

# 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

"Building Partnerships – Building Communities"

## CLUSTER PLAT APPLICATION (Four or less lots created)

*(To subdivide property according to cluster platting provisions at KCC Chapter 16.09)*

**A preapplication conference is REQUIRED per KCC 15A.03.020 for this permit.** The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- Eight 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
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.)
- Project Narrative responding to Questions 9-13 on the following pages.
- Circle one of the following:      *Cluster plat*      Conservation Plat      *Agricultural Plat*

### OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures
- TDR Sending Site Certificate

### APPLICATION FEES:

\$2,350.00 Kittitas County Community Development Services (KCCDS)  
 \$420.00 Kittitas County Department of Public Works  
 \$524.00 Kittitas County Fire Marshal  
 \$650.00 Kittitas County Public Health

**\$3,944.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):  
 \_\_\_\_\_  
*Rachel Kame*

DATE: \_\_\_\_\_  
 10/11

RECEIPT # \_\_\_\_\_  
 CD17-00773

LP-17-00007

PAID

OCT-11 2017

Kittitas Co. CDS

DATE STAMP IN BOX

**GENERAL APPLICATION INFORMATION**

RECEIVED  
OCT 11 2017  
SUTTER COUNTY  
CDS

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

Name: Swauk Valley Ranch LLC  
Mailing Address: P.O. Box 24567  
City/State/ZIP: Seattle, WA 98124  
Day Time Phone: 206-763-5403  
Email Address: acordas@mckinstry.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Alex Cordas  
Mailing Address: P.O. Box 24567  
City/State/ZIP: Seattle, WA 98124  
Day Time Phone: 206-763-5403  
Email Address: acordas@mckinstry.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: 18511 Hwy 10  
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

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

6. **Tax parcel number:** 207734

7. **Property size:** Approximately 151 acres (acres)

**8. Land Use Information:**

Zoning: AG 20

Comp Plan Land Use Designation: Rural working

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
11. What County maintained road(s) will the development be accessing from?
12. Have the required TDR Sending Site Certificates been obtained? If yes, attach copies of the proposed TDR Sending Site Certificates.
13. Description of how the proposed Performance Based Cluster Plat ("PBCP") meets the requirements of Public Benefit Rating System, see below. **See attached: 9. Narrative project description**
- a. A minimum of forty percent (40%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System *and* must also satisfy the following minimums for open space acreage by zone:

	<b>Rural 3 and Ag 3 Zones.</b>	<b>Rural 5 and Ag 5 Zones.</b>	<b>Agriculture 20 and Forest and Range 20.</b>
Minimum open space acreage.	9 acres	15 acres	30 acres

**Open Space Proposed:** \_\_\_\_\_ (acres)

- b. A minimum percentage of the density bonus must be achieved with a transfer of developments rights. The following percentage minimums by zone shall apply:

	<b>Rural 3 and Ag 3 Zones.</b>	<b>Rural 5 and Ag 5 Zones.</b>	<b>Agriculture 20 and Forest and Range 20.</b>
Minimum % of density bonus with <b>TDR credits.</b>	50%	75%	100%

**Minimum Density Bonus with TDR credits Proposed:** \_\_\_\_\_ (%)

**Public Benefit Ratings System Chart**

<b>Element</b>	<b>Urban Points</b>	<b>Rural Points or Units</b>	<b>Comments and Requirements</b>
<b>Transportation</b>			
Roadway Right of Way width exceeding County Road Standards by >20% to Accommodate Future Growth and Multi-Modal Transportation Needs.	25	0	Urban levels of activity will need to consider future needs as growth and population increase. There will be more opportunity for Multi-modal transportation options in the urban environment.

