

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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## LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more. Please pick up a copy of the Checklist if required)

### OPTIONAL ATTACHMENTS

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

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

#### FEES:

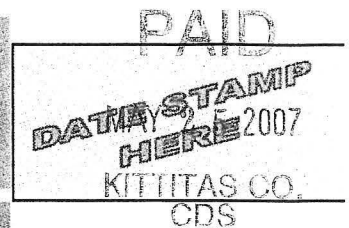
\$200 plus \$10 per lot for Public Works Department;  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required  
 \*One check made payable to KCCDS

#### FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION, ~~AND IT IS COMPLETE~~  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ RECEIPT # \_\_\_\_\_

X *Kat Byn*      5/25/07      051322

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Cle Elum Pines West, Cle Elum Pines East & Michael Cordner

Cle Elum Pines West  
Mailing Address: PO Box 808  
City/State/ZIP: Cle Elum WA 98922

Cle Elum Pines East  
Mailing Address: PO Box 808  
City/State/ZIP: Cle Elum WA 98922

The Cordner's Address  
1380 Watson Road  
Ellensburg, WA 98926

Day Time Phone: Email Address:

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: Terra Design Group, Inc.

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: Email Address: 509-857-2044

**3. 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.

**4. Street address of property:**

Address: Reecer Creek Road

City/State/ZIP: Ellensburg WA 98926

**5. Legal description of property:**

**6. Tax parcel number(s):** 18-18-27020-0002 (32.77 acres), 18-18-27020-0003(25.77 acres), 18-18-27020-0015(30 acres), 18-18-27020-0016(15.77 acres), 18-18-27020-0017(8 acres), & 18-18-27020-0001 (8.49 acres)

7. **Property size:** 120.8 acres

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all quantitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets if necessary):

This is a proposed planned 120 Lot Preliminary Plat pursuant to Kittitas County Code 17.20.

This property has been approved by the Kittitas County Board of County Commissioners, with the adopted updated Kittitas County Comprehensive Plan, to be included into the Ellensburg Urban Growth Area (UGA). This action is consistent with the recommendation from the Ellensburg's City Council

The planning for this project began prior to the inclusion of the property into the Ellensburg UGA. This project meets the Preliminary Plat criteria for a 120 lot plat within the Kittitas County's Suburban zoning. This Preliminary Plat meets all of criteria for platting within Kittitas County. Prior to being included into the Ellensburg Urban Growth Area this property was already zoned Suburban for quite some time. Whether this property is within or outside of the urban growth area this proposed plat is consistent with the existing suburban zone that the property falls under. Those associated uses, such as permitted and conditional uses and lot sizes requirements that are allowed within the Suburban zone are consistent with this proposal whether inside or outside of the urban growth area.

The main goal of this project is to provide, within the current zoning as allowed by Kittitas County, a selection of building lots for those individuals that desire to have property with urban services close to the City of Ellensburg that provide adequate land for maintaining horses and other large animals for personal use or for those that wish to maintain large gardens and small agriculture activities. The Ellensburg area is known nation wide for the Ellensburg Rodeo that occurs yearly on Labor Day weekend. Horses and other large animals continue to play a large part of daily life for many of the residents living in the Ellensburg area. The lots included with in this proposed preliminary plat for provide enough room for one to four horses for private use such as trail riding, reining, and 4H participation. The land associated with this preliminary plat has direct access to the John Wayne Trail, a trail that lends itself to equestrienne use.

The proposed preliminary plat includes four to five Pocket Parks which includes a small pond, a 200 foot riparian corridor (one hundred foot buffer on both sides of Courier Creek) centered on Courier Creek, and trails located within the riparian corridor.

The purpose and intent of the Kittitas County's Surbran zoning is as follows:

***17.20.010 Purpose and intent.***

***The purpose and intent of the suburban zone is to provide for and protect low density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible.***

As discussed above, this Preliminary Plat meets the purpose and intent of this section of the Kittitas County Zoning Code by providing land for use by individuals that have a desire to live in an area where a variety of uses ranging from gardening including small agriculture uses to keeping horses and other large animals for personal uses.

Uses allowed for this zone specifically provide for the type pf residential development that this Preliminary Plat proposes to provide as follows:

***17.20.020 Uses permitted.***

*The following uses are permitted:*

*Single family homes not including mobile homes or trailer houses;*

*Residential accessory buildings;*

*All types of agriculture and horticulture not otherwise restricted or prohibited herein;*

*The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;*

The Preliminary Plat proposal encompasses a total of approximate 120.8 acres consisting of multiple tax parcels. The land is currently undeveloped and unused. The land in the past has been used as agricultural land. The land is served by the Ellensburg Water Company with full irrigation rights that will provide each of the proposed lots with adequate irrigation for maintaining irrigated pastureland for horse grazing. This site is located off of Reecer Creek Road.

