to one-half acre of property size if soil conditions are right.

Wayne Nelsen testified for himself referencing two different Clusters currently in code with ECP proposed. He recommends sending the Cluster forward to conclude the Subdivision Code process as a whole and he supports ECP.

Nathan Weis testified as a resident to the area and a Rocky Mtn. Elk Foundation participant who recommends proceeding forwarding with the Cluster and ECP to the Board of County Commissioner.

Charles Widenbagh testified that the philosophy of transferable development rights is a good idea. The fear of not being able to split land is not a good planning process. He recommends the development of areas agreed upon by members of the community.

Darryl Piercy testified referencing some history with the original cluster subdivision code existing in the Zoning Code with a need for the Cluster to be more efficient and is currently not a viable tool. With notice problems with the Cluster Subdivision Code it was referred back to the Planning Commission for recommendation. He would like to see both the Cluster and ECP forward on to the Board of County Commissioner with recommendation. This is a first step to use as a planning tool to benefit the community, transfer of development rights is another step to be considered for the Comprehensive Plan amendment. We need to move forward with the Subdivision Code to allow the Board of County Commissioner to address the issues.

The Board of County Commissioner have given their approval to begin the posting of property sites in which land use actions are in the process. The posting would give information on the land use action and a contact person.

With no additional public testimony the hearing was opened to the **Planning Commission deliberation**. A discussion included a draft required with appropriate changes from the March 28, 2005 meeting. Jan Sharar was directed to provide additional drafts for the next regular meeting.

Mike Alberg moved to **continue the public hearing for the Kittitas County Subdivision Code – Cluster and the Environmental Conservation Platting to the next regular scheduled Planning Commission meeting on May 23, 2005**. Additional written testimony will be accepted at least one week prior to the May 23<sup>rd</sup> meeting. The motion was seconded and opened to discussion. It was moved, seconded and carried to approve the motion as presented.

The Chair opened the hearing to the **continued public hearing** from March 28, 2005 for **Frosty Pines Preliminary Plat – P04-11**. Jan Sharar noted that the applicant is not ready for further

discussion at this time and she would like to reschedule the plat to another agenda when it is ready to proceed. Robert Sauerwein moved to **continue the Frosty Pines Preliminary Plat to the next regular meeting scheduled for May 23, 2005**. The motion was seconded and opened to discussion. It was moved, seconded and carried to approve the motion as presented.

The Chair opened the hearing to the **Wright Cluster Plat – P05-04**. Joanna Valencia presented the proposed Preliminary Plat Application from David Nelson, authorized agent from David & Louise Wright, landowners, for a 5 building lot consisting of 1.44 acre, 1.12 acre and three 1.00 acre lots, and a one 68.26 acre residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial Agriculture. The property location is east of Woodhouse Loop and Canyon View Lane west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg WA. No comments were received after the preparation of the Staff Report. Staff recommends that since the project is exempt from SEPA that the Planning Commission consider as Findings and Plat notes comments received from Washington State Department of Transportation. The application is SEPA exempt as nine or less lots.

The hearing was opened to **applicant testimony**. David Nelsen, E/S Consultants, testified that the application is a simple cluster subdivision of 6 – 7 lots with a Class B water system and a pond around the area. The area is in the floodplain and subject to a FEMA map adjustment. The roads are existing and the land to the north and northeast will remain in pasture. Wilson Creek is a contaminated creek and is fenced off. The property has been elevated 1-2 feet in elevation or ½' from the floodplain. Parcels 11. a, b, c, d & e will be serviced by a community water system. Lot 6 has an existing house. All lots perk for septic.

The hearing was opened to **public testimony**. With no public testimony the hearing was opened to the Planning Commission deliberation. Robert Sauerwein moved to **recommend approval of the Wright Cluster Plat – P05-04** to the Board of County Commissioner complete with Findings of Fact. The motion was seconded and opened to discussion. The motion was approved by a 3/1 poll of the Commission.

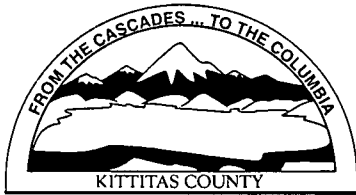
#### **Findings of Fact – Wright Cluster Plat – P05-04:**

1. The Planning Commission finds that David P. Nelson submitted a complete application on behalf of David and Louise Wright, landowners, to the Community Development services Department on March 8, 2005.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel for a 5 building lot consisting of a 1.44 acre, 1.12 acre of land that is zoned Commercial Agriculture. The proposed residual lot will not be eligible for any development within 10 years of final approval of land zoned Commercial Agriculture.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 29, 2005. 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 this application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1) (c) (i).
5. The Planning Commission finds that an open record hearing was held on April 25, 2005 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 not necessary to protect the public's interest.
7. The Planning Commission finds that no written or public testimony was received in opposition to the application.

There being no further business, the meeting was adjourned at 10:00 PM. The next regular meeting is scheduled for **May 23, 2005** at 6:30 PM in the Commissioner Auditorium.

  
Lorna Kenny, Clerk



# Kittitas County Community Development Services

Darryl Piercy, Director

## 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 #2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Ellensburg Water Company  
CWU Library  
Adjacent Property Owners  
Applicant

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

**Date:** March 29, 2005

**Subject:** **APPLICATION FOR A 6-LOT CLUSTER PLAT (P-05-04):** David P. Nelson, authorized agent for David and Louise Wright has applied for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R. 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i). Please send comments regarding this application prior to April 15<sup>th</sup>, 2005 @ 5:00 p.m.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 25<sup>th</sup>, 2005, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with Kittitas County Community Development Services prior to attending.

**Written Comments Must be Submitted No Later than April 15<sup>th</sup>, 2005**

3

## Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 8<sup>th</sup>, 2005 receive a complete application from David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

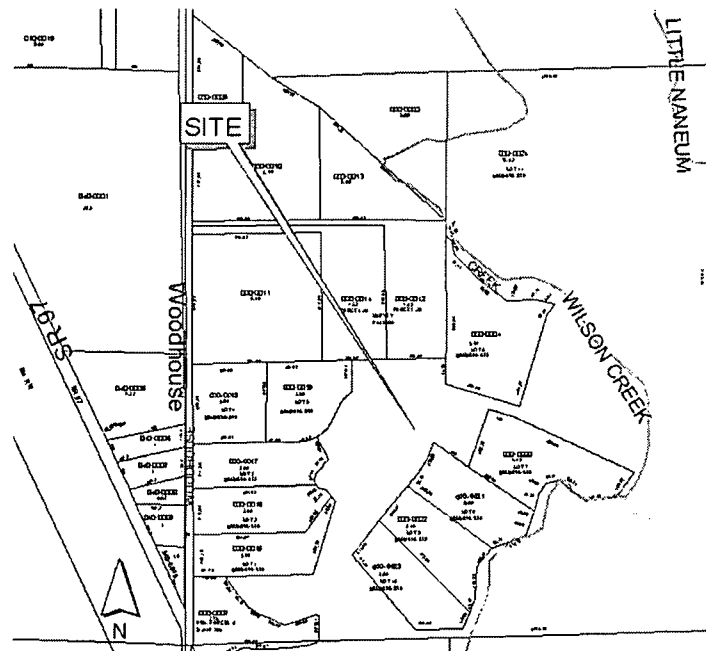
Any person desiring to express their views, or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department. The submitted application and related filed documents may be examined by the public at the Community Development Services Department office 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: Joanna Valencia.

Written comments from the public may be submitted to the Kittitas County Community Development Services Department no later than April 15<sup>th</sup>, 2005. This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 25<sup>th</sup>, 2005, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with Kittitas County Community Development Services prior to attending.

Date: March 29, 2005

Publish: March 31, 2005



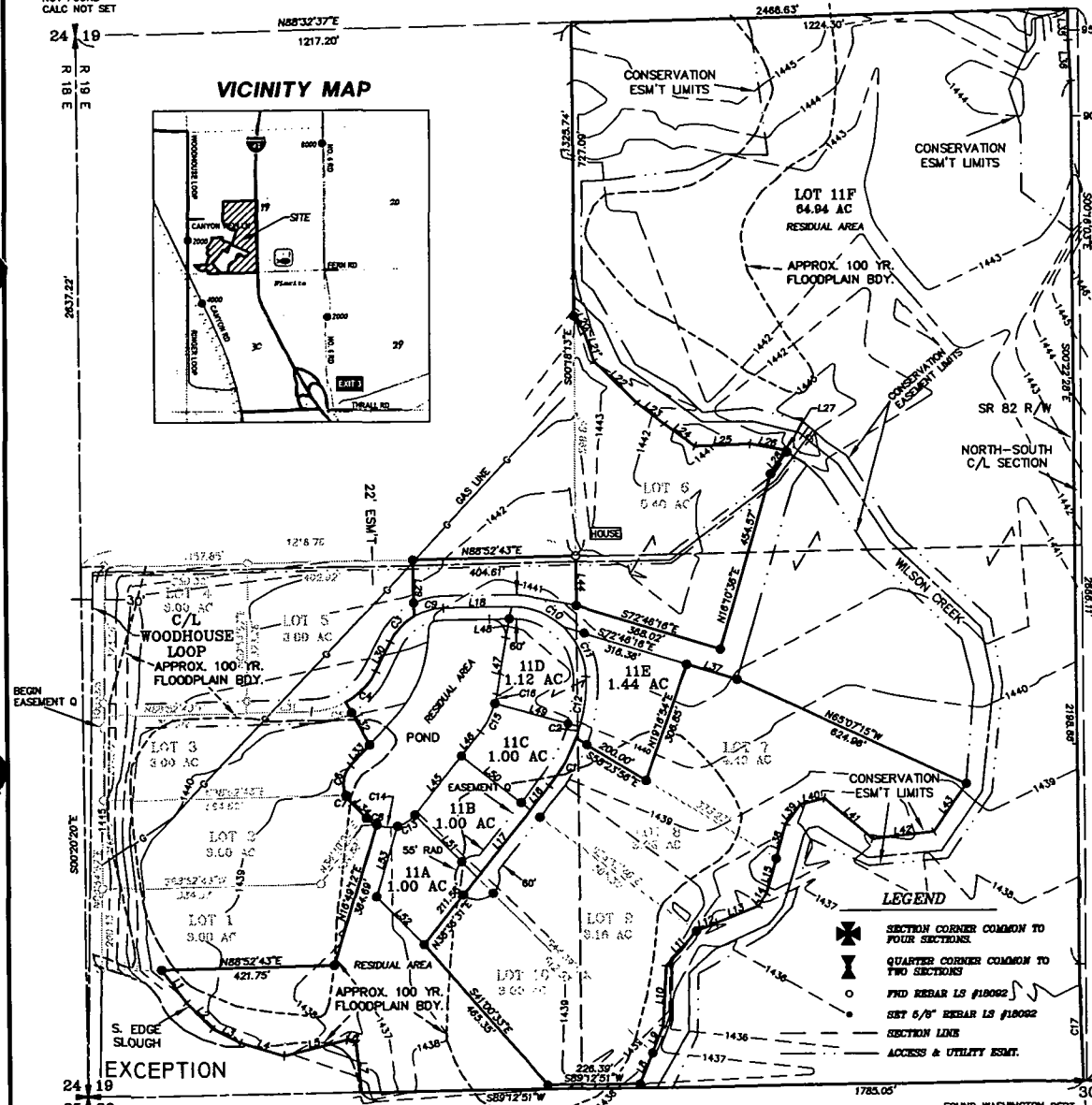
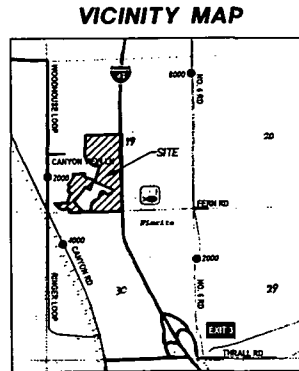
4



**WRIGHT CLUSTER PLAT**  
**A PORTION OF THE SW 1/4 OF SECTION 19,**  
**TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON.**

SP-05-??

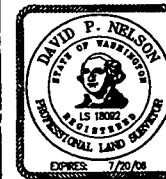
NOT FOUND  
 CALC NOT SET



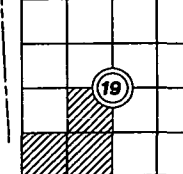
GRAPHIC SCALE

( IN FEET )  
 1 inch = 200 ft.

LS LINE SR 82



INDEX LOCATION  
 SEC. 19, T.17N., R.19E., W.M.



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of  
 \_\_\_\_\_ A.D., 20\_\_\_\_

Public Works Director \_\_\_\_\_

COUNTY PLANNING DIRECTOR

I hereby certify that the "WRIGHT" Cluster 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., 20\_\_\_\_

Kittitas County Planning Director \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT

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

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Health Officer \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

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

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Treasurer \_\_\_\_\_

ORIGINAL TAX LOT NO. 1719-19000-~~0004~~ 000 0024 JV

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 DR. DAVID WRIGHT in AUGUST 2004.

DAVID P. NELSON

Certificate No. 18092

**K.C.S.P. NO. xx**  
**SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>T. ROLETTO</b>	DATE <b>02/2005</b>	JOB NO. <b>01640</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

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

EXCEPTION

24 19  
 25 30  
 FOUND SPIKE

FOUND WASHINGTON DEPT.  
 OF GAME MONUMENT

5

OWNER: SP-05-??