Element	Urban Points	Rural Points or Units	Comments and Requirements
Incorporate appropriate easements and rights of way to allow for connectivity between developments for motorized, non-motorized and pedestrian travel. Facilitates grid system transportation network.	0	5	Establishment and facilitation of connectivity between developments for all modes of transportation will allow for efficient and orderly road development.
Provide for new multi-modal access to publicly owned recreational lands.	25	25	Access to public recreation lands has diminished as a result of increased development. Incentives to provide access are vital to the public interest. Proposed new access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.
<b>Open Space</b>			
Place 41% to 75% of site in open space for perpetuity.	0	41-50% = 10 51-55% = 11 56-60% = 12 61-65% = 13 66-70% = 14 71 - 75% = 15	Significant long term benefit in rural areas. Minimizes options for redevelopment in urban areas.
Create urban redevelopment areas using open space.	35	0	Allows for redevelopment in urban areas not currently served by urban services.
In rural areas provide for open space connectivity with existing public lands, resource lands, or adjacent open space protected in perpetuity.	0	25	Open space provides the greatest public benefit when combined with adjacent open space to create larger tracts of contiguous resource land.
<b>Wildlife Habitat</b>			
Connectivity of Wildlife Corridors	0	15	Development of open space is most effective if done with adjacent open space lands in mind. Development of wildlife corridors provides maximum benefit from open space creation. Proposed wildlife corridors shall be consistent with the requirements of the Washington State Department of Fish and Wildlife. Documentation demonstrating such shall be submitted as part of the project application. New dedicated wildlife corridors shall be designated as open space for perpetuity in order to be awarded bonus density points.
Wetland and riparian areas, setbacks, wetland, riparian areas and habitat enhancement and creation beyond requirements of CAO.	10	5	Provides for replacement of historic loss of wetlands, habitat, riparian and aquifer recharge areas.

Element	Urban Points	Rural Points or Units	Comments and Requirements
<b>Health and Safety</b>			
Community septic system.	0	10	Minimizes individual drain fields and ensures maintenance of system.
Reclaimed water system.	50	50	Reduces use of domestic water supplies for irrigation and stream flows.
<b>Recreation: For specific uses see <u>KCC 17.14</u></b>			
Development of passive recreational facilities: ie: bird watching, picnic areas.	5.	5	Provides limited recreational use. Passive recreational facilities shall be available for public use (not limited to private landowners within the development) to be awarded points.
Development of active recreational facilities ie: trails, ball fields, tennis courts, outdoor riding arenas.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	Provides for increased opportunity for recreation. Active recreational facilities shall be available for public use (not limited to private landowners within the development) to be eligible for points
Development of formal recreation facilities available for general public use, ie: pool, clubhouse, golf course, indoor riding arenas.	15	15	Provides for increased opportunity for recreation
Development of community gardens for residents within the development.	10	10	Provides for increased opportunity for recreation and a local food source. The ground area, excluding any area used for community garden buildings or structures, shall be a minimum of .25 acre or 10,000 square feet. The community garden shall be served by a water supply sufficient to support the cultivation practices used on the site.
<b>Conservation of Farm and Forest Land</b>			
Purchase of residential development rights pursuant to <u>KCC 17.13</u> .	0	Number of units is directly related to the number of residential development rights transferred pursuant to <u>KCC 17.13</u> .	Permanent conservation of rural farm and forest land through acquisition and extinguishment of the development rights on lands designated as "sending sites" pursuant to <u>KCC 17.13</u> .

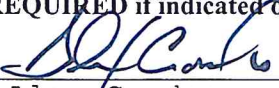
**AUTHORIZATION**

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

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

**Date:**


X   
\_\_\_\_\_

9-25-17

Alex Cordas

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

**Date:**

X   
\_\_\_\_\_

9-25-17

Swauk Valley Ranch, Managing member  
Dean Allen

## Swauk Valley Ranch Conservation Plat

### 9. Project information

- The purpose of this application is to create 4 lots in a conservation plat, consisting of
- 4.99 acres, 2.13 acres, 2.75 acres and 3.70 acres, within an existing approximately 151 acre parcel.
- Parcel 207734 (currently approximately 151 acres after a recent 2017 BLA)
  - There is one structure on Parcel 207734.
  - The conservation development does not exceed the density permitted by the AG 20 zone in which the development is located.
  - The conservation plat is not adjacent to another cluster or conservation plat.
  - The lots will be located in the north west portion of Parcel 207734. Lots are located adjacent to one another, upon far less than 50% of the total property being divided.
  - Over 70% of the land outside of the conservation cluster will remain in open space for resource use in perpetuity. The open space will be held by Swauk Valley Ranch LLC, the same entity that owns Parcel 207734.
- \* • Water: to be provided from the existing site class b well, system id: AC733E, mitigation TBD - *Package A County water mitigation for lot 1 (4.99 acres)*
- Sewage disposal: to be provided by an existing septic system on Parcel 207734. The septic system is on record at Public health for up to 9 bedrooms.

