

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner

Date: July 21, 2008

Subject: **Black Gold PUD Rezone (Z-08-07) & Black Gold PUD Phase 1 Short Plat (SP-08-28)**

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on July 7, 2008, receive a complete application from Vernon Swesey authorized agent for R& R Heights Land Company, Inc, landowner, for a project specific rezone from Rural-3 to Planned Unit Development (PUD) together with the Phase 1 Short Plat proposing of 3-lots on approximately 18.22 acres of land. The PUD will be developed on a total of 286 acres in seven phases to develop up to 286 residential units consisting of a mixture of single family, two family and multi-family house units. Phase I will consist of 80 affordable apartment units and open space on 18.22 acres. The project is located north of SR 903 and east of Patrick Mine Road, Mountain Ridge Road serves the property located between the township of Ronald and the City of Roslyn, Ronald, WA 98940 and is located in a portion of Section 7 & 18, T20N, R15E, WM, in Kittitas County. Phase #1 short plat map number 20-15-07000-0002.

Written comments from the public must be submitted to Kittitas County CDS no later than Wednesday, August 20, 2008. At the end of the comment period an environmental threshold determination will be issued pursuant to RCW 43.21C (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to the State Environmental Policy Act. A Mitigated Determination of Non Significance (MDNS) is expected to be issued. A copy of the threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

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 Ste. 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. File No. RZ-08-07 and SP-08-28. Staff Planner: Dan Valoff. If you have any questions, please contact Community Development Services at (509) 962-7506.

Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Street Suite 2, Ellensburg, WA. 98926, Attention: Dan Valoff, Staff Planner, or by e-mail to dan.valoff@co.kittitas.wa.us.

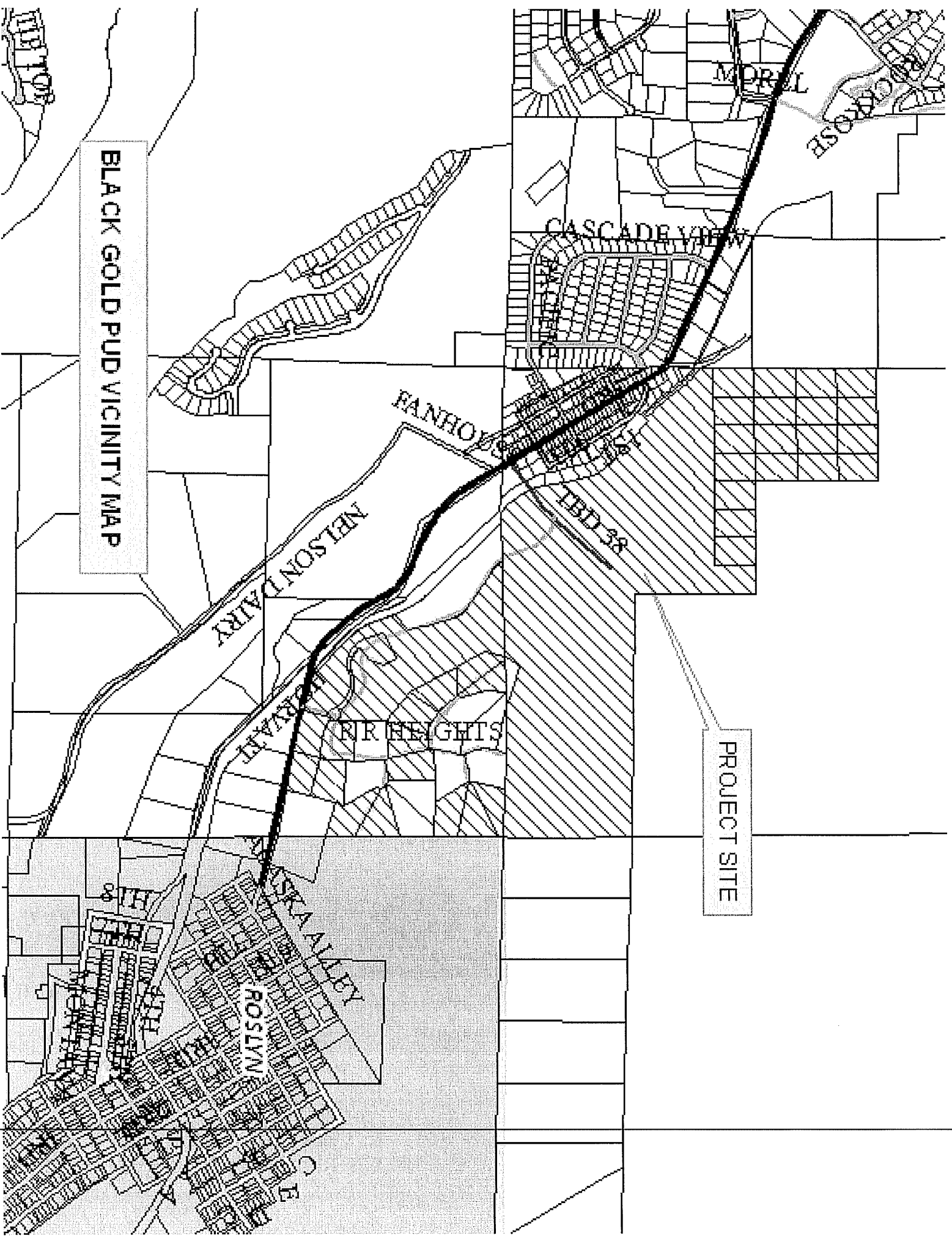
An open record hearing will be scheduled in the near future. Notice of said hearing will be issued at a later date.