DAVID LYNN WRIGHT  
921 HANSON RD  
ELLENSBURG, WA 98922  
509-962-6162

EXISTING TAX PARCEL NUMBER 1719-19000-0004 0024

ORIGINAL PARCEL AREA: 73.82 AC  
EXISTING ZONE: A9-3 COMM A6  
SOURCE OF WATER: CLASS B WATER SYSTEM  
SEWER SYSTEM: SEPTIC  
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

**WRIGHT CLUSTER PLAT**  
**A PORTION OF THE SW 1/4 OF SECTION 19,**  
**TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON.**

**LEGAL DESCRIPTION:**

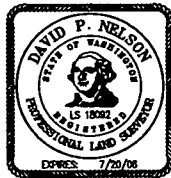
PARCEL 11 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 2001, IN BOOK 26 OF SURVEYS, PAGES 218 AND 219, UNDER AUDITOR'S FILE No. 200110290078, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX PARCEL 17-19-19000-0004 BY CLUSTER PLAT INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-S21 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS AT PAGES 209-210, UNDER AUDITOR'S FILE No. 586921, AND BOOK 26 AT PAGES 218-219, UNDER AUDITOR'S FILE No. 200110290078 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 19 AT PAGES 209-210.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
7. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
8. 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.
9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
10. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
13. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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 SHORT PLAT.
15. 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 SURFACE ORIGINALLY WITH GRAVEL.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N36°47'41"W	101.54'	L28	N38°07'39"E	67.85'
L2	N43°37'04"W	80.15'	L29	S01°17'17"E	140.55'
L3	N69°16'55"W	77.07'	L30	S20°18'08"E	82.25'
L4	N72°47'59"W	111.19'	L31	N88°24'43"E	157.98'
L5	S75°56'04"W	157.84'	L32	S28°57'45"E	120.24'
L6	N70°50'07"W	24.02'	L33	N42°11'58"E	70.28'
L7	N06°04'54"W	123.68'	L34	N45°19'18"W	50.14'
L8	S21°37'38"W	83.51'	L35	S00°22'28"E	78.87'
L9	S21°37'38"W	72.47'	L36	S03°14'13"E	100.17'
L10	S03°17'00"W	149.32'	L37	S72°48'18"E	128.00'
L11	S40°47'14"W	118.25'	L38	N15°46'45"E	88.58'
L12	S88°17'11"W	53.42'	L39	S17°06'18"E	60.89'
L13	S88°17'11"W	112.10'	L40	S75°45'51"W	62.91'
L14	S22°49'58"W	36.85'	L41	N48°38'25"W	156.71'
L15	S15°46'45"W	88.58'	L42	S83°31'08"W	152.82'
L16	S38°36'31"W	77.06'	L43	S34°03'33"W	143.67'
L17	S38°36'31"W	212.67'	L44	S00°07'3"E	123.78'
L18	S88°17'12"W	188.75'	L45	N88°38'31"E	187.13'
L19	S88°39'40"W	148.86'	L46	N88°38'31"E	72.06'
L20	S31°40'57"E	47.84'	L47	N02°02'58"E	143.71'
L21	S18°15'39"E	75.28'	L48	N105°56'43"E	78.54'
L22	S45°13'36"E	147.64'	L49	S74°11'50"E	217.80'
L23	S81°24'33"E	84.46'	L50	S81°24'29"E	217.80'
L24	S53°50'08"E	84.82'	L51	S44°39'11"E	218.31'
L25	N87°33'42"E	134.07'	L52	S44°39'11"E	187.78'
L26	S79°09'11"E	85.11'	L53	N18°49'12"E	182.09'
L27	S56°31'04"E	8.04'			

CURVE TABLE			CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	18°46'58"	417.80'	136.88'	C10	44°41'36"	180.00'	140.41'
C2	47°12'41"	417.80'	28.54'	C11	44°41'36"	180.00'	138.38'
C3	33°38'23"	180.00'	88.11'	C12	17°41'48"	417.80'	127.83'
C4	34°44'09"	180.00'	109.23'	C13	37°29'28"	80.00'	52.14'
C5	27°50'28"	180.00'	87.47'	C14	37°17'44"	80.00'	52.07'
C6	68°36'12"	88.87'	80.17'	C15	27°48'21"	200.00'	78.61'
C7	20°50'05"	88.87'	24.18'	C16	6°38'33"	200.00'	23.18'
C8	21°28'00"	80.00'	29.83'	C17	2°41'08"	819.00'	290.07'
C9	28°17'41"	180.00'	78.69'				



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...DR...DAVID...WRIGHT...  
in...AUGUST2004.

DAVID P. NELSON  
Certificate No. 18992.....

**K.C.S.P. NO. xx**  
**SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>T. ROLETTO</b>	DATE <b>02/2005</b>	JOB NO. <b>01640</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>2 OF 2</b>

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVENUE  
GLE ELLIOTT WASHINGTON 98922  
PHONE: 509/674-7438

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

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

DAVID LYNN WRIGHT LOUISE NAOMI WRIGHT

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } s.s.  
COUNTY OF KITTITAS }

THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

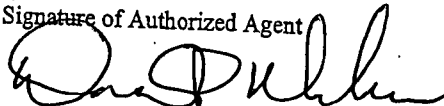
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

- 2. Name, mailing address and day phone of land owner(s) of record:  
 DAVID & LOUISE WRIGHT  
 921 HANSON ROAD  
 ELLENBURG WA 98926
- 3. Name, mailing address and day phone of authorized agent, if different from land owner of record:  
 DAVID NELSON  
 EASTSIDE CONSULTANTS, INC  
 214 PENNSYLVANIA AVE  
 CLE ELUM WA 98922
- 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:  
 WOODHOUSE ROAD
- 6. Legal description of property:  
 PARCEL 11 OF SURVEY RECORDED IN BOOK 26 OF SURVEYS PAGES  
 218 : 219 UNDER AFN 20011029 0078 RECORDS OF KITTITAS Co WA
- 7. Tax parcel number:  
 17-19-19000-0004
- 8. Property size:  
 73.82
- 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):  
 PREPARE SUBDIVISION OF 73.82 ACRES INTO 5-1+ ACRE  
 LOTS AND ONE RESIDUAL PARCEL OF 64.94 ACRES

RECEIVED  
 FEB - 8 2005  
 KITTITAS COUNTY  
 CDS

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.

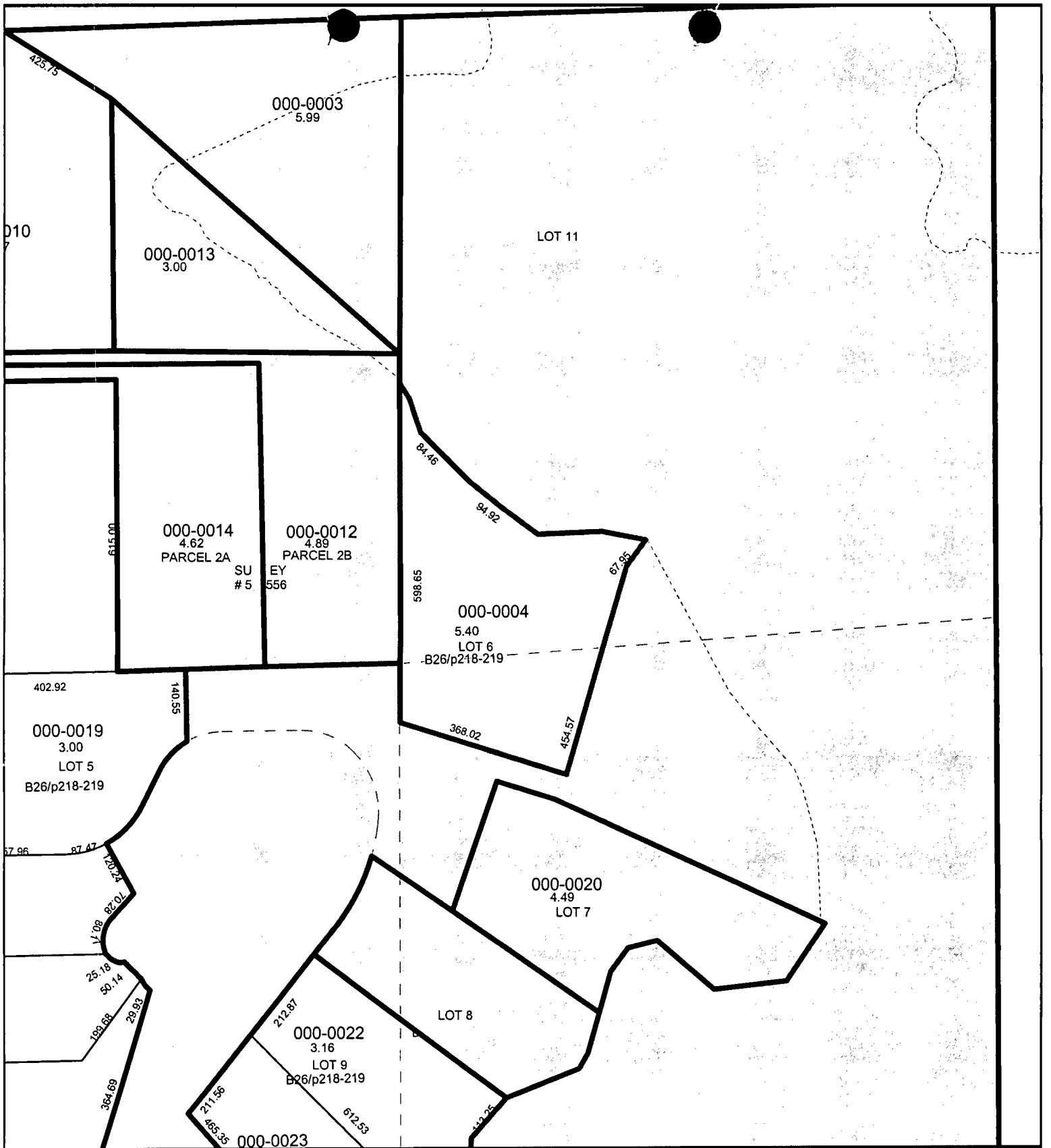
Signature of Authorized Agent  


Date 02/08/05

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

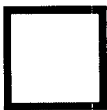
Date

6

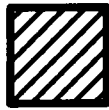


**FILE: 00**  
**NAME: 00**

Parcel #: 17-19-19-0004



Subject Parcels



Notified Property Owners  
 Within 300 Feet



7

Mapscale: 1" = 400'  
 February 8, 2005



Cluster Subdivision Formula for Wright Cluster Plat:

Total Acreage: 73.82 acres    Zoning: Commercial Ag.

Commercial Ag. Cluster Subdivision requirements:

Min. Total Acreage: 60 acres

Density Bonus: 100%

Min. Lot Size: 1 acre

Max % Cluster Acreage (devoted to cluster- including roads and lots): 20%

---

73.82 acres / 20 acre min lot size = 3.69 lots

3.69 lots + (3.69 X 100% density bonus) = 7.38 lots

73.82 acres X 20% max cluster acreage = 14.76 acres max cluster

73.82 acres - 14.76 acres = 59.06 acres as the residual

} Allowable for  
Wright Cluster

Wright  
cluster  
plat →

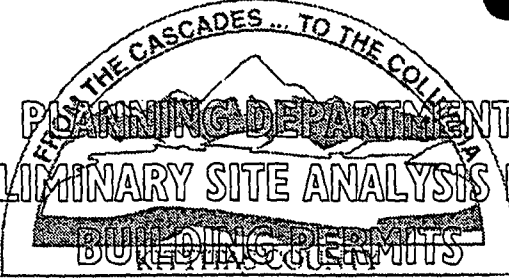
Cluster acreage = 5.56 acres (doesn't include roads or other easements)

Actual Residual = 68.26 acres

5 lots ~~7.38~~

1 residual

575 - ~~2780~~  
2800


  
**PLANNING DEPARTMENT**  
**PRELIMINARY SITE ANALYSIS FORM**  
**BUILDING PERMITS**

Application # P-05-01  
Wright Cluster Plat

**TO BE COMPLETED BY PLANNING DEPARTMENT STAFF**

Owner/Applicant: David Lynn Wright

Address/Location: \_\_\_\_\_

Parcel #: 17-19-19000-~~0001~~<sup>0024</sup> Lot Size: 5.40 Acres Zone: Commercial Agriculture

Proposed Use: Cluster Subdivision Square Footage: \_\_\_\_\_ Use Allowed? Yes \_\_\_ No \_\_\_

Does SEPA Apply to the Proposed Use? Yes \_\_\_ No \_\_\_ Required Setbacks: F \_\_\_ S \_\_\_ R \_\_\_

Variance Required? Yes \_\_\_ No \_\_\_ Conditional Use Permit Required? Yes \_\_\_ No \_\_\_

Within Shoreline? Yes \_\_\_ No  Shoreline Environment: \_\_\_\_\_ SSDP#: \_\_\_\_\_

**IS THE PROPOSED USE WITHIN A CRITICAL AREA?**

Frequently Flooded Area: Yes  <sup>100 yr. Flood plain</sup> No \_\_\_ Panel #: 530095 0 5588 Zone: A Zero Rise Req'd: Yes \_\_\_ No \_\_\_  
 Fill not to exceed 10 cubic yards if checked.