10. There are no Forest service roads/easements in the project area.

11. Access to the conservation plat is from the existing access drive off Highway 10.

12. N/A. The TDR Sending Sites are involved in the conservation plat.

13. N/A. The conservation plat is not a performance-based cluster plat.

# RECEIVED CONSERVATION PLAT

OCT 11 2017  
KITITAS COUNTY  
503

IN SECTION 17 AND SECTION 20,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
TAX PARCELS 207734



**LEGEND**  
 ○ FOUND MONUMENT AS NOTED  
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP  
**BASIS OF BEARINGS**  
 SEE SHEET 3  
**SURVEY REFERENCES**  
 SEE SHEET 3

**MONUMENTS VISITED**  
 JANUARY 2012  
**LEGAL DESCRIPTIONS**  
 SEE SHEET 3

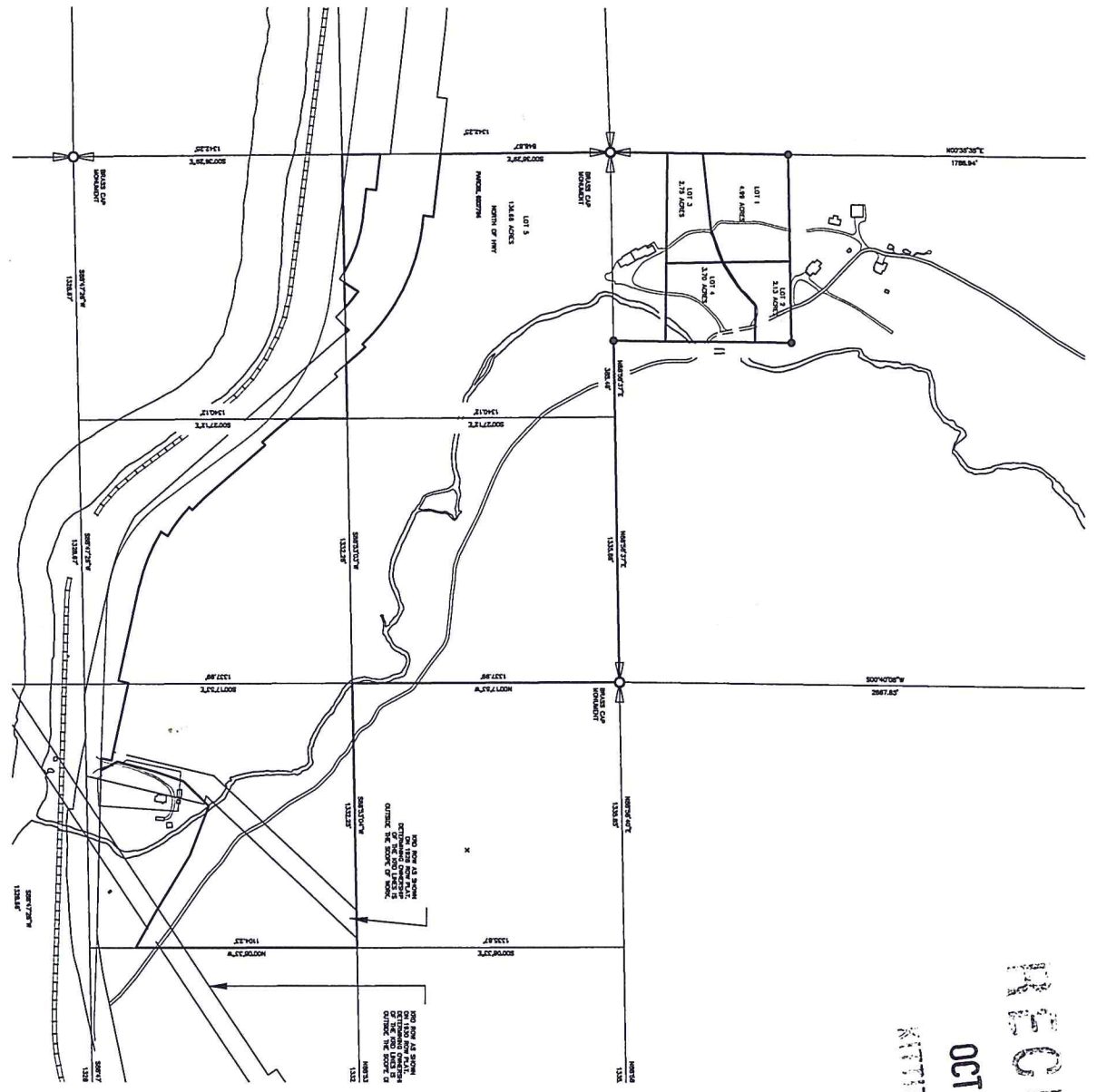


**Surveyor's Certificate**  
 This Map correctly represents a Survey made by the undersigned in compliance with the requirements of the Survey Act of the State of Wisconsin.  
 JESSE PHILLIP GARNER, PLS 425827 in 08-16.  
 SHAWK VALLEY RANCH LLC Date: 08/07/2017

**Accuracy Statement (WAC 332-130)**  
 This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy required is by least squares.  
**Note**  
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, or other changes or flood zones, etc.