**This constitutes the required 60-day filing notification to the Department of Community Trade and Economic Development as requires by law.*

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



BLACK GOLD PUDD VICINITY MAP

PROJECT SITE

NELSON DAIRY

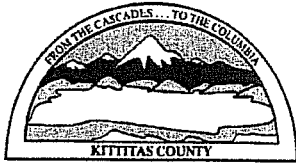
FR HEIGHTS

CASCADAVIEW

MORAL

ALLEY

ROSLIN



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REZONE APPLICATION

(To change from the existing zone to another zone)

2-08-00067

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

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

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM R-3 TO Planned Unit Development

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

5-29-08

RECEIPT #

1350



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: R&R Heights Land Company, Inc.

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-2211

2 Name, mailing address and day phone of authorized agent, if different from landowner of record: Agent

Name: Vernon Swesey

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-5230

3. Street address of property:

Address: Off of State Route 903 and Patrick Mine Road. Addresses not assigned

City/State/ZIP: Ronald, WA 98940

4. Legal description of property:

Parcels 1-7, and lots A, B, C, D, E, F, G, H, J, K, L, M, N and P of that certain survey as recorded in Book 35 of surveys at pages 26-29, under Auditor's file no. 200804300032, and Lots 25, 27-29, A, C, D, E and F of that certain survey as recorded in Book 30 of surveys at page 140 under Auditor's file no. 200409160035 and lots 11-13 of that certain survey as recorded in Book 30 at pages 35 and 36 under Auditor's file no. 200404200022, all records of Kittitas County, State of Washington.

5. Tax parcel number: Currently being revised by the County Assessor's office pursuant to the Boundary Line Adjustment map attached.

6. Property size: 286.00 acres

7. Narrative project description: Please include the following information in your

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

This is a residential planned unit development (PUD) for affordable housing units, apartments, single family, two-family and multi-family attached and detached residential housing to be developed pursuant to Kittitas County Code (KCC) Chapter 17.36, Planned Unit Development Zone. The following narrative description is intended to meet the preliminary development plan requirements of KCC 17.36.030 for the proposed "Black Gold PUD."