Fish & Wildlife Habitat Conservation Area: Yes \_\_\_ No  Quad Map: \_\_\_\_\_  
 Type of Habitat: \_\_\_\_\_ Water Type #: \_\_\_\_\_ Buffer Requirement: \_\_\_\_\_

Wetland: Yes  No \_\_\_ <sup>Some wetlands located on property</sup> Quad Map: \_\_\_\_\_ Category (Circle) I II III IV not delineated  
 Buffer Requirement: \_\_\_\_\_ Replacement Ratio: \_\_\_\_\_

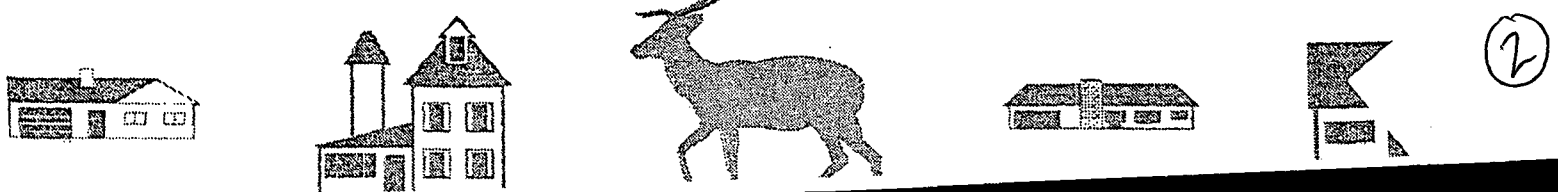
Geologic Hazard Areas: Seismic: Yes \_\_\_ No  Landslide: Yes \_\_\_ No  Erosion: Yes \_\_\_ No   
 Mine: Yes \_\_\_ No  Steep Slope: Yes \_\_\_ No

Aquifer Recharge Area: Does this use involve Hazardous Materials?: Yes \_\_\_ No  (If no then project is exempt)  
 Hazardous Materials containment required if checked

Additional approvals required?: Yes \_\_\_ No \_\_\_ Type: \_\_\_\_\_

Notes/Comments: Fire District 2, Irrigation District: Bull Ditch  
Wilson Creek type 1 - 100' buffer  
Little Nahalem - Type 3 20-50 ft buffer

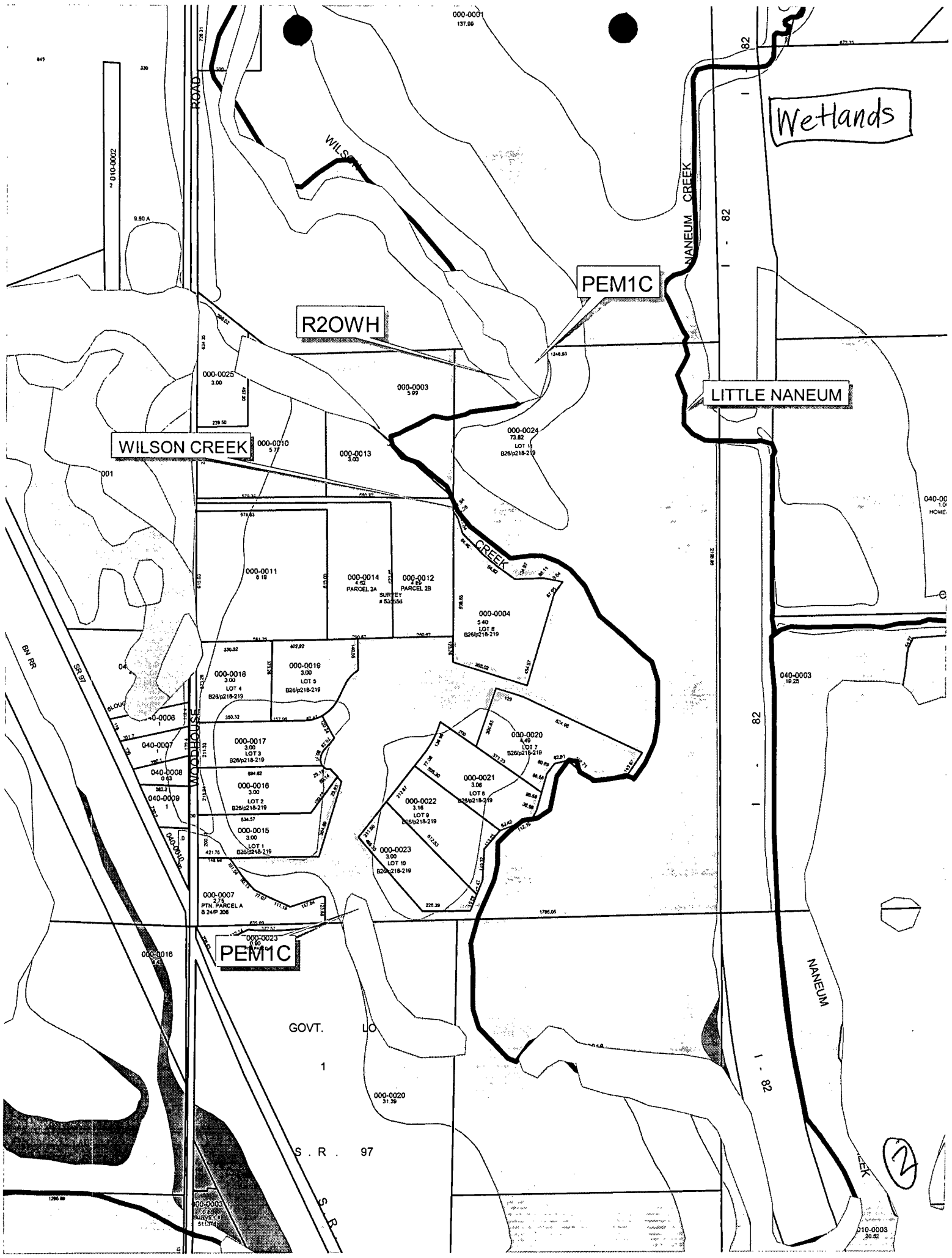
Reviewed by: J. Van Date: 2/25/05



17-19-19000-0004

17-19-19000-0024





Wetlands

R2OWH

WILSON CREEK

PEM1C

LITTLE NANEUM

PEM1C

GOVT. LO

S. R. 97

82

28

2

010-0003  
29.82

040-00  
10  
HOME

NANEUM

WILSON CREEK

NANEUM CREEK

CREEK

ROAD

010-0002

9.80 A

000-0001  
137.06

000-0025  
3.00

000-0003  
5.99

000-0010  
5.77

000-0013  
3.00

000-0024  
73.82  
LOT 11  
B28/p218-219

000-0011  
9.19

000-0014  
4.42  
PARCEL 2A  
SURVEY # 532558

000-0012  
4.85  
PARCEL 2B

000-0004  
5.40  
LOT 8  
B28/p218-219

000-0018  
3.00  
LOT 4  
B28/p218-219

000-0019  
3.00  
LOT 5  
B28/p218-219

040-0008  
0.43

040-0007  
1.01

040-0008  
0.43

040-0009  
1.01

000-0017  
3.00  
LOT 3  
B28/p218-219

000-0016  
3.00  
LOT 2  
B28/p218-219

000-0015  
3.00  
LOT 1  
B28/p218-219

000-0007  
2.75  
PTN. PARCEL A  
B 24P 200

000-0016

000-0023  
1.90

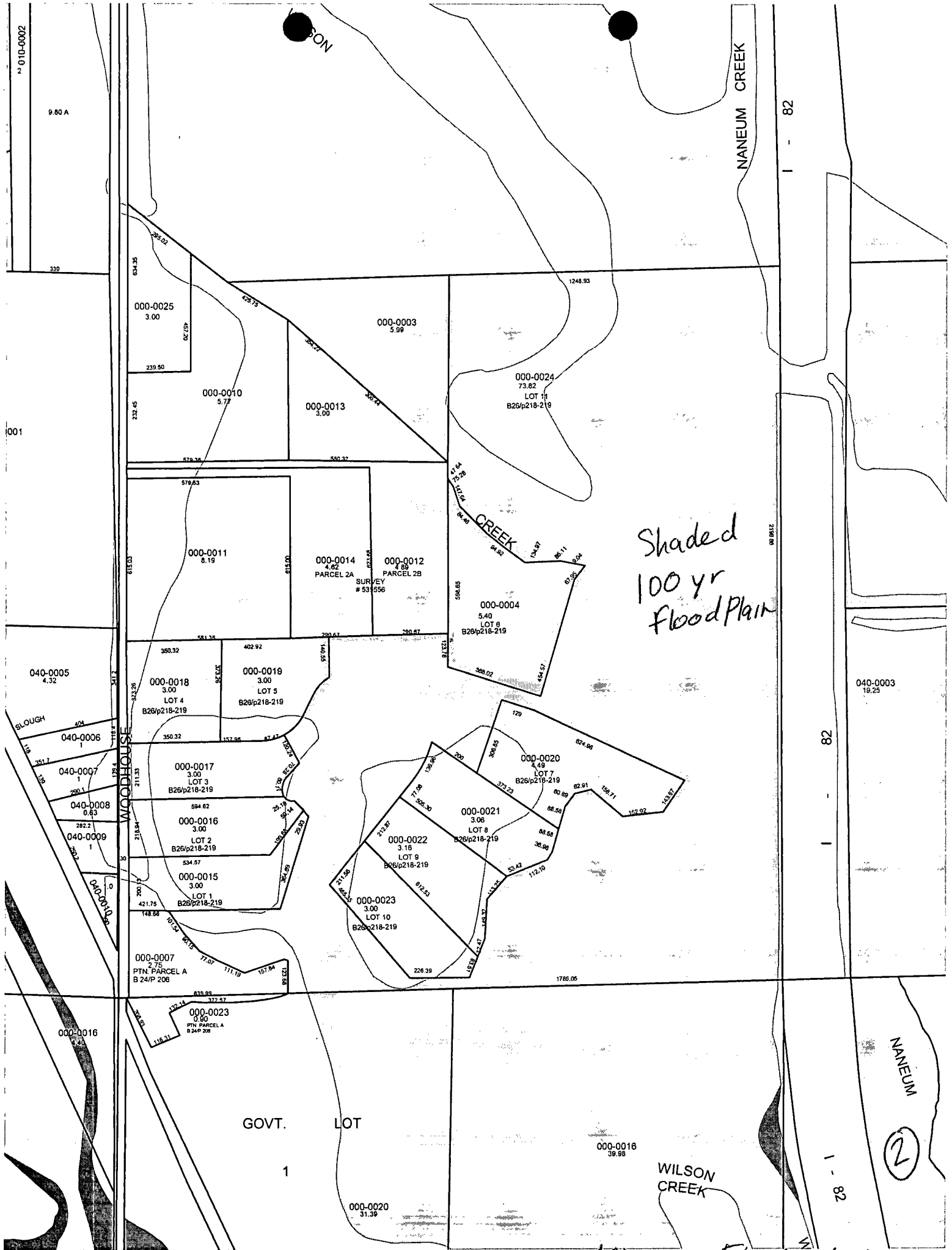
000-0020  
31.39

000-0021  
3.38  
LOT 6  
B28/p218-219

000-0022  
3.18  
LOT 9  
B28/p218-219

000-0023  
3.00  
LOT 10  
B28/p218-219

010-0003  
29.82



Shaded  
100 yr  
Flood Plain

100 yr Flood Plain

2

010-0002

9.80 A

NANEUM CREEK

82

1001

SON

000-0003  
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000-0025  
3.00

000-0024  
73.82  
LOT 11  
B26/p218-219

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5.77

000-0013  
3.00

000-0011  
8.19

000-0014  
4.62  
PARCEL 2A  
SURVEY  
# 531556

000-0012  
4.69  
PARCEL 2B

000-0004  
5.40  
LOT 8  
B26/p218-219

040-0005  
4.32

000-0018  
3.00  
LOT 4  
B26/p218-219

000-0019  
3.00  
LOT 5  
B26/p218-219

040-0003  
19.25

040-0006  
1

000-0017  
3.00  
LOT 3  
B26/p218-219

000-0020  
4.49  
LOT 7  
B26/p218-219

040-0007  
1

000-0016  
3.00  
LOT 2  
B26/p218-219

000-0021  
3.06  
LOT 8  
B26/p218-219

040-0008  
0.43

000-0015  
3.00  
LOT 1  
B26/p218-219

000-0022  
3.18  
LOT 9  
B26/p218-219

040-0009  
1

000-0007  
3.00  
PTN PARCEL A  
B 24/P 206

000-0023  
3.00  
LOT 10  
B26/p218-219

000-0016  
4.40

000-0023  
0.90  
PTN PARCEL A  
B 24/P 206

GOVT. LOT

1

000-0020  
31.39

000-0016  
39.88

WILSON CREEK

82

NANEUM CREEK

Oversize  
document  
to be inserted  
here



**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

April 11, 2005

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

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

Attention: Joanna Valencia, Staff Planner

Subject: P-05-04; David & Louise Wright Cluster Plat (6 Lots)  
I-82, MP ~1.75-2.25 Right

**RECEIVED**

APR 13 2005

**KITTITAS COUNTY  
CDS**

We have reviewed the proposed plat, and have the following comments.

1. The proposed project is adjacent to Interstate 82. I-82 is a fully-controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 will be allowed.
2. I-82 is an existing facility and the proponent will be generating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
3. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
4. Any proposed lighting should be directed down towards the site, and away from I-82.
5. The road identified as SR 97 on the Notice of Application map is actually Canyon Road, and is maintained by Kittitas County. U.S. Highway 97 is coincident with I-82 in this location.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact me at (509) 577-1631.

Sincerely,

Scott Golbek, P.E.