**Index**

1/4 1/4	Sec	T.	R.
[Hatched Box]	17	19N	17E
[Hatched Box]	20	19N	17E



**SHEET 1**

**SAWK VALLEY RANCH, LLC**  
 Sections 17, 20, T. 19 N., R. 17 E., W.M.  
 Kititas, County, Washington

**PSE Pioneer Surveying & Engineering, Inc.**  
 Civil Engineering and Land Planning  
 100 Stearns Drive 98600  
 Golds Bluff, WA 98600  
 Phone (509) 775-4845, Fax (509) 775-5008, E-Mail: pfe@pse-ast.com

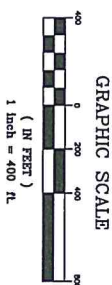
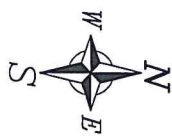
**Auditor's Certificate**  
 Filed For Record This \_\_\_ Day of \_\_\_ 20\_\_\_  
 At \_\_\_\_\_ M.  
 In Book \_\_\_\_\_ Of Surveys At Page \_\_\_\_\_  
 At the Request Of Pioneer Surveying and Engineering, Inc.

KITITAS COUNTY AUDITOR \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_



# CONSERVATION PLAT

IN SECTION 12 AND SECTION 20,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
TAX PARCELS 207734



- LEGEND**  
 ○ FOUND MONUMENT AS NOTED  
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP  
**BASIS OF BEARINGS**  
 SEE SHEET 3  
**SURVEY REFERENCES**  
 SEE SHEET 3

MONUMENTS VISITED  
 JANUARY 2012  
**LEGAL DESCRIPTIONS**  
 SEE SHEET 3



**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 \_\_\_\_\_ SWAUK VALLEY RANCH LLC in \_\_\_\_\_ 08-16-17.  
 Jesse P. Garner, PLS 42687 Date 08/07/2017

**Accuracy Statement (WAC 332-130)**

This Survey was performed with a Topcon Hyper+ total station having accuracy greater than 1:5000. Mathematical singular values were required in by least squares.

**Note**  
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JS

Surveyed By: JS/RB

Checked By: JS

Sheet 2 of 3

Job Number: 2016-SWK

Survey For

**SWAUK VALLEY RANCH, LLC.**

Section 17, 20 T. 19 N. R. 17 E, W.M.