1. KCC 17.36.030(1) Vicinity map showing the location of the site and its relationship to surrounding areas.
2. KCC 17.36.030 (2) A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
 - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.) A statement narrative on the approximate percentage of land in each category. The map should show proposed traffic circulation;
 - b. Names and dimensions of dedicated roads bounding or near the site;
 - c. Planned off-street parking areas including approximate number of spaces to be provided;
 - d. Elevation contours of no more than twenty-foot intervals;
 - e. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
 - f. Name of proposed Planned Unit Development;

SEE ATTACHED MAP WITH REQUIRED INFORMATION LISTED IN KCC 17.36.030(1) AND KC 17.36.030(2) (a-f).

3. A Landscaping Plan.

The applicant will place a minimum of 10% (28.6 acres) of the PUD property into designated open space in perpetuity. This designated open space is in the form of parks/playgrounds, trails, and wildlife viewing areas. Trails are expected to be for non-motorized use and possibly snowmobile use and located within the 60 foot easement of the private road system. Within the proposed PUD, conditions, covenants and restrictions (CCRs) will promote natural landscaping with native vegetation and water conservation techniques such as xerascaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers.

4. A Phasing Plan with identified timelines.

There are seven construction phases proposed to develop up to 286 units which will consist of a mixture of affordable housing and apartments, single family, two-family and multi-family residential attached and detached housing units. Phase I will consist of 80 affordable apartment units and open space areas as well as construction of the private road system to serve the PUD and is expected to begin summer 2009. Subsequent phases for the construction of the remaining 206 units are expected to be built according to market conditions.

5. A Development Plan addressing the following:
 - a. A narrative statement relating the development plan to adjacent development and natural areas.

The project area is along the SR 903 corridor between the City of Roslyn and the unincorporated town of Ronald and is essentially the gateway to the residential and recreational developments occurring along SR 903 and the Salmon la Sac highway. The property is generally bordered to the south and west by existing residential and recreational developments with R-3, PUD, UGN and Master Planned Resort zoning as well as some General Commercial zoned uses. Generally to the north is Commercial Forest land owned and managed by Plum Creek Timber Company. Residential and recreational developments south and west of the property include the town of Ronald, Evergreen Valley Plat, Cle Elum River Trails, Evergreen Ridge PUD, The Village at Roslyn Ridge, Pine Loch Sun I, II and III, Sunshine Estates and Wildwood developments and property owned by Suncadia Resort as part of the Master Planned Resort. The Coal Mines Trail runs along the south border of the majority of the property. Access to the property is by Mountain Ridge Road and #3 Mine Road, which are private road, and Patrick Mine Road which is a county road. Units within the PUD will also be served by a private road system that will meet Kittitas County Road Standards. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

The proposed PUD zone is for residential purposes only and reduces the likelihood of the property being developed under the R-3 zone which would otherwise allow uses that are incompatible with surrounding properties, including the following uses listed in Kittitas County Code Chapter 17.30, Rural-3 Zone:

- Agriculture, livestock, poultry or hog raising and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots.
- Forestry, including the management, growing and harvesting of forest products and processing of harvested forest crops using portable equipment.
- All mining including but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within or outside an established mining district.
- Motor trail clubs.
- Campgrounds and guest ranches.
- Golf courses.
- Gas and oil exploration and production.
- Home occupations which involve outdoor works or activities or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code.
- Travel trailers for a limited period not to exceed one year when used for a temporary occupancy related to permanent home construction
- Mini warehouses subject to conditions provided in Kittitas Code Chapter 17.56.030

By rezoning the property from R-3 to PUD, the above listed uses and conditional uses will be *precluded* on the property thereby assuring that development remains compatible with existing surrounding and adjacent residential developments.

b. A narrative statement of the developer's intent with regard to providing landscaping and retention of open spaces.

The applicant will place a minimum of 10% (28.6 acres) of the PUD property into designated open space in perpetuity for use as natural, green space and recreation areas. This open space will be managed by a Homeowner's Association, the developer or a qualified trust or conservation organization capable of accepting a conservation easement for the open space area. All phases of the PUD will be subject to conditions, covenants and restrictions (CCRs) designed to retain and promote natural landscaping with native vegetation and water conservation techniques such as xeriscaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers.

c. A statement narrative outlining future land ownership patterns within the development including homeowners associations if planned.