Acting Regional Planning Engineer

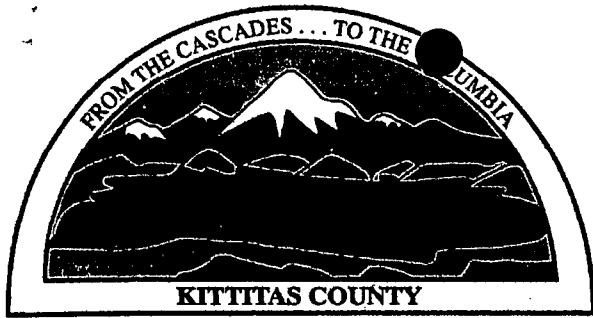
SG: rh/jjg

cc: File #11, SR 82

Terry Kukes, Area 1 Maintenance Superintendent

p:\planning\devrev\sr82\kittco\_wright\_cluster plat.doc

10



# PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://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

February 25, 2005

Eastside Consultants  
516 East First Street  
Cle Elum, WA 98922

RECEIVED

MAR 16 2005

KITITIAS COUNTY  
CDS

Dear Mr. Nelson,

We have received the proposed Wright Cluster Plat, located in Section 19, Township 17N, Range 19E, west of SR 82.

We have also received the \$625.00 plat submission fee (receipt #004845).

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**

11

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:

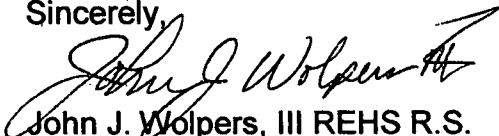
- PUBLIC UTILITY WATER SUPPLY – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must 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."*

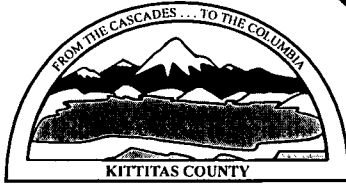
Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



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

cc: Community Development Services  
cc: David L. Wright



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

## MEMORANDUM

TO: Joanna Valencia, Community Development Services

FROM: Joy Potter, Engineering Manager *J.P.*

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

DATE: March 29, 2005

SUBJECT: Wright Cluster Plat

Our department has reviewed the Cluster Subdivision 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:
  - "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
1. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)
    - a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
    - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
    - c. Minimum centerline radius will be 60'.
    - d. Surface requirement 6" gravel surface.
    - e. Maximum Grade 8% flat, 12% rolling or mountainous.
    - f. Stopping Site Distance, reference AASHTO.
    - g. Entering Site Distance, reference AASHTO.

Page 1 of 2

205 West 5<sup>th</sup>, Rm 108  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

12

- h. A paved apron shall be constructed at the intersection of the proposed private intersection and Vantage Highway.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

Note: The preliminary plat identifies a 30' easement as well as a 30' easement on the adjoining parcels. It is assumed that the intent is the new private road will be constructed in cooperation with all parcel owners. The approval of this plat includes the construction of the 22' private gravel access road, with one access point from Woodhouse Loop. If the road is constructed in segments as parcels sell and develop, regardless of the number of parcels to be accessed at that time, the road will be constructed to the minimum 22' wide gravel surface to the point of access for the parcel where the development permits have been issued.

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

- a. Cul-de-sac design, reference AASHTO.

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

4. Fire Protection: Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

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

- a. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) on the face of the plat. **Update Plat**

**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.



## Joanna F. Valencia

---

**From:** Brent Renfrow [renfrbr@dfw.wa.gov]  
**Sent:** Tuesday, March 29, 2005 2:09 PM  
**To:** Joanna F. Valencia  
**Subject:** Re: Little Naneum Creek

Little Naneum Creek is a fish-bearing stream. Probably about 14 different species of fish can be found in the creek at various times of the year. When flows are high, large adult fish may come up into little naneum creek from the Yakima River, but mostly the stream is inhabited by resident trout and juvenile anadromous fish (i.e. young steelhead, coho and chinook salmon which are looking for a place to grow up where the water is not as cold and fast moving as the river). The streamside buffer should be large enough to accommodate trees and shrubs to provide shade on the creek .....and from time to time fall into the creek and provide large woody debris (which creates deep pools and provides cover under which fish can hide). WDFW standard recommendation for a stream buffer is a distance equal to the height of a tall tree that could grow along the stream - which at this location would be about 100 feet. I would be happy to discuss this with you in more detail if you would like to.

The public recently spent a substantial sum of money on Little Naneum Creek to restore unimpeded fish passage at the Bull Canal crossing (just south of Tjossem Road). The stoplog weir at Fio Rito ponds (visible from the interstate) is a barrier to fish passage when checked up. presumably better passage system will be installed there in the foreseeable future.

FYI, Wilson Creek is now "barrier free" from Eburg south....and it essentially functions as a long side channel of the river. It is of special importance to the recovery of salmon runs in the Kittitas Valley.

Brent Renfrow, District Habitat Biologist  
Wa. Dept. of Fish and Wildlife  
201 North Pearl St.  
Ellensburg, WA 98926  
509-925-1013  
Fax: 509-925-4702

>>> "Joanna F. Valencia" <joanna.valencia@co.kittitas.wa.us> 03/29/05 11:37 AM >>>  
Hi Brent,

I'm working on a cluster subdivision that involves Little Naneum Creek. I've been trying to track down what the classification of the creek is, but have been unsuccessful. I was wondering if you would happen to know what the classification is so I can enforce the correct buffer on it?

The property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

Thanks for all your help!  
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

13



LITTLE HANNEUM

WILSON CREEK

14

JAN 24 2005

UPDATED SUBDIVISION GUARANTEE

Office File Number : 0090643  
Guarantee Number : 48 0035 72030 3863  
Dated : January 7, 2005, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : Wright, David L.

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:

**Parcel 11 of that certain Survey as recorded October 29, 2001, in Book 26 of Surveys, pages 218 and 219, under Auditor's File No. 200110290078, records of Kittitas County, Washington; being a portion of the East Half of the Southwest Quarter of Section 19, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE**

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.

CONTINUED

6

**SUB-DIVISION GUARANTEE (Continued)**

File No.: 0090643

Guarantee No.: 48 0035 72030 3863

4. General taxes and assessments for the year 2005, not payable until February 15, 2005, in an amount not yet available from the Treasurer's Office.  
Tax No. : 17.19.19000.0024 (R17552)

Note: 2004 taxes and assessments for said parcel number are paid in full in the amount of \$ 806.55.

5. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 5, 1956, under Kittitas County Auditor's File No. 256597.

In favor of : Pacific Northwest Pipeline Corporation, a Delaware corporation  
For : The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines for the transportation of oil, gas and the products thereof.  
Affects : Undisclosed portion of said premises

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 21, 1956, under Kittitas County Auditor's File No. 259931.

In favor of : Pacific Northwest Pipeline Corporation, a Delaware corporation  
For : The right to construct, install, maintain, inspect, operate, repair, replace, change or remove a pipe line gate valve or gate valves with any by-passes, crossovers, scraper traps or other material, apparatus, and equipment.  
Affects : An undisclosed portion of Government Lot 4.

8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 18, 1958, under Kittitas County Auditor's File No. 269721.

In favor of : Pacific Northwest Pipeline Corporation, a Delaware Corporation  
For : The right to construct, install, maintain, inspect, operate, repair, replace, change or remove a pipe line gate valve or gate valves with any by-passes, crossovers, scraper traps or other material, apparatus, and equipment used in connection therewith  
Affects : An undisclosed portion of the Northeast Quarter of the Southwest Quarter.

CONTINUED

**SUB-DIVISION GUARANTEE (Continued)**

File No.: 0090643

Guarantee No.: 48 0035 72030 3863

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 18, 1958, under Kittitas County Auditor's File No. 269722.  
In favor of : Pacific Northwest Pipeline Corporation, a Delaware corporation  
For : An easement and right of way for the purpose of constructing, using and maintaining and access road  
Affects : An undisclosed portion of said premises.
10. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed, under terms of deed  
To : The State of Washington  
Recorded : March 11, 1969  
Auditor's File No. : 352848
11. 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)
12. Matters as disclosed and/or delineated on Survey recorded January 7, 1994 in Book 19 of Surveys, pages 209 and 210, under Auditor's File No. 566921, including but not limited to:  
a) Location of fencelines in relation to boundary lines  
b) 22 foot ingress and egress easement  
c) Conservation easement  
d) Stock watering easement  
e) Wetland easement  
f) Designated wetland
13. Covenants, conditions, restrictions, reservations and easements contained in instrument, 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.;  
Executed By : United States of America, Rural Economic and Community Development  
Recorded : July 25, 1995, Volume 367, Page 1453  
Auditor's File No. : 583499

CONTINUED

**SUB-DIVISION GUARANTEE (Continued)**

File No.: 0090643

Guarantee No.: 48 0035 72030 3863

- 14. Matters as disclosed and/or delineated on Survey recorded October 29, 2001 in Book 26 of Surveys, pages 218 and 219, under Auditor's File No. 200110290078, including but not limited to:
  - a) Conservation easement limits
  - b) Easements "Q" and "R"
  - c) 22 foot easement
  - d) Notes contained thereon.
  
- 15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by Survey recorded October 29, 2001, in Book 26 of Surveys, pages 218 and 219, under Kittitas County Auditor's File No. 200110290078.
  - For : Public utilities and irrigation
  - Affects : A strip of land 10 feet in width abutting the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines.
  
- 16. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Wilson Creek, if navigable.
  
- 17. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.  
Regarding: Wilson Creek.
  
- 18. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Naneum Creek, if navigable.
  
- 19. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.  
Regarding: Naneum Creek.
  
- 20. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

**END OF EXCEPTIONS**

**NOTES:**

- 1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):  
  
Section 19, Township 17 North, Range 19 East, W.M.; East Half of the Southwest Quarter and Southwest Quarter of the Southwest Quarter.

CONTINUED

**SUB-DIVISION GUARANTEE (Continued)**

File No.: 0090643

Guarantee No.: 48 0035 72030 3863

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**

LC/bj

1cc: Dave Nelson  
Eastside Consultants, Inc.  
516 E. 1st Street  
Cle Elum, WA 98922  
Phone : 509-674-7433  
Fax : 509-674-7419

10/01/04

Parcel name: LOT 11A

North: 100292.3340                      East : 104643.8815  
 Line Course: S 16-49-12 W    Length: 182.09  
           North: 100118.0341                      East : 104591.1909  
 Line Course: S 44-39-11 E    Length: 167.76  
           North: 99998.6937                      East : 104709.0946  
 Line Course: N 38-36-31 E    Length: 211.56  
           North: 100164.0123                      East : 104841.1074  
 Line Course: N 44-39-11 W    Length: 219.31  
           North: 100320.0241                      East : 104686.9737  
 Curve Length: 52.14                      Radius: 80.00  
           Delta: 37-20-26                      Tangent: 27.03  
           Chord: 51.22                      Course: S 57-16-44 W  
           Course In: N 51-23-29 W    Course Out: S 14-03-03 E  
           RP North: 100369.9439                      East : 104624.4596  
           End North: 100292.3374                      East : 104643.8822  
 Line Course: N 14-02-10 W    Length: 0.00  
           North: 100292.3374                      East : 104643.8822

Perimeter: 832.87    Area: 43,544 sq. ft. 1.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0035                      Course: N 11-17-17 E  
 Error North: 0.00342                      East : 0.00068  
 Precision 1: 237,960.00

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FEB 8 2005

KITITAS COUNTY  
CDS

9



10/01/04

Parcel name: LOT 11B

North: 100574.7858	East : 104731.8742
Line Course: S 51-23-29 E	Length: 217.80
North: 100438.8793	East : 104902.0689
Line Course: S 38-36-31 W	Length: 212.87
North: 100272.5370	East : 104769.2387
Line Course: N 44-39-11 W	Length: 219.31
North: 100428.5488	East : 104615.1049
Line Course: N 38-36-31 E	Length: 187.13
North: 100574.7771	East : 104731.8735

Perimeter: 837.11 Area: 43,560 sq. ft. 1.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0087	Course: S 04-22-48 W
Error North: -0.00871	East : -0.00067

Precision 1: 96,219.54

9

10/01/04

Parcel name: LOT 11C

North: 100755.9900                      East : 104832.5862  
 Curve Length: 79.61                      Radius: 200.00  
           Delta: 22-48-21                      Tangent: 40.34  
           Chord: 79.08                      Course: S 27-12-21 W  
           Course In: N 74-11-50 W            Course Out: S 51-23-29 E  
           RP North: 100810.4554            East : 104640.1453  
           End North: 100685.6560           East : 104796.4306  
 Line Course: S 38-36-31 W    Length: 77.08  
           North: 100625.4236            East : 104748.3329  
 Line Course: S 51-23-29 E    Length: 217.80  
           North: 100489.5171            East : 104918.5277  
 Line Course: N 38-36-31 E    Length: 77.08  
           North: 100549.7494            East : 104966.6253  
 Curve Length: 136.96                      Radius: 417.80  
           Delta: 18-46-56                      Tangent: 69.10  
           Chord: 136.35                      Course: N 29-13-03 E  
           Course In: N 51-23-29 W           Course Out: S 70-10-25 E  
           RP North: 100810.4554            East : 104640.1453  
           End North: 100668.7497           East : 105033.1800  
 Curve Length: 29.34                      Radius: 417.80  
           Delta: 4-01-25                      Tangent: 14.68  
           Chord: 29.33                      Course: N 17-48-53 E  
           Course In: N 70-10-25 W           Course Out: S 74-11-50 E  
           RP North: 100810.4554            East : 104640.1453  
           End North: 100696.6772           East : 105042.1544  
 Line Course: N 74-11-50 W    Length: 217.80  
           North: 100755.9900            East : 104832.5862

Perimeter: 835.66    Area: 43,566 sq. ft. 1.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0000                      Course: S 45-00-00 E  
           Error North: -0.00000            East : 0.00000  
 Precision 1: 835,670,000.00