**Proposed water supply, storage and distribution system, sewage/disposal/treatment plan, solid waste collection plan;**

**Utility Extension Agreement:** The applicant for this proposal intends to request a Utility Extension Agreement to be entered into by the City of Ellensburg and the applicant. This Utility Extension Agreement would allow the City of Ellensburg to provide the proposal with municipal water and sewage treatment by the City of Ellensburg's sewage treatment facility. Both the water and sewer facilities of the City of Ellensburg have the capacity to serve this property. Both the water and sewer facilities have distribution and collection systems located adjacent to the proposal. If the applicant is denied the option of entering into a Utility Extension Agreement with the City of Ellensburg then the applicant would proceed to develop water and sewer facilities on the site of the proposed development.

**Option 1: Applicant Development of Group A Water System as an Alternative to City Of Ellensburg Water Service:** If the City of Ellensburg declines to provide the project with water service, the applicant, who owns a number of senior water rights associated with the proposed project, will develop a Group A water system to serve the property. One of the senior water rights would be converted from a surface water right to a ground water right and used to serve the domestic water required for this proposal. This water right would then be used as the basis to form a Group A water system which would be approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc, an approved Satellite Management Agency approved by the DOH and Kittitas County. Irrigation water would be provided through the other existing rights.

**Option 2: Applicant Development of Class A Reclaimed Water System as an Alternative to City Of Ellensburg Sewer Services:** The applicant has an agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46 if the City of Ellensburg declines to serve the proposal with sewer collection service. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility.

The Class A Reclaimed Water Facility will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. The existing community drain fields may be used within the design of the Class A Reclaimed Water Facility. This reclaimed water facility will be operated by a qualified operating entity and will serve the property included within this proposal. That service area will be compatible with the service area of LCU, Inc.'s Group A Water System that will be also serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water requirements. These requirements are the highest standards recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, fire fighting/protection, aquifer recharge, and stream enhancement. The standards for Class "A" Reclaimed Water established by the Department of Health and the Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that which is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

Initially the early phases of the development will be served by community septic systems. This type of treatment will continue until the volume of effluent generated by the development reaches an adequate level (approximately 10,000 gallons per day) to sustain the operation of the Class A Reclaimed Water Facilities. As the volume of effluent approaches the needed flows to operate the Class A Reclaimed Water Facility the facility will be designed and constructed and take over the treatment of the effluent generated by the proposed development.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group A Water system that would serve this property. Construction of this reclaimed water facility will include a central treatment facility, underground collection and distribution systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class A Reclaimed Water plan for this project.

Power will be provided by either Puget Sound Energy or Kittitas County Public Utility District.

Telephone will be provided by Fairpoint Communications

Internet will be provided by: The local providers of this service.

Cable Television will be provided by: Charter Communications

Solid Waste will be provided by: Waste Management

Sufficient Irrigation Water and Water rights are available for irrigation purposes for all of the lands associated with this proposal.

The subject property is bordered to the west by existing agricultural ground. To the south the property is bordered by the John Wayne Trail and beyond that by one to two acre lots. To the east the property is bordered by Reecer Creek Road and beyond that is the Black Horse Planned Unit Development, a 325 unit development. The north property is bordered by the Ellensburg Water Company's irrigation canal and beyond that there are residential lots varying in size from two plus acres to ten plus acres and additional bordered by agricultural lands.

This Preliminary Plat will be accessed off of Reecer Creek Road and then will use an internal road network, made up of private roads. This internal road network will have two access points off of Reecer Creek Road.

There will be additional access to the west onto adjacent property owned by the applicant. The approximate intersection points on Reecer Creek Road are included on the Preliminary Plat. The actual intersection points on Reecer Creek Road will be designed and presented to the county during the final plat process. This transportation planning will be coordinated with the county. The community may be designed as a gated community.

There will be a minimum of two off street parking places per unit, which exceeds the requirement of KCC 17.20 and 17.16.

This proposed preliminary plat is consistent with the Kittitas County Comprehensive Plan, by directing urban growth to the urban growth area, as the land use designation for this proposal is within the Ellensburg Urban Growth Area and the accessibility of urban types of services that are allowed within the UGA eliminates and lessens impacts to developments throughout Kittitas County. Further, this level of development is allowed by the Suburban zone (KCC 17.20) in either case of being in or out of the Urban Growth Area.