The proposed PUD is expected to have a mix of ownerships depending on the type of housing unit and property. Ownership interests will include fee title held by individual or multiple owners, lease hold interests and community owned property. It is expected that non-leasehold interest property will be managed my a Homeowners Association and certain open space areas may be placed into a conservation easement held by the developer or a qualified conservation organization.

d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan.

The project will be served by a Group A Water System that will be subject to the future purchase of water rights to supply water beyond 5,000 gpd. Sewer will be processed by an on-site reclaimed wastewater treatment plant and/or individual or community septic system and drain fields. Solid waste (garbage and debris) management will be the responsibility of the lot owners and will be hauled to the local transfer station or managed by a waste management company under contract. CCRs will also require that all lots remain free of debris, trash and other solid waste.

e. Documentation from the planning Community Development Services department that environmental review (SEPA) has been completed or will be completed.

CDS will review the application and make a SEPA determination in accordance with Kittitas County code and SEPA regulations.

f. An explanation and specification of any nonresidential uses proposed within the project.

The project will consist of only residential uses.

g. Timing for the construction and installation of improvements, buildings, other structures and landscaping.

Lot clearing, installation of utilities, construction of the private road system, delineation of trails and opens space and construction of residential units could begin in the summer of 2009 as part of Phase I and is likely to be complete within 5 years. Phase II is expected to begin 3-5 years after county approval..

h. The method proposed to insure the permanent retention and maintenance of common open space.

Open space areas will be subject to a recorded deed restriction against building structures and will be designated in the CCRs, on the deed and on the plat. The homeowner's association, the developer, a qualified trust or conservation organization may retain a conservation easement on the open space area.

- i. Proposed setbacks.

Building setbacks shall, at a minimum, comply with County code setbacks.

- j. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion.

There are seven development phases proposed which will be implemented in concurrence with the master plan map submitted with this application. All phases are for residential construction only. Phase I will include construction of an estimated 80 multifamily affordable housing units as well as construction of the private road system and delineation of trails and open space areas.

- k. A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way).

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone" Because the proposed residential PUD is not within a UGA or UGN the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The maximum housing density allowed within the PUD is 286 units. The corresponding short plat application establishes three lots for Phase I of the PUD for construction of approximately 80 multi-family affordable housing units, apartments and open space areas;.

The density calculation is as follows:

Total Project Acres = 286 acres

Underlying Zoning: Rural 3

286 acres divided by 3 acres = 95.33 units for the underlying Rural 3 zone

3:1 PUD maximum density adjustment:

$R-3 = 95.33 \times 3 = 286$

Total Units Allowed = 286

Total Units Proposed = 286

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD is 1.00 units per acre.

- 8. What is the zoning district requested? Planned Unit Development Zone

9. What is the present zoning district? Rural - 3

A. The Proposed Amendment is compatible with the comprehensive plan.

The property is within the designation of "Rural Lands" as described in Chapter 8 of the Kittitas County Comprehensive Plan. The proposal meets the general policies and objectives (GPO) namely:

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.12(c) When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and recreational use.

GPO 2.49 Planned Unit Developments which reserve substantial portions of land as open space or recreation area are preferred over conventional subdivisions.

GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments, resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.

2.127B Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping).

GPO 3.14 Designate high density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.

GPO 3.15 Provide for a range of housing types within Kittitas County.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.

GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.

GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGAs or UGNs.

GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

In addition to the County Comprehensive Plan, the proposed rezone is also consistent with the Growth Management Act (GMA).

RCW 36.70A.030(15) states that, "Rural Development" refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirement of the rural element"

RCW 36.70A.070(5) describes the "Rural element" and states that, "counties shall included a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. In order to achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character."

The proposed PUD is compatible with the Kittitas County Comprehensive Plan and the intent of the GMA.