9

10/01/04

Parcel name: LOT 11D

North: 100896.5830                      East : 104575.8229  
 Curve Length: 23.19                      Radius: 200.00  
           Delta: 6-38-32                      Tangent: 11.61  
           Chord: 23.17                      Course: S 12-28-54 W  
 Course In: N 80-50-22 W                      Course Out: S 74-11-50 E  
 RP North: 100928.4233                      East : 104378.3737  
 End North: 100873.9579                      East : 104570.8147  
 Line Course: S 74-11-50 E                      Length: 217.80  
           North: 100814.6451                      East : 104780.3829  
 Curve Length: 127.83                      Radius: 417.80  
           Delta: 17-31-47                      Tangent: 64.42  
           Chord: 127.33                      Course: N 07-02-17 E  
 Course In: N 74-11-50 W                      Course Out: N 88-16-23 E  
 RP North: 100928.4233                      East : 104378.3737  
 End North: 100941.0142                      East : 104795.9839  
 Curve Length: 139.36                      Radius: 180.00  
           Delta: 44-21-36                      Tangent: 73.38  
           Chord: 135.91                      Course: N 23-54-25 W  
 Course In: S 88-16-23 W                      Course Out: N 43-54-47 E  
 RP North: 100935.5897                      East : 104616.0657  
 End North: 101065.2605                      East : 104740.9076  
 Curve Length: 140.41                      Radius: 180.00  
           Delta: 44-41-35                      Tangent: 73.99  
           Chord: 136.88                      Course: N 68-26-01 W  
 Course In: S 43-54-47 W                      Course Out: N 00-46-48 W  
 RP North: 100935.5897                      East : 104616.0657  
 End North: 101115.5730                      East : 104613.6153  
 Line Course: S 10-56-43 W                      Length: 78.54  
           North: 101038.4617                      East : 104598.7028  
 Line Course: S 09-09-38 W                      Length: 143.71  
           North: 100896.5846                      East : 104575.8240

Perimeter: 870.83    Area: 48,917 sq. ft. 1.12 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
 Error Closure: 0.0019                      Course: N 32-42-25 E  
 Error North: 0.00163                      East : 0.00105  
 Precision 1: 458,336.84

9

10/04/04

Parcel name: LOT 11E

Curve	North: 101114.9718	East : 104838.4105
	Length: 139.36	Radius: 180.00
	Delta: 44-21-36	Tangent: 73.38
	Chord: 135.91	Course: S 23-54-25 E
	Course In: S 43-54-47 W	Course Out: N 88-16-23 E
	RP North: 100985.3010	East : 104713.5686
	End North: 100990.7256	East : 104893.4869
Curve	Length: 157.17	Radius: 417.80
	Delta: 21-33-12	Tangent: 79.52
	Chord: 156.24	Course: S 09-02-59 W
	Course In: S 88-16-23 W	Course Out: S 70-10-25 E
	RP North: 100978.1346	East : 104475.8767
	End North: 100836.4289	East : 104868.9114
Line	Course: S 58-23-56 E	Length: 200.00
	North: 100731.6284	East : 105039.2548
Line	Course: N 19-16-54 E	Length: 306.85
	North: 101021.2662	East : 105140.5804
Line	Course: N 72-46-16 W	Length: 316.36
	North: 101114.9687	East : 104838.4158

Perimeter: 1119.73 Area: 62,871 sq. ft. 1.44 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0061	Course: S 59-43-04 E
Error North: -0.00307	East : 0.00526

Precision 1: 183,563.93

01640 CLOSER LOT 11F.txt

10/01/04

Parcel name: LOT 11F

North: 99741.0938 East : 105390.9862  
 Line Course: N 01-07-17 W Length: 140.55  
           North: 99881.6169 East : 105388.2356  
 Line Course: N 88-52-43 E Length: 404.61  
           North: 99889.5353 East : 105792.7681  
 Line Course: S 00-18-13 E Length: 123.78  
           North: 99765.7571 East : 105793.4240  
 Line Course: S 72-46-16 E Length: 368.02  
           North: 99656.7534 East : 106144.9306  
 Line Course: N 16-10-36 E Length: 454.57  
           North: 100093.3257 East : 106271.5738  
 Line Course: N 36-07-59 E Length: 67.95  
           North: 100148.2055 East : 106311.6414  
 Line Course: N 56-31-04 W Length: 9.04  
           North: 100153.1927 East : 106304.1015  
 Line Course: N 79-09-11 W Length: 85.11  
           North: 100169.2092 East : 106220.5121  
 Line Course: S 87-33-42 W Length: 134.97  
           North: 100163.4670 East : 106085.6643  
 Line Course: N 53-50-08 W Length: 94.92  
           North: 100219.4797 East : 106009.0329  
 Line Course: N 51-24-33 W Length: 84.46  
           North: 100272.1620 East : 105943.0172  
 Line Course: N 45-13-36 W Length: 147.64  
           North: 100376.1455 East : 105838.2078  
 Line Course: N 18-15-39 W Length: 75.28  
           North: 100447.6344 East : 105814.6193  
 Line Course: N 31-40-57 W Length: 47.64  
           North: 100488.1746 East : 105789.5982  
 Line Course: N 00-18-13 W Length: 727.09  
           North: 101215.2544 East : 105785.7454  
 Line Course: N 88-32-37 E Length: 1224.30  
           North: 101246.3713 East : 107009.6499  
 Line Course: S 00-22-28 E Length: 76.87  
           North: 101169.5029 East : 107010.1523  
 Line Course: S 03-14-13 E Length: 100.12  
           North: 101069.5427 East : 107015.8056  
 Line Course: S 00-22-28 E Length: 2198.86  
           North: 98870.7296 East : 107030.1757  
 Curve Length: 290.08 Radius: 6190.00  
           Delta: 2-41-06 Tangent: 145.06  
           Chord: 290.05 Course: S 01-43-01 E  
           Course In: N 89-37-32 E Course Out: S 86-56-26 W  
           RP North: 98911.1828 East : 113220.0435  
           End North: 98580.8101 East : 107038.8661  
 Line Course: S 89-12-51 W Length: 1785.05  
           North: 98556.3282 East : 105253.9840  
 Line Course: N 06-04-54 W Length: 123.68  
           North: 98679.3121 East : 105240.8806  
 Line Course: N 70-50-07 W Length: 24.02  
           North: 98687.1975 East : 105218.1918  
 Line Course: S 75-52-04 W Length: 157.84  
           North: 98648.6592 East : 105065.1289  
 Line Course: N 72-37-59 W Length: 111.19  
           North: 98681.8484 East : 104959.0077  
 Line Course: N 62-18-55 W Length: 77.07  
           North: 98717.6555 East : 104890.7609

9

10/01/04

01640 CLOSER LOT 11F.txt

Line Course: N 43-37-04 W Length: 90.15  
 North: 98782.9203 East : 104828.5714

Line Course: N 36-47-41 W Length: 101.54  
 North: 98864.2322 East : 104767.7540

Line Course: N 88-52-43 E Length: 421.75  
 North: 98872.4861 East : 105189.4233

Line Course: N 16-49-12 E Length: 364.69  
 North: 99221.5742 East : 105294.9521

Curve Length: 52.07 Radius: 80.00  
 Delta: 37-17-44 Tangent: 27.00  
 Chord: 51.16 Course: S 85-24-11 E  
 Course In: N 23-14-41 E Course Out: S 14-03-03 E  
 RP North: 99295.0804 East : 105326.5249  
 End North: 99217.4739 East : 105345.9475

Line Course: S 16-49-12 W Length: 182.09  
 North: 99043.1740 East : 105293.2568

Line Course: S 44-39-11 E Length: 167.76  
 North: 98923.8336 East : 105411.1606

Line Course: S 41-00-33 E Length: 465.35  
 North: 98572.6784 East : 105716.5139

Line Course: N 89-12-51 E Length: 226.39  
 North: 98575.7833 East : 105942.8826

Line Course: N 21-37-38 E Length: 83.51  
 North: 98653.4143 East : 105973.6615

Line Course: N 21-37-38 E Length: 72.47  
 North: 98720.7825 East : 106000.3715

Line Course: N 03-12-00 E Length: 149.32  
 North: 98869.8697 East : 106008.7068

Line Course: N 40-47-14 E Length: 113.25  
 North: 98955.6159 East : 106082.6876

Line Course: N 68-13-11 E Length: 53.42  
 North: 98975.4373 East : 106132.2941

Line Course: N 68-13-11 E Length: 112.10  
 North: 99017.0318 East : 106236.3917

Line Course: N 29-49-58 E Length: 36.98  
 North: 99049.1113 East : 106254.7881

Line Course: N 15-46-45 E Length: 88.58  
 North: 99134.3533 East : 106278.8757

Line Course: N 15-46-45 E Length: 88.58  
 North: 99219.5953 East : 106302.9633

Line Course: N 37-06-16 E Length: 60.89  
 North: 99268.1574 East : 106339.6964

Line Course: N 75-45-51 E Length: 62.91  
 North: 99283.6278 East : 106400.6746

Line Course: S 49-38-25 E Length: 156.71  
 North: 99182.1448 East : 106520.0866

Line Course: N 83-31-06 E Length: 152.92  
 North: 99199.4073 East : 106672.0291

Line Course: N 34-03-33 E Length: 143.67  
 North: 99318.4321 East : 106752.4913

Line Course: N 65-07-15 W Length: 624.96  
 North: 99581.3565 East : 106185.5295

Line Course: N 72-46-16 W Length: 129.00  
 North: 99619.5649 East : 106062.3178

Line Course: N 72-46-16 W Length: 316.36  
 North: 99713.2675 East : 105760.1532

Curve Length: 140.41 Radius: 180.00  
 Delta: 44-41-35 Tangent: 73.99  
 Chord: 136.88 Course: N 68-26-01 W  
 Course In: S 43-54-47 W Course Out: N 00-46-48 W  
 RP North: 99583.5967 East : 105635.3113  
 End North: 99763.5801 East : 105632.8609

Line Course: S 89-13-12 W Length: 168.75

9

10/01/04

01640 CLOSER LOT 11F.txt

Curve North: 99761.2828 East : 105464.1265  
Length: 76.69 Radius: 150.00  
Delta: 29-17-41 Tangent: 39.20  
Chord: 75.86 Course: S 74-34-21 W  
Course In: S 00-46-48 E Course Out: N 30-04-29 W  
RP North: 99611.2967 East : 105466.1685  
End North: 99741.1026 East : 105390.9992  
Line Course: N 01-08-45 W Length: 0.00  
North: 99741.1026 East : 105390.9992

Perimeter: 14038.00 Area: 2,828,694 sq. ft. 64.94 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0157 Course: N 55-35-05 E

Error North: 0.00886 East : 0.01293

Precision 1: 894,138.85

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 WRIGHT CLUSTER PLAT

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.

JUNE 30, 2005

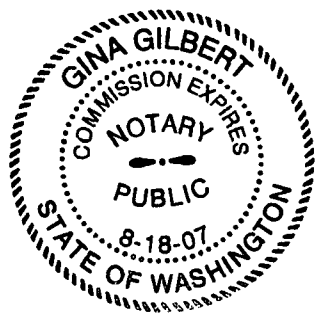
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$42.49 rate of \$4.35 per column inch for each insertion.



Subscribed to me this 8 day of July 2005.

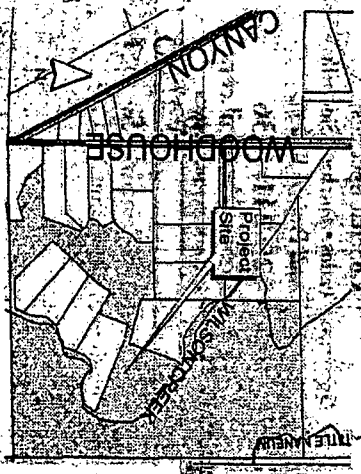
  
-----  
GINA GILBERT

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



**NOTICE OF DECISION PRELIMINARY PLAT  
APPROVAL FOR WRIGHT @ USTER PLAT**

Pursuant to RCW 36.70B.130 and KCC 15A.06 you are hereby notified that the Kittitas County Board of County Commissioners gave preliminary approval to the Wright @ Uster Plat on June 21st, 2005. The project consists of a subdivision of parcels number 17-19-19000-0024 into a total of 6 lots consisting of 5 building lots comprised of a 1.44 acre, 1.12 acre and three 1.00 acre lots, and one .6826 acre residual lot. The subject property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW 1/4 of Section 19, T. 17N, R. 19E, W.M. In Kittitas County. 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 July 20th, 2005 at 5:00pm.



Dated: June 27, 2005 Publish: June 30, 2005

34

01507771		INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →
CLASS	AD TYPE	INS.	AMOUNT	
999	le	1	\$21.24	
AGATES	LINES	WORDS	INCHES	
67	43	18	4.7	
EDITIONS			AD TAKER	
01			PAT	
Cust # a0104728				
PHONE				
(509)962-7506				
SORTLINE				
Notice of Decision				
START DATE		STOP DATE		
06/30/05		06/30/05		

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

a0104728 - 01507771  
Kittitas County Community  
Development Services  
411 N. Ruby St  
Suite 2  
ELLENSBURG, WA 98926

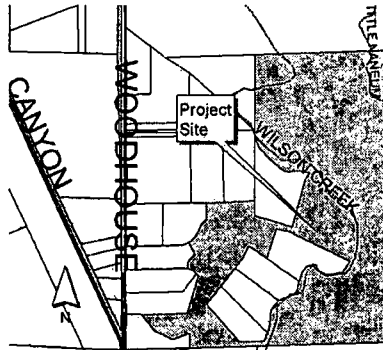
**INVOICES ARE DUE IN 10 DAYS**

**Notice of Decision  
Preliminary Plat Approval for Wright Cluster Plat**

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Wright Cluster Plat on June 21<sup>st</sup>, 2005. The project consists of the division of parcel number 17-19-19000-0024 into a total of 6 lots consisting of 5 building lots comprised of a 1.44 acre, 1.12 acre, and three 1.00 acre lots, and one 68.26 acre residual lot. The subject property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. 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 July 20<sup>th</sup>, 2005 at 5:00pm.