This proposal contains one stream that travels through the property, Currier Creek. During the development period of the property the riparian area of Currier Creek will be protected as the Applicant proposes to prepare a riparian management plan for Currier Creek and implement it during the development period of the project.

Passive and activity recreation activities/uses as defined in KCC 16.09, will serve this preliminary plat. The recreation activity will include a trail system throughout the subject property, which will travel through the designated open space areas. These trails will be by the residents of the development, allowing for horse trail riding, outdoor riding areas as well as bicycle riding paths. The trail system may also connect to the John Wayne Trail, if allowed by the Washington State Parks Department, and will provide access for picnicking, territorial viewing locations for bird watching and other wildlife viewing areas within the designated open space. A community center could possibly be developed and used by the residents of the development to serve as a meeting place, banquet place, etc.

The following is a review of the Kittitas County Code Section 17.20 "Suburban" and a description as to how this Preliminary Plat meets all of the Criteria:

**Chapter 17.20**  
**S - SUBURBAN ZONE\***

*Sections*

*17.20.010 Purpose and intent.*

*17.20.020 Uses permitted.*

*17.20.030 Lot - Size required.*

*17.20.040 Lot - Maximum coverage.*

*17.20.050 Maximum structure height.*

*17.20.060 Yard requirements.*

*17.20.070 Repealed.*

*17.20.080 Temporary stands.*

*17.20.090 Grazing.*

*17.20.100 Lots abutting right-of-way required for dwellings.*

*17.20.110 Conditional uses.*

*\* Prior history: Ords. 76-7, 76-3, 74-5, 72-8, 72-5, 71-5, 69-7, 68-17, 2.*

*17.20.010 Purpose and intent.*

*The purpose and intent of the suburban zone is to provide for and protect low density semi-rural residential*

development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible. (Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).

This Preliminary Plat meets the intent of this section as it is providing housing at a lower density than can be expected and found in many of the areas of the city limits of Ellensburg. In addition, as this Preliminary Plat is specifically being designed to appeal to the individual that has an interest in agriculture and animal husbandry activities it is true to the intent of maintaining the "traditional rural land uses" of the county.

17.20.020 Uses permitted.

The following uses are permitted:

Single family homes not including mobile homes or trailer houses;

Duplexes and residential accessory buildings;

All types of agriculture and horticulture not otherwise restricted or prohibited herein;

The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;

Uses customarily incidental to the use set forth in this section;

Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process.

Accessory Dwelling Unit (if in UGA or UGN)

Accessory Living Quarters

Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).

The permitted uses of this zone such as "Single family homes", "accessory buildings", "All types of agriculture and horticulture, and "The raising of animals" are the uses that this proposed Preliminary Plat is based upon.

17.20.030 Lot - Size required.

Single family residence shall be not less than one acre with an average width of not less than one hundred fifty feet; provided however, that minimum lot sizes in platted subdivisions shall be computed on the basis of one lot per gross acre with a minimum size of not less than 0.75 (three-fourths) acre. All lots of record at the time of passage of the ordinance codified herein shall be considered as conforming to lot size requirements

Every lot within the proposed Preliminary Plat meets the requirement of KCC 17.20.030.

Multiple family dwellings or apartment houses shall be the same as subsection (A) above. Parking area requirements shall be the same as required in residential zone. (Res. 8310, 1983).

Multiple Family Dwellings or apartments will be allowed within the lands associated with the Preliminary Plat. Duplexes may be allowed.

17.20.040 Lot - Maximum coverage.

The ground area covered by all buildings, including accessory buildings, shall not exceed thirty percent of the lot area. (Res. 83-10, 1983).

Every lot within the proposed Preliminary Plat will meet this criteria. The design of this Preliminary Plat will allow for a maximum of 30% coverage of a lot with buildings. 30% of one acre is 13,068 square feet. For example, homes will probably cover less than 4,000 square feet with the possibility of a small barn (36 feet wide by 50 feet long) covering about 1,800 square feet. If an individual wants to put up a covered arena (60 feet wide by 120 feet long) the total would cover 13,000 square feet meeting this criteria.

17.20.050 *Maximum structure height.*

*No structure shall exceed two and one-half stories or thirty-five feet whichever is less in height. (Res. 83-10, 1983).*

Every lot within the proposed Preliminary Plat will meet these criteria as the Covenants, Conditions, and Restrictions placed on the property by the Applicant will place this limitation on the property.