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

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories. The Kittitas County Conference of Governments (KCCOG) has adopted the Washington State Office of Financial Management's (OFM) high population projection for the county. KCCOG has allocated approximately 28.5% of this projected growth (approximately 15,000 people) to occur in the rural and non-urban areas of the county. In addition to full time residents, the Upper county has a large seasonal/recreational population. Providing a greater mix of residential housing types will assist in meeting this carrying capacity and importantly, will provide much needed affordable housing in the upper county, all to the benefit of the public health, safety and welfare of county citizens. Domestic water to all lots will be served by a Group A Water System, which will require acquisition of water rights and will need to be approved by the Washington Department of Health, Washington State Department of Ecology and the Kittitas County Department of Environmental Health. This proposed water system will reduce the need for exempt groundwater wells and thus reduce the potential for impairment of existing water rights, and contamination of aquifers. In addition, Group A water systems require more stringent water quality testing, system efficiencies and water conservation efforts. If approved, the PUD will support housing needs and direct growth closer to existing urban-type growth and infrastructure and reduce the amount of development on rural lands further from existing infrastructure. The proposed PUD places rural residential densities in a location that is immediately accessible from a county and state road which will be able to accommodate residential traffic and emergency response vehicles. The property is within Fire District No. 6 service boundaries. Keeping

development centralized to existing infrastructure with water service from a Group A water system will benefit the public health, safety and welfare of county residents. If needed the proponent would install a water storage tank on the property. This water storage tank could be installed to increase assurances of water availability for fire flows, thus providing added health, safety and welfare benefits not only to the residents of the proposed PUD, but also to the surrounding property. The size of the water storage tank will be determined by the amount of water needed at full build out. Covenants, conditions and restrictions recorded for the PUD will also encourage owners to implement appropriate "fire wise" land management techniques consistent with the Washington Department of Natural Resources and the International Wildland-Urban Interface Code and guidelines. The proposed PUD will reduce the development footprint and allow for open space areas.

The applicant may elect to go thru an expensive and rigorous regulatory permitting process to allow for sewage effluent to be treated with the use of a Class "A" Reclaimed Water System. The Washington State Legislature has declared that, "the utilization of reclaimed water by local communities for domestic, agricultural, industrial, recreational, and fish and wildlife habitat creation and enhancement purposes, will contribute to the peace, health, safety, and welfare of the people of the State of Washington." (See RCW 90.46.005).

In sum, the location, density, housing type, access, open space, proposed water system and reclaimed wastewater treatment plant for the proposed PUD provides substantial benefits to all three elements –public health, safety and welfare of county residents.

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

The proposed PUD has merit and value for the county or sub-area. The property is uniquely situated northwest of Roslyn and north of Ronald along the State Route 903 corridor. As part of the proposed variety of housing types, the PUD will provide affordable housing and rental dwelling units which currently do not exist in any meaningful numbers in any part of Upper Kittitas County west of Cle Elum. The PUD will also provide developer-funded private roads, private utilities and private recreational opportunities which will connect to the existing Coal Mines Trail. The reduced development footprint afforded by the PUD allows for open space areas which will protect and retain a contiguous landscape for wildlife habitat and public recreation. The increased development in house construction will also increase county revenues from property taxes.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The proposed amendment is only required to meet one of the criteria stated above. The proposed PUD, however, meets all three criteria.

Many conditions have changed in the upper county over the recent years that warrant the proposed amendment.

Change in Land Ownership and Economy. One of the primary conditions that changed is the widespread relinquishment of commercial forestland by private timber companies. This has resulted in at least ten thousand acres in upper Kittitas County becoming available for purchase by individual land owners and other entities that have subdivided and sold residential lots. This also resulted in a shift in the local economy. Today, the local economy of most of the upper

county has shifted from being resource based to now being based on tourism and recreation. The availability of these lands for private development and the changing economy has had a tremendous effect on the opportunity for upper county communities to accommodate growth.