Dated: June 27, 2005, Publish: June ~~29~~<sup>30</sup>, 2005

Per.  
JoAnne  
KCS.



01507771.  
4.78  
~~42.49~~ 2125  
1/2 because.  
I forgot it  
in scanner.

# DAILY RECORD

401 N. Main Street • Ellensburg, Washington 98926 • (509) 925-1414

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June 29, 2005

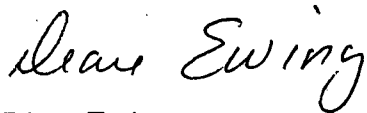
Kittitas County Community  
Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

To Whom It May Concern:

Due to an error on the Daily Record's part, the **Preliminary Plat Approval for Wright Cluster Plat** was not published on June 29, 2005. We published it on June 30, 2005, after talking with the KCD.

Please except our sincere apologies.

Sincerely,



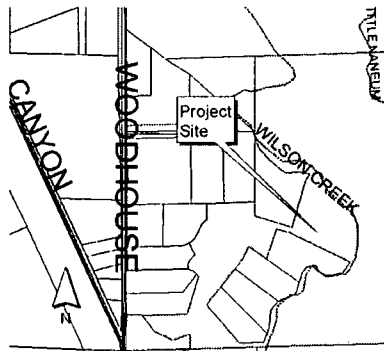
Diane Ewing  
Business Manager  
Daily Record

Cc:PT

**Notice of Decision  
Preliminary Plat Approval for Wright Cluster Plat**

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Wright Cluster Plat on June 21<sup>st</sup>, 2005. The project consists of the division of parcel number 17-19-19000-0024 into a total of 6 lots consisting of 5 building lots comprised of a 1.44 acre, 1.12 acre, and three 1.00 acre lots, and one 68.26 acre residual lot. The subject property is located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. 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 July 20<sup>th</sup>, 2005 at 5:00pm.

Dated: June 27, 2005, Publish: June 29, 2005



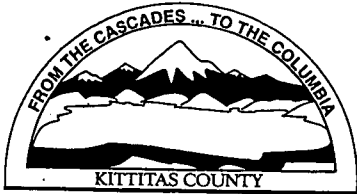
**RECEIVED**

JUN 27 2005

*[Handwritten signature]*

**RECEIVED**

JUN 27 2005



# 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:

NOTICE OF APPLICATION  
FOR A 6-LOT CLUSTER PLAT  
WRIGHT CLUSTER PLAT (P-05-04)

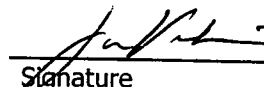
NOTIFICATION MAIL DATE:

3/29/05

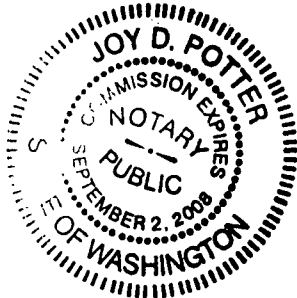
*Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of all recipients.*


State of Washington  
Kittitas County

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

  
\_\_\_\_\_  
Signature

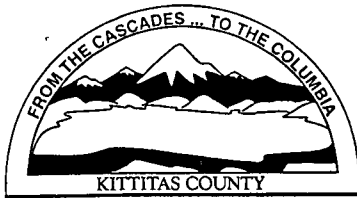
Subscribed and sworn to before me this 13<sup>th</sup> day of April, 2005



  
\_\_\_\_\_  
Notary Public for the State of Washington residing in Ellensburg

My appointment expires 9/02, 2008

(15)



# Kittitas County Community Development Services

Darryl Piercy, Director

## 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 #2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Ellensburg Water Company  
CWU Library  
Adjacent Property Owners  
Applicant

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

**Date:** March 29, 2005

**Subject:** **APPLICATION FOR A 6-LOT CLUSTER PLAT (P-05-04):** David P. Nelson, authorized agent for David and Louise Wright has applied for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i). Please send comments regarding this application prior to April 15<sup>th</sup>, 2005 @ 5:00 p.m.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 25<sup>th</sup>, 2005, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with Kittitas County Community Development Services prior to attending.

**Written Comments Must be Submitted No Later than April 15<sup>th</sup>, 2005**

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## Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 8<sup>th</sup>, 2005 receive a complete application from David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R. 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

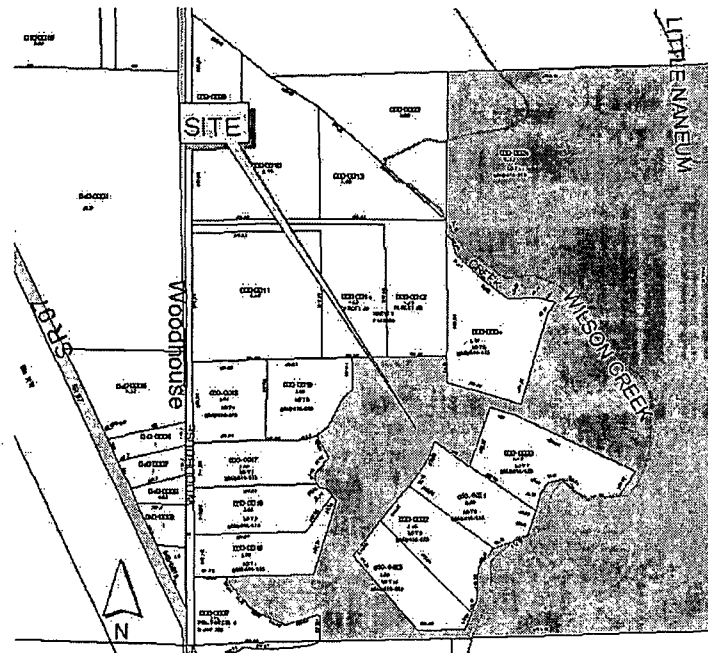
Any person desiring to express their views, or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department. The submitted application and related filed documents may be examined by the public at the Community Development Services Department office 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: Joanna Valencia.

Written comments from the public may be submitted to the Kittitas County Community Development Services Department no later than April 15<sup>th</sup>, 2005. This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 25<sup>th</sup>, 2005, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with Kittitas County Community Development Services prior to attending.

Date: March 29, 2005

Publish: March 31, 2005





57

**WRIGHT CLUSTER PLAT**  
**A PORTION OF THE SW 1/4 OF SECTION 19,**  
**TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON.**

SP-05-??

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Public Works Director \_\_\_\_\_

COUNTY PLANNING DIRECTOR

I hereby certify that the "WRIGHT" Cluster 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., 20\_\_

Kittitas County Planning Director \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT

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

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Health Officer \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

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

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Treasurer \_\_\_\_\_

ORIGINAL TAX LOT NO. 1719-19000-000+ 000 0024 JV

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

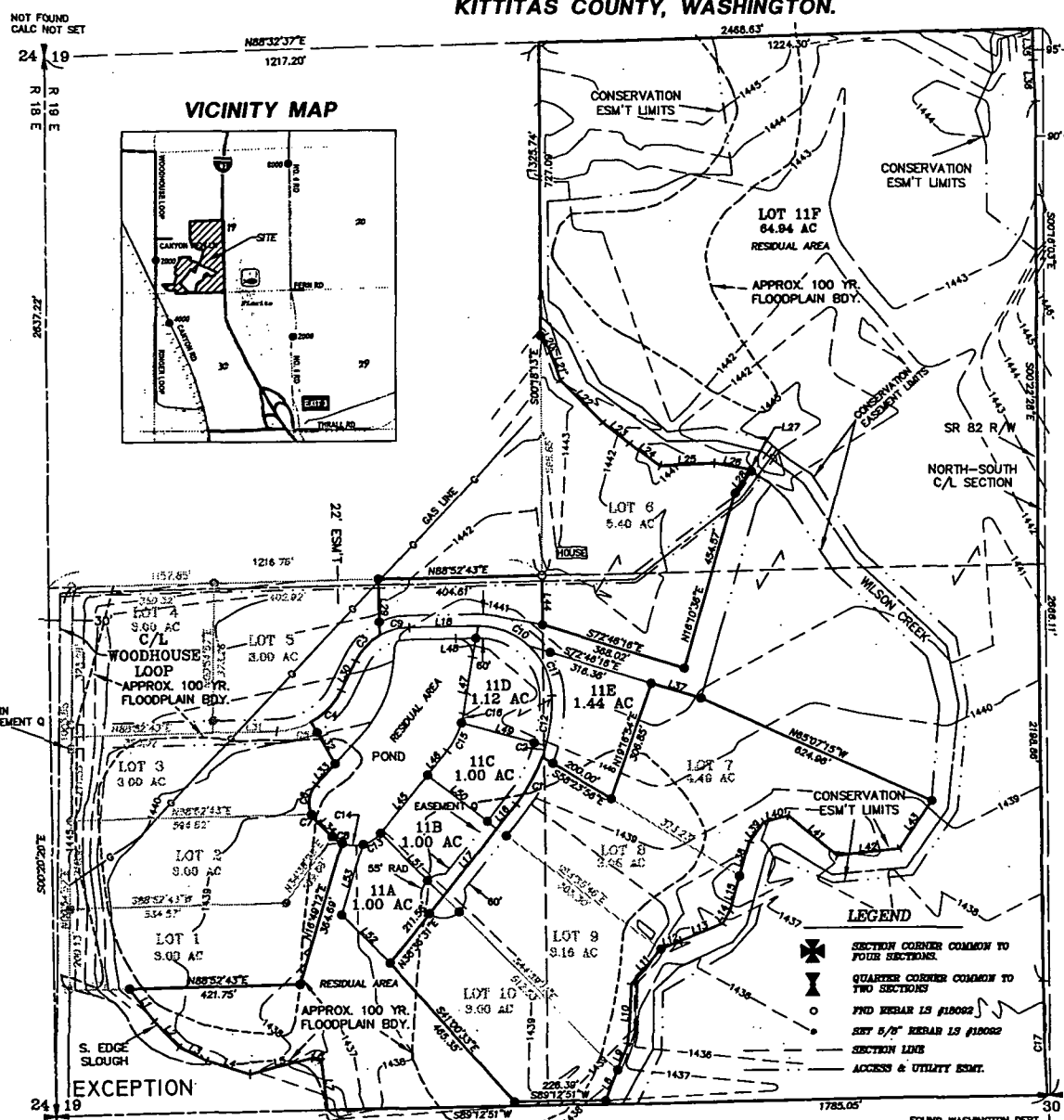
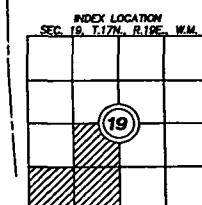
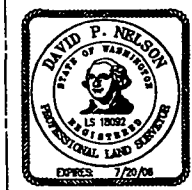
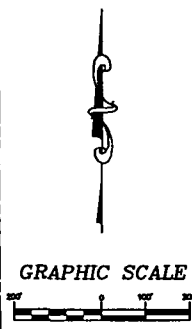
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DR. DAVID WRIGHT in \_\_\_\_\_ AUGUST 2004.

DAVID P. NELSON

Certificate No. 18092.....

**K.C.S.P. NO. xx**  
**SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>T. ROLETTO</b>	DATE <b>02/2005</b>	JOB NO. <b>01640</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>



- LEGEND**
- ✚ SECTION CORNER COMMON TO FOUR SECTIONS.
  - ⊕ QUARTER CORNER COMMON TO TWO SECTIONS
  - FND BEARER IS #18092
  - EST B/B BEARER IS #18092
  - SECTION LINE
  - ACCESS & UTILITY ESMT.

NOT FOUND  
CALC NOT SET

24 19  
25 30  
FOUND SPIKE

FOUND WASHINGTON DEPT.  
OF GAME MONUMENT

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

## OWNER:

SP-05-??

DAVID LYNN WRIGHT  
921 HANSON RD  
ELLENSBURG, WA 98922  
509-962-6162

EXISTING TAX PARCEL NUMBER 1719-19000-0004 0024

ORIGINAL PARCEL AREA: 73.82 AC  
EXISTING ZONE: A9-3 COMM. A6  
SOURCE OF WATER: CLASS B WATER SYSTEM  
SEWER SYSTEM: SEPTIC  
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

**WRIGHT CLUSTER PLAT**  
**A PORTION OF THE SW 1/4 OF SECTION 19,**  
**TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,**  
**KITITAS COUNTY, WASHINGTON.**

## LEGAL DESCRIPTION:

PARCEL 11 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 2001, IN BOOK 28 OF SURVEYS, PAGES 218 AND 219, UNDER AUDITOR'S FILE No. 200110290078, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

## NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX PARCEL 17-19-19000-0004 BY CLUSTER PLAT INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON OTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS AT PAGES 209-210, UNDER AUDITOR'S FILE No. 566921, AND BOOK 26 AT PAGES 218-219, UNDER AUDITOR'S FILE No. 200110290078 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 19 AT PAGES 209-210.

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 RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.

7. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.

8. 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.