17.20.060 *Yard requirements.*

*No structure shall be built within twenty-five feet of the front and rear property lines or within fifteen feet of any side property line with the exception of corner lots where the side yard abutting a street need only be twenty feet. (Res. 83-10, 1983).*

Every lot within the proposed Preliminary Plat will meet these criteria as the Covenants, Conditions, and Restrictions placed on the property by the Applicant will place this limitation on the property.

17.20.070 *Repealed.*

*Repealed by Ord. 96-19. (Res. 83-10, 1983).*

17.20.080 *Temporary stands.*

*Accessory buildings may include one only temporary and movable stand, etc. (Res. 83-10, 1983).*

Every lot within the proposed Preliminary Plat will meet these criteria as the Covenants, Conditions, and Restrictions placed on the property by the Applicant will not allow temporary stands.

17.20.090 *Grazing.*

*Grazing of cattle, sheep, goats or horses may include the supplementary feeding of such cattle or horses or both provided that such grazing is not part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises. (Res. 83-10, 1983).*

Every lot within the proposed Preliminary Plat will meet these criteria as the Covenants, Conditions, and Restrictions placed on the property by the Applicant will restrict the property to four large animals which will be limited to cattle, sheep, goats or horses not kept or raised for commercial purposes.

17.20.100 *Lots abutting right-of-way required for dwellings.*

*No main dwelling shall be built or moved onto a lot not abutting a public right-of-way. (Res. 83-10, 1983).*

Every lot within the proposed Preliminary Plat will meet these criteria as every lot designed in the Preliminary Plat will abut a right of way as provided by the Kittitas County Road Standards

17.20.110 *Conditional uses.\**

*The following uses may be permitted in any suburban zone subject to the conditions set forth in Chapter 17.60, providing that they are not in conflict with existing or proposed development in a particular area; it is the intent of this code that such uses are subordinate to the primary residential and agricultural uses of this zone:*

*(Deleted by Ord. 83-Z-2)*

*(Deleted by Ord. 83-Z-2)*

*Dairying and stock raising except the raising of swine and mink commercially and the establishment of*



*livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located;*

This activity will not be allowed on the property and will be restricted through the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Greenhouses, nurseries;*

Non Commercial Greenhouses and Nurseries will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*Home occupations;*

Home occupations will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*Hospitals;*

Hospitals will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Museums;*

Museums will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Public utility substations;*

Public utility substations will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant where needed for the development of the property as long as they receive a Conditional Use permit from the County.

*Riding academies;*

Commercial Riding Academies will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant but restricted to no more than 4 horses boarded on the property and no more 10 students participating in lessons at any given time as long as they receive a Conditional Use permit from the County. 4H and Pony Club activities will be allowed and may not need a Conditional Use Permit (discussions with the Community Development Services Department of Kittitas County should be had by the individual property owner and the department to verify this statement at the time the 4H and/or Pony Club activities are scheduled to occur.

*Schools, public and private;*

Schools, public and private will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Governmental uses essential to residential neighborhoods;*

Governmental uses essential to this residential neighborhood will be allowed on the property by the

Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*Churches;*

Churches will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*(Deleted by Ord. 83-Z-2)*

*Community clubs;*

Community Clubs will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*Convalescent homes;*

Convalescent homes will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Group homes;*

Group Homes will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Day care facilities;*

Day Care Facilities will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant as long as they receive a Conditional Use permit from the County.

*Bed and breakfast business.*

Bed and Breakfast business will not be allowed on the property by the Covenants, Conditions, and Restrictions placed on the property by the Applicant.

*Accessory Dwelling Unit (if outside UGA or UGN) (Ord. O-2006-01, 2006; Ord. 90-15 § 2, 3, 1990; Ord. 90-10 (part), 1990; Ord. 906 (part), 1990; Ord. 87-9 § 2, 1987; Ord. 84-Z1, 1984; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).*

*\* Editor's note: Subsection letters in this subsection reflect the letters assigned by the document adopted by Res. 83-10, as amended by Ord. 83-Z-2.*

*17.20.010 Purpose and intent.*

*The purpose and intent of the suburban zone is to provide for and protect low density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible. (Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).*

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)  
If yes, explain:
10. What County maintained road(s) will the development be accessing from? Reecer Creek Road.
11. 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.
12. Are there any other pending applications associated with the property associated with this application?  
Yes  No

Signature of Authorized Agent:

Date:

X 


5-25-07

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

Date:

X 

5-25-07

X   
Michael Jordan  
M. Jordan