Suncadia Resort. The most impressive of these private transactions created the Suncadia Resort, and the proposed development of over 3,000 high-end housing units and upscale amenities. This increase in available lots, new home construction, and the high-end marketing of Suncadia Resort is bringing more people (full time and seasonal residents, tourists, recreationists, temporary workers, etc.) to Upper Kittitas County. The increased popularity of the area has also brought increased housing prices and an increased need for affordable and temporary housing.

Population Projection. The KCCOG has adopted OFM's high population projection for the county. KCCOG also adopted a 28.5% population allocation to the rural and non-urban lands of the county which totals an increase of approximately 15,000 people. The SR 903 corridor is the only east-west route between Roslyn and Salmon la Sac and is the logical location for increased housing to serve this projected population increase in the upper county. Many higher density developments already exist off this corridor and approval of this PUD will keep development centralized.

The changed circumstances and the projected population increase have in turn, created a need for additional property in the proposed zone to accommodate increased growth on a smaller development footprint and reduce sprawl into rural lands that are not centrally located to existing infrastructure.

The proposed PUD zone is suitable for reasonable development of the property. The property is easily accessed off of State Route 903, Patrick Mine Road, Mountain Ridge Road, and # 3 Mine Road and will be easily served by utilities and public services. The subject property is surrounded by numerous existing communities with high density development such as the unincorporated town of Ronald, Evergreen Valley PUD, Cle Elum River Trails PUD, Pine Loch Sun Divisions I, II, and III, Sunshine Estates, and Wildwood.

In sum, this proposal is appropriate because of changed circumstances, the resultant need for additional property in the proposed zone and because the proposed PUD zone is appropriate for reasonable development of the subject property.

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

The proposed property for the PUD zone is suitable for development in conformance with the PUD zone standards and density. The building site area has been logged and is suitable for reasonable development of the property. The property is easily accessed off of State Route 903, Patrick Mine Road, Mountain Ridge Road, and #3 Mine Road and is easily served by utilities.

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone" Because the proposed residential PUD is not within a UGA or UGN the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The PUD zone and resultant development will allow for creation of open space in perpetuity and will support the level of density permitted under Kittitas County Code Ch. 17.36, County-Wide Planning Policies and will be consistent with the GMA in RCW 36.70A.030(15). The PUD zone is an "innovative technique" described in the GMA available to counties to accommodate appropriate rural densities and uses (RCW 36.70A.070(5)(b)).

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

The proposed PUD property is consistent with the use of properties in the immediate vicinity. The subject property is surrounded by numerous existing communities with high density development such as the unincorporated town of Ronald, Evergreen Valley PUD, Cle Elum River Trails PUD, Pine Loch Sun Divisions I, II, and III, Sunshine Estates, and Wildwood. The PUD will likely include a Group A Water System and either a reclaimed wastewater treatment plant or septic systems which will not be detrimental to surrounding and neighboring property. Additional CCRs will assure that the PUD uses are consistent with or enhance the character and quality of the surrounding properties and open space areas. No commercial activity is proposed in the PUD. The PUD rezone actually reduces the types of permitted and conditional uses allowed and further assures that future uses of the property will be consistent with the existing PUD, Township of Ronald, rural residential lots and urban residential lots.

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

The subject property is not in an irrigation district and there are no irrigation water deliveries that will be impacted.

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.

Signature of Authorized Agent:

Date:



5/29/08

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

Date:



5-29-08

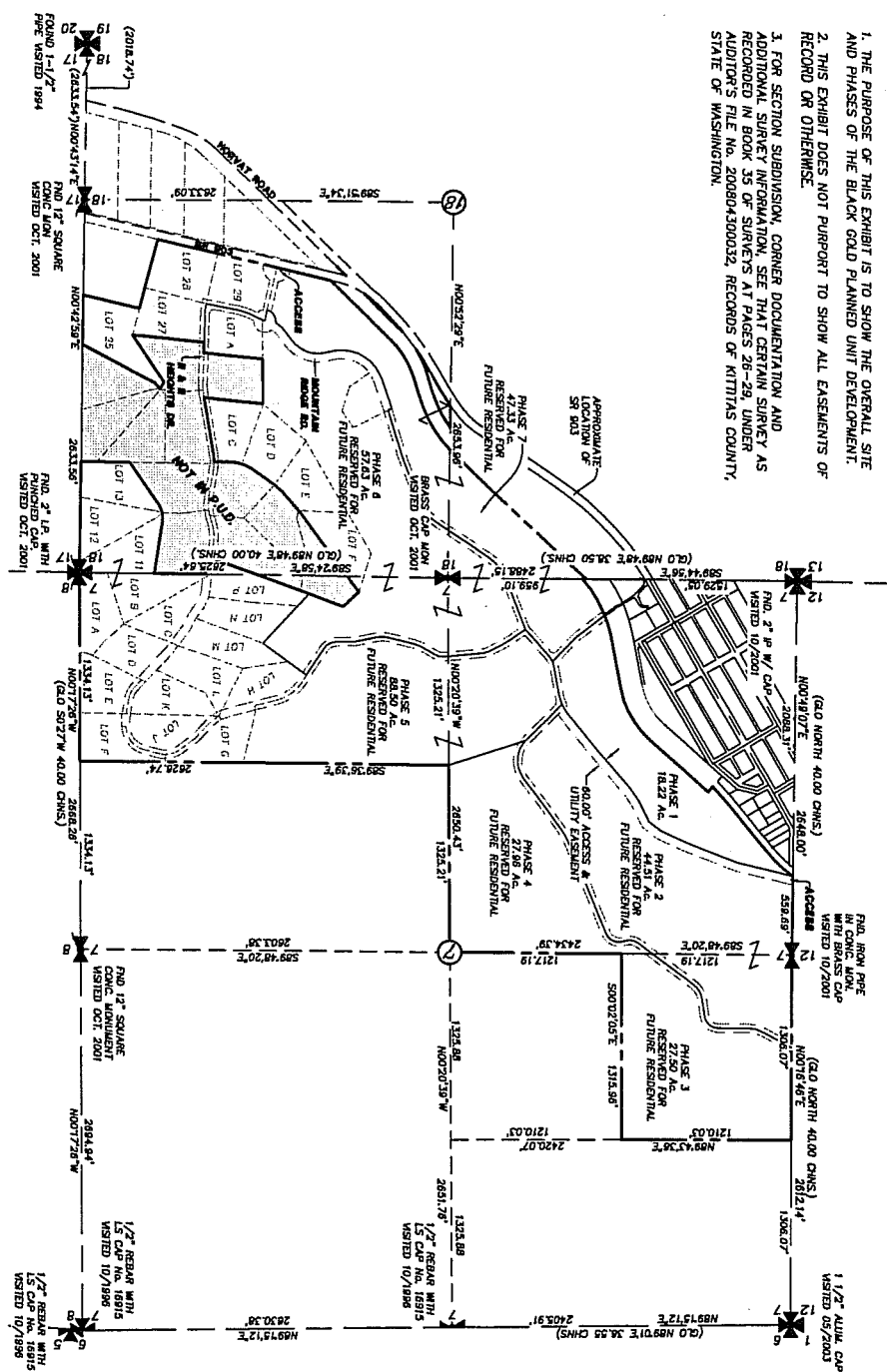
BLACK GOLD P.U.D. EXHIBIT MAP

PORTIONS OF SEC. 7 & SEC. 18, T.20N, R.15E, W.M., KITITAS COUNTY, WASHINGTON.

RECORDING NO.

NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE OVERALL SITE AND PHASES OF THE BLACK GOLD PLANNED UNIT DEVELOPMENT.
2. THIS EXHIBIT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 28-29, UNDER AUDITOR'S FILE NO. 200804300032, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.



LEGAL DESCRIPTION:

PARCELS 1-7 AND LOTS A, B, C, D, E, F, G, H, I, K, L, M, N AND P OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 28-29, UNDER AUDITOR'