9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

10. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

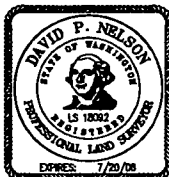
13. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

14. ENTIRE PRIVATE ROAD(S) 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.

15. KITITAS 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 SURFACE ORIGINALLY WITH GRAVEL.

LINE TABLE		LINE TABLE	
LINE	BEARING DISTANCE	LINE	BEARING DISTANCE
L1	N38°47'41"W 101.54'	L28	N38°07'59"E 67.85'
L2	N63°07'04"W 80.15'	L29	S01°07'17"E 140.55'
L3	N87°18'55"W 77.07'	L30	S26°10'05"W 82.25'
L4	N73°07'59"W 111.19'	L31	N88°52'45"E 157.88'
L5	S78°34'04"W 192.84'	L32	S28°07'45"E 120.84'
L6	N70°50'07"W 24.02'	L33	N42°15'58"E 72.82'
L7	N08°14'54"W 123.65'	L34	N65°18'19"W 50.14'
L8	S21°37'38"W 83.51'	L35	S00°22'28"E 76.87'
L9	S21°37'38"W 72.47'	L36	S03°14'3"E 100.12'
L10	S03°07'00"W 148.32'	L37	S72°46'16"E 128.00'
L11	S40°47'14"W 113.25'	L38	N15°46'45"E 88.58'
L12	S88°13'11"W 53.42'	L39	S37°08'16"W 60.89'
L13	S88°13'11"W 112.10'	L40	S78°45'31"W 62.91'
L14	S28°48'58"W 38.98'	L41	N49°35'25"W 158.71'
L15	S15°46'45"W 88.58'	L42	S83°11'04"W 158.82'
L16	S38°38'31"W 77.08'	L43	S34°03'53"W 143.67'
L17	S38°38'31"W 212.87'	L44	S00°18'13"E 123.78'
L18	S89°37'12"W 188.78'	L45	N38°38'31"E 187.13'
L19	S88°38'40"W 148.66'	L46	N38°38'31"E 77.08'
L20	S31°40'57"E 47.84'	L47	N09°09'38"E 143.71'
L21	S18°13'39"E 78.28'	L48	N03°54'43"E 122.83'
L22	S43°15'38"E 147.84'	L49	S74°11'50"E 217.80'
L23	S51°24'33"E 84.48'	L50	S51°23'29"E 217.80'
L24	S83°50'08"E 84.82'	L51	S44°39'11"E 218.31'
L25	N87°33'42"E 134.97'	L52	S48°39'11"E 187.78'
L26	S79°02'11"E 85.11'	L53	N18°49'12"E 188.09'
L27	S58°31'04"E 8.04'		

CURVE TABLE			CURVE TABLE		
CURVE	DELTA	RADIUS LENGTH	CURVE	DELTA	RADIUS LENGTH
C1	18°48'58"	417.80' 138.98'	C10	44°41'38"	180.00' 140.41'
C2	41°12'24"	417.80' 28.34'	C11	44°41'38"	180.00' 139.38'
C3	33°39'21"	180.00' 88.11'	C12	17°21'48"	417.80' 122.83'
C4	34°48'09"	180.00' 109.23'	C13	37°29'21"	80.00' 52.14'
C5	27°50'28"	180.00' 87.47'	C14	37°17'44"	80.00' 52.07'
C6	68°38'12"	88.97' 80.17'	C15	22°48'21"	200.00' 78.61'
C7	20°55'05"	88.97' 25.18'	C16	6°58'32"	200.00' 23.19'
C8	21°28'00"	80.00' 28.93'	C17	2°41'06"	810.00' 290.07'
C9	28°17'41"	180.00' 78.69'			



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FEE SIMPLE OF THE HERIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HERIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

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

DAVID LYNN WRIGHT

LOUISE NAOMI WRIGHT

## ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 of the state of...DR...DAVID...WRIGHT... in...AUGUST2004.

DAVID P. NELSON

Certificate No. 18092.....

**K.C.S.P. NO. xx**  
**SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.**  
**Kititias County, Washington**

DWN BY	DATE	JOB NO.
T. ROLETTO	02/2005	01640
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2



**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVENUE  
GLE ELLIUM, WASHINGTON 98922  
PHONE: (509) 674-7433

David Wright  
921 Hanson Rd  
Ellensburg, WA 98922

Eastside Consultants  
214 Pennsylvania Ave.  
Cle Elum, WA 98922

Washington State DOT  
Rick Holmstrom  
PO BOX 12560  
Yakima, WA 98909

GAPP, ROBERT D.  
6250 VANTAGE HWY.  
ELLENSBURG, WA 98926

Ellensburg Telephone  
Tom Stevens  
208 W. Third  
Ellensburg, WA 98926

BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH, TX 76161-0089

LUDWICK, JOHN H.  
11005 MAIN ST  
BELLEVUE, WA 98004

DODGE, ROBERT G.  
1751 DENMARK RD  
ELLENSBURG, WA 98926

OLESY, JOHN T  
5971 NUMBER 6 RD  
ELLENSBURG, WA 98926

FOX, KENNETH A  
181 CANYON VIEW LANE  
ELLENSBURG, WA 98926

CROFT, WILLIAM A.  
220 CANYON VIEW LANE  
ELLENSBURG, WA 98926

COONS, CORY D & LANE SMITH, AINDREA J  
200 CANYON VIEW  
ELLENSBURG, WA 98926

TYLER, JERRY L.  
1890 WOODHOUSE LOOP  
ELLENSBURG, WA 98926

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
600 N CAPITOL WAY  
OLYMPIA, WA 98502

DOYLE, KENNETH F.  
410 W 11TH AVE  
ELLENSBURG, WA 98926

KNOKE, NOEL B.  
110 W 6TH AVE #377  
ELLENSBURG, WA 98926-3106

BEARD, DANIEL  
2350 WOODHOUSE LOOP  
ELLENSBURG, WA 98926

EATON, ROBERT & JOHN  
PO BOX 1757  
ELLENSBURG, WA 98926

EATON, JOHN N  
473 THRALL RD  
ELLENSBURG, WA 98926

Andrew Markwell  
2091 Woodhouse Rd  
Ellensburg, WA 98926

Max Witters, Jr.  
380 Brown Rd  
Ellensburg, WA 98926

Kittitas County Fire District #2  
2020 Vantage Hwy.  
Ellensburg, WA 98926

Ellensburg Water Company  
C/O Larry Brown  
P.O. Box 982  
Ellensburg, WA 98926

Kittitas County Public Works

Washington Dept. of Ecology  
Polly Zehm  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

Washington Dept. of Ecology  
David F. Dietzman  
P.O. Box 47015  
Olympia, WA 98504-7015

WA Dept. of Natural Resources  
713 E. Bowers Rd.  
Ellensburg, WA 98926

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Yakima Nation  
P.O. Box 151  
Toppenish, WA 98948

Yakima Nation Dept. of Natural Resources  
P.O. Box 151  
Toppenish, WA 98948


15



Kittitas County Board of County  
Commissioners



Kittitas County Sheriffs Dept.

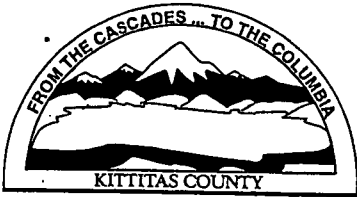


Jan Jorgensen  
CWU Library  
Documents Dept.  
Ellensburg, WA 98926

Kittitas County Fire Marshal

Kittitas County Environmental Health

Kittitas County Solid Waste Programs



# 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:

NOTICE OF APPLICATION  
FOR A 6-LOT CLUSTER PLAT  
WRIGHT CLUSTER PLAT (P-05-04)

NOTIFICATION MAIL DATE:

3/29/05

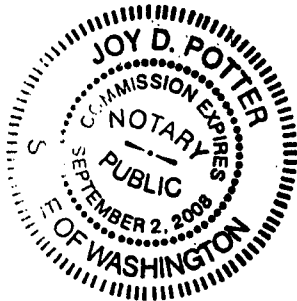
*Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of all recipients.*

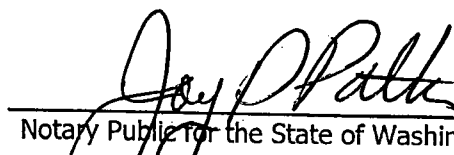
State of Washington  
Kittitas County

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 13<sup>th</sup> day of April, 2005

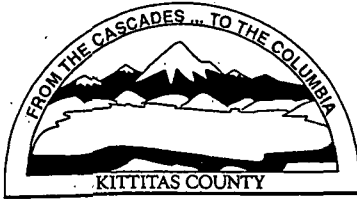


  
Notary Public for the State of Washington residing in Ellensburg

My appointment expires 9/02, 2008

(5)





# Kittitas County Community Development Services

Darryl Piercy, Director

## 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 #2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Ellensburg Water Company  
CWU Library  
Adjacent Property Owners  
Applicant

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

**Date:** March 29, 2005

**Subject:** **APPLICATION FOR A 6-LOT CLUSTER PLAT (P-05-04):** David P. Nelson, authorized agent for David and Louise Wright has applied for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i). Please send comments regarding this application prior to April 15<sup>th</sup>, 2005 @ 5:00 p.m.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 25<sup>th</sup>, 2005, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with Kittitas County Community Development Services prior to attending.

**Written Comments Must be Submitted No Later than April 15<sup>th</sup>, 2005**

15

## Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 8<sup>th</sup>, 2005 receive a complete application from David P. Nelson, authorized agent for David and Louise Wright for a 5 building lot and 1 residual lot cluster plat on approximately 73.82 acres of land that is zoned Commercial-Ag 20, located east of Woodhouse Loop and Canyon View Lane, west of Interstate 82, 1960 Woodhouse Loop Road, Ellensburg, WA 98926 comprising a portion of the SW ¼ of Section 19, T. 17N. R 19E, W.M., in Kittitas County. Tax Parcel number 17-19-19000-0024.

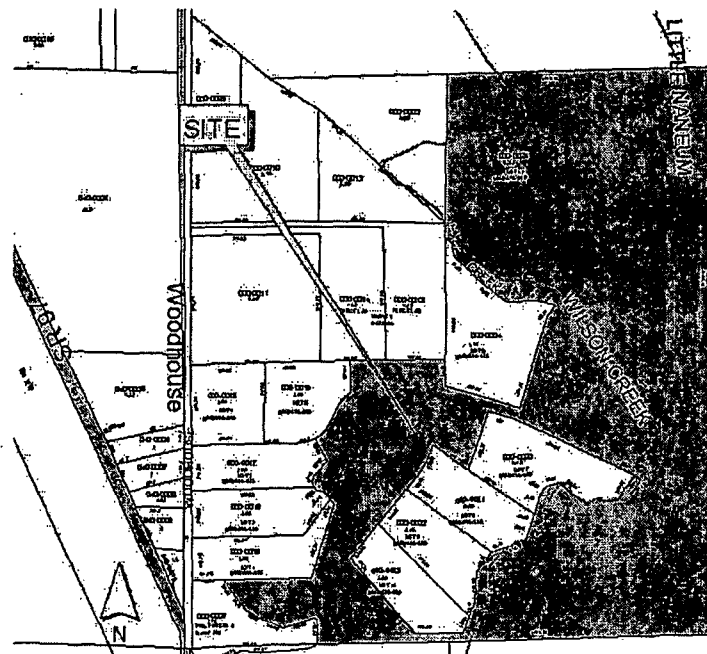
Any person desiring to express their views, or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department. The submitted application and related filed documents may be examined by the public at the Community Development Services Department office 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: Joanna Valencia.

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Date: March 29, 2005

Publish: March 31, 2005





5

**WRIGHT CLUSTER PLAT**  
 A PORTION OF THE SW 1/4 OF SECTION 19,  
 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON.

SP-05-??

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_ day of  
 \_\_\_\_\_ A.D., 20\_\_

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "WRIGHT" Cluster 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., 20\_\_

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

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

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

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

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 1719-19000-0004 000 0024 JV

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

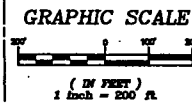
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DR. DAVID WRIGHT in AUGUST 2004.