Kittitas, County, Washington

**PSI** Pioneer Surveying & Engineering, Inc.

125 Riverside Drive 98820  
 Goldendale, Washington  
 Phone (509) 773-4945, Fax (509) 773-5000, E-Mail psi@psieast.com

**Author's Certificate**

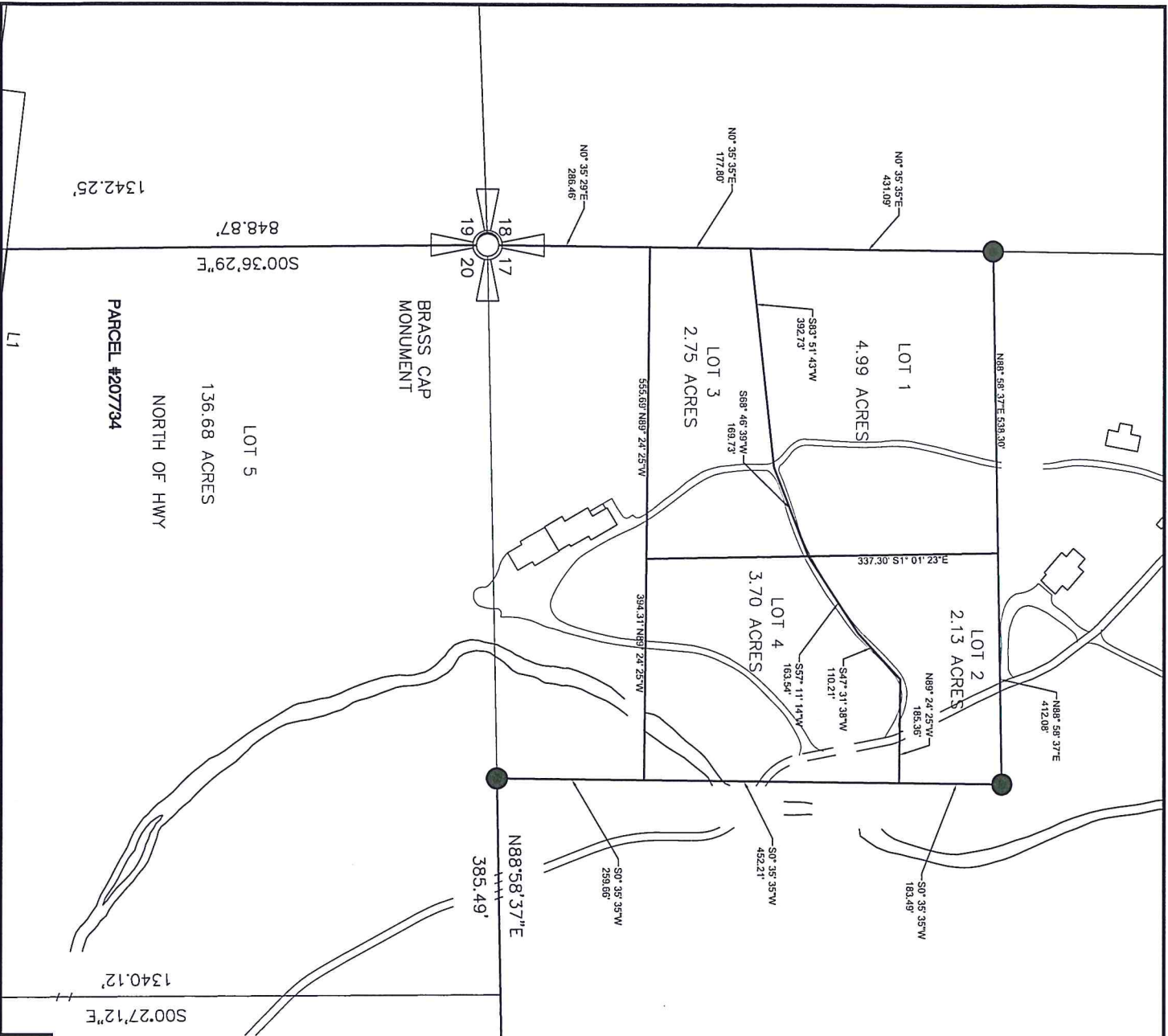
Filed For Record This \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

At \_\_\_\_\_ M.

In Book \_\_\_\_\_ of Surveys At Page \_\_\_\_\_.

At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_



**Index**

1/4	1/4	Sec	T.	R.
		17	19N	17E
		20	19N	17E

**SHEET 2**

# CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
TAX PARCELS 207734

## EXISTING LEGAL DESCRIPTIONS

### TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

### TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest Quarter of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

### EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Boland and Minnie F. Boland, his wife, to the Chicago, Rock Island & Pacific Railway Company, recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 196539.

2. That portion of the Southwest Quarter of the Northwest Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Morton Moore and Francis Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northwest Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's File No. 106652, described as follows:

Beginning at a point, within the Southwest Quarter of the Northwest Quarter of said Section 20, which point is South 37°39' West, 3346.0 feet from the Northeast corner of said Section 20, thence North 34°0' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 122°0' West, 275.0 feet; thence South 32°03' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 18, 1928, under Auditor's File No. 121933, and July 10, 1936, and July 1, 1953, in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively.

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northwest Quarter

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.999893925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

## SURVEY REFERENCES

### AUDITOR FILE NUMBERS:

BOOK	FILE NUMBER	PAGE
27	194	
6	39	
27	195	
29	208	
23	22	
19	201	
30	171	
17	167	

GLD, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS, 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGERBUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010



### 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  
SWAUK VALLEY RANCH, LLC in 08-15.

Jesse P. Garner, PLS 42687 Date

### Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ PPS-1000 total station. The accuracy of the survey is greater than 1:5000. Mathematical analysis where required is by least squares.

**Note**  
No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RJB

Checked By: JG

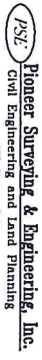
Sheet 3 of 3

Job Number: 2016-SWK

Survey For

**SWAUK VALLEY RANCH, LLC**

Sections 17, 20, T. 19 N., R. 17 E., W.M., Kittitas, County, Washington



Pioneer Surveying & Engineering, Inc.  
Civil Engineering and Land Planning  
125 Goldendale, Washington 98620  
Phone (509) 779-1846, Fax (509) 773-6808, E-Mail pseg@pse.net

### Auditor's Certificate

Filed For Record This \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_  
At \_\_\_\_\_ M.

In Book \_\_\_\_\_ Of Surveys At Page \_\_\_\_\_  
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KITTITAS COUNTY AUDITOR \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_