DAVID P. NELSON

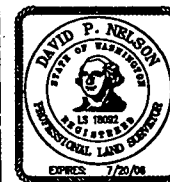
Certificate No. 18092

**K.C.S.P. NO. xx**  
 SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.  
 Kittitas County, Washington

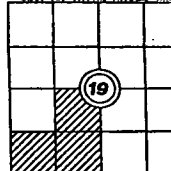
DWN BY <b>T. ROLETTO</b>	DATE <b>02/2005</b>	JOB NO. <b>01640</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>T*200'</b>	SHEET <b>1 OF 2</b>



15 LINE SR 82

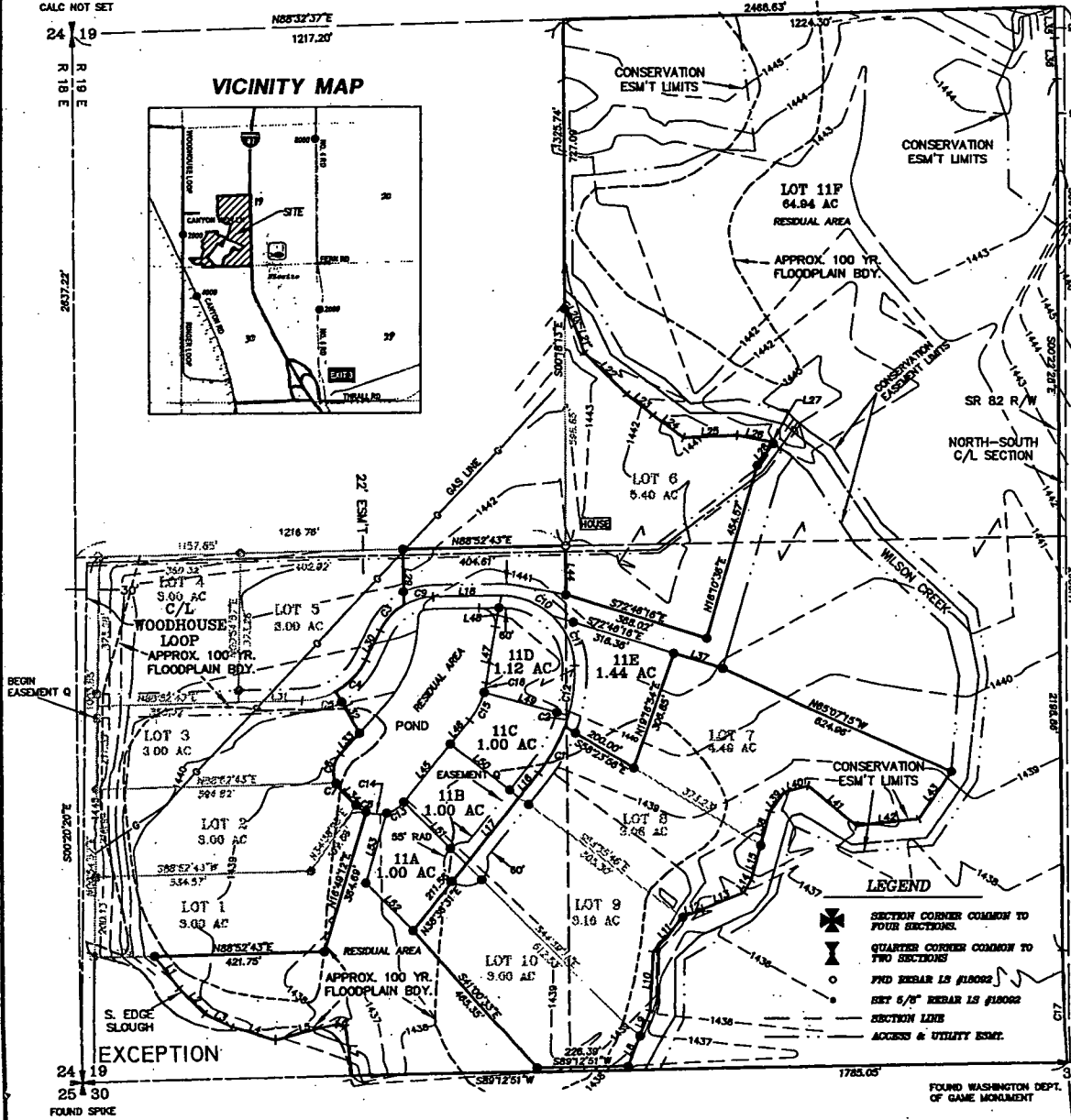
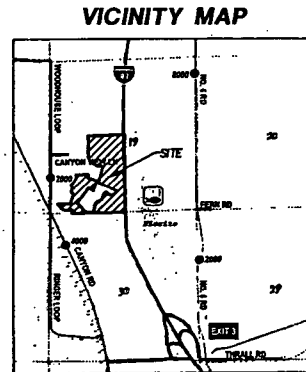


INDEX LOCATION  
 SEC. 19, T.17N., R.19E., W.M.



NOT FOUND  
 CALC NOT SET

24 19  
 R 18 E  
 R 19 E



**LEGEND**

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- PIED REBAR IS #10002
- EST 6" REBAR IS #10002
- SECTION LINES
- ACCESS & UTILITY ESM'T.

FOUND WASHINGTON DEPT.  
 OF GAME MONUMENT

EXCEPTION

24 19  
 25 30  
 FOUND SPOKE

**EASTSIDE CONSULTANTS, INC.**  
 ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVENUE  
 CLE ELUM, WASHINGTON 99022  
 PHONE (509) 674-7433

OWNER: SP-05-??

DAVID LYNN WRIGHT  
921 HANSON RD  
ELLENSBURG, WA 98922  
509-962-6162

EXISTING TAX PARCEL NUMBER 1719-19000-0004-0024

ORIGINAL PARCEL AREA: 73.82 AC  
EXISTING ZONE: A0-3 COMM-A6  
SOURCE OF WATER: CLASS B WATER SYSTEM  
SEWER SYSTEM: SEPTIC  
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

### WRIGHT CLUSTER PLAT A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON.

**LEGAL DESCRIPTION:**

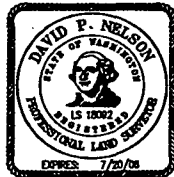
PARCEL 11 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 2001, IN BOOK 26 OF SURVEYS, PAGES 218 AND 219, UNDER AUDITOR'S FILE No. 200110290078, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX PARCEL 17-19-19000-0004 BY CLUSTER PLAT INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS AT PAGES 209-210, UNDER AUDITOR'S FILE No. 568921, AND BOOK 26 AT PAGES 218-219, UNDER AUDITOR'S FILE No. 200110290078 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 19 AT PAGES 209-210.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE GROWTH 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
7. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
8. 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.
9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
10. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
13. 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.
14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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 PERMITS FOR THIS SHORT PLAT.
15. KITITAS 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 SURFACE ORIGINALLY WITH GRAVEL.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N38°47'41"W	101.54'	L28	N38°07'59"E	87.95'
L2	N43°37'04"W	80.15'	L29	S01°07'17"E	140.65'
L3	N82°18'55"W	77.07'	L30	S28°16'05"W	82.25'
L4	N72°37'59"W	111.19'	L31	N88°52'43"E	157.96'
L5	S76°32'04"W	157.84'	L32	S28°57'43"E	120.24'
L6	N70°50'07"W	24.02'	L33	N42°11'58"E	70.28'
L7	N05°03'47"E	123.68'	L34	N45°18'10"W	50.14'
L8	S21°37'54"W	83.81'	L35	S00°22'26"E	78.87'
L9	S21°37'58"W	72.47'	L36	S03°14'37"E	100.12'
L10	S03°12'00"W	148.32'	L37	S72°44'16"E	128.00'
L11	S40°47'14"W	113.25'	L38	N15°44'45"E	88.58'
L12	S88°31'11"W	53.42'	L39	S37°06'16"W	80.83'
L13	S88°31'11"W	112.10'	L40	S78°45'51"W	62.91'
L14	S88°48'56"W	38.88'	L41	N48°38'23"W	156.71'
L15	S12°44'47"E	83.58'	L42	S83°31'06"W	152.02'
L16	S12°44'31"W	77.08'	L43	S34°03'41"W	143.67'
L17	S34°38'31"W	212.87'	L44	S00°16'37"E	123.78'
L18	S88°17'12"W	166.75'	L45	N38°36'31"E	187.13'
L19	S88°39'40"W	148.68'	L46	N38°36'31"E	77.08'
L20	S31°40'57"E	47.84'	L47	N09°09'38"E	143.71'
L21	S18°15'39"E	78.28'	L48	N10°56'43"E	78.54'
L22	S48°15'38"E	142.84'	L49	S71°11'50"E	217.80'
L23	S81°24'34"E	84.49'	L50	S91°29'28"E	217.80'
L24	S53°50'08"E	84.82'	L51	S44°39'11"E	218.31'
L25	N87°33'42"E	154.97'	L52	S44°39'11"E	187.78'
L26	S78°09'11"E	85.11'	L53	N16°48'12"E	182.09'
L27	S58°31'04"E	8.04'			

CURVE TABLE			CURVE TABLE		
CURVE	DELTA	RADIUS	CURVE	DELTA	RADIUS
C1	18°46'58"	417.80'	C10	44°41'26"	180.00'
C2	47°12'41"	417.80'	C11	44°21'26"	180.00'
C3	33°39'25"	150.00'	C12	17°31'48"	417.80'
C4	34°48'09"	180.00'	C13	37°20'28"	80.00'
C5	47°50'28"	180.00'	C14	37°12'44"	80.00'
C6	68°38'12"	88.87'	C15	22°58'21"	200.00'
C7	20°35'08"	88.87'	C16	6°38'32"	200.00'
C8	21°28'00"	80.00'	C17	2°41'28"	8180.00'
C9	28°17'41"	180.00'	C18		



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

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

DAVID LYNN WRIGHT LOUISE NAOMI WRIGHT

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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 DR. DAVID WRIGHT in AUGUST 2004.

DAVID P. NELSON  
Certificate No. 18092

**K.C.S.P. NO. xx**  
**SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.**  
**Kititias County, Washington**

DWN BY <b>T. ROLETTO</b>	DATE <b>02/2005</b>	JOB NO. <b>01840</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>T=200'</b>	SHEET <b>2 OF 2</b>

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVENUE  
CLE ELUM, WASHINGTON 98922  
PHONE: 509/874-7433

David Wright  
921 Hanson Rd  
Ellensburg, WA 98922

Eastside Consultants  
214 Pennsylvania Ave.  
Cle Elum, WA 98922

Washington State DOT  
Rick Holmstrom  
PO BOX 12560  
Yakima, WA 98909

GAPP, ROBERT D.  
6250 VANTAGE HWY.  
ELLENSBURG, WA 98926

Ellensburg Telephone  
Tom Stevens  
208 W. Third  
Ellensburg, WA 98926

BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH, TX 76161-0089

LUDWICK, JOHN H.  
11005 MAIN ST  
BELLEVUE, WA 98004

DODGE, ROBERT G.  
1751 DENMARK RD  
ELLENSBURG, WA 98926

OLESY, JOHN T  
5971 NUMBER 6 RD  
ELLENSBURG, WA 98926

FOX, KENNETH A  
181 CANYON VIEW LANE  
ELLENSBURG, WA 98926

CROFT, WILLIAM A.  
220 CANYON VIEW LANE  
ELLENSBURG, WA 98926

COONS, CORY D & LANE SMITH, AINDREA J  
200 CANYON VIEW  
ELLENSBURG, WA 98926

TYLER, JERRY L.  
1890 WOODHOUSE LOOP  
ELLENSBURG, WA 98926

STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
600 N CAPITOL WAY  
OLYMPIA, WA 98502

DOYLE, KENNETH F.  
410 W 11TH AVE  
ELLENSBURG, WA 98926

KNOKE, NOEL B.  
110 W 6TH AVE #377  
ELLENSBURG, WA 98926-3106

BEARD, DANIEL  
2350 WOODHOUSE LOOP  
ELLENSBURG, WA 98926

EATON, ROBERT & JOHN  
PO BOX 1757  
ELLENSBURG, WA 98926

EATON, JOHN N  
473 THRALL RD  
ELLENSBURG, WA 98926

Andrew Markwell  
2091 Woodhouse Rd  
Ellensburg, WA 98926

Max Witters, Jr.  
380 Brown Rd  
Ellensburg, WA 98926

Kittitas County Fire District #2  
2020 Vantage Hwy.  
Ellensburg, WA 98926

Ellensburg Water Company  
C/O Larry Brown  
P.O. Box 982  
Ellensburg, WA 98926

Kittitas County Public Works

Washington Dept. of Ecology  
Polly Zehm  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

Washington Dept. of Ecology  
David F. Dietzman  
P.O. Box 47015  
Olympia, WA 98504-7015

WA Dept. of Natural Resources  
713 E. Bowers Rd.  
Ellensburg, WA 98926

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Yakima Nation  
P.O. Box 151  
Toppenish, WA 98948

Yakima Nation Dept. of Natural Resources  
P.O. Box 151  
Toppenish, WA 98948

15

Kittitas County Board of County  
Commissioners

Kittitas County Sheriffs Dept.

Jan Jorgensen  
CWU Library  
Documents Dept.  
Ellensburg, WA 98926

Kittitas County Fire Marshal

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

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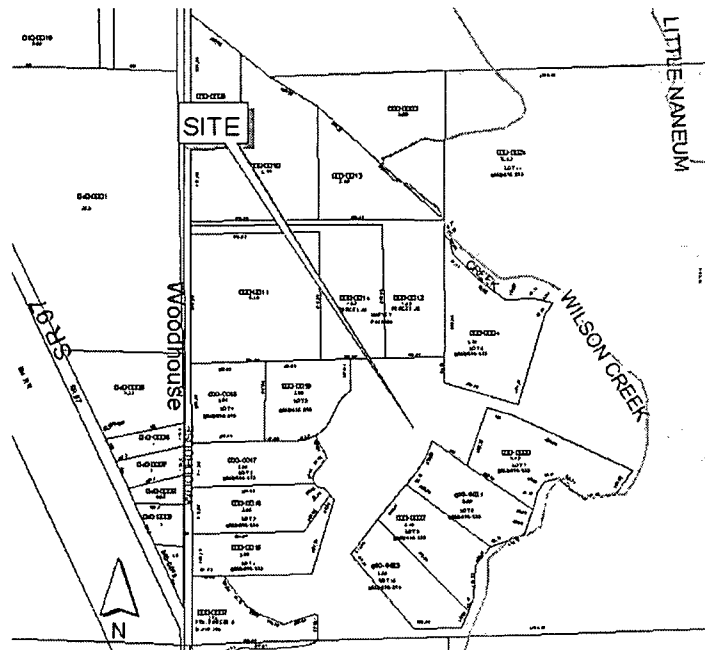
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Date: March 29, 2005

Publish: March 31, 2005



**RECEIVED**  
MAR 29 2005

16

17-19-19000-0024  
WRIGHT, DAVID L. ETUX  
921 HANSON RD  
ELLENSBURG, WA 98926

17-19-19000-0003  
LUDWICK, JOHN H. ETUX  
11005 MAIN ST  
BELLEVUE, WA 98004

17-19-19000-0013  
FOX, KENNETH A ETUX  
181 CANYON VIEW LANE  
ELLENSBURG, WA 98926

17-19-19000-0012  
CROFT, WILLIAM A. ETUX  
220 CANYON VIEW LANE  
ELLENSBURG, WA 98926

17-19-19000-0014  
COONS, CORY D &  
200 CANYON VIEW LANE SMITH, AINDREA J  
ELLENSBURG, WA 98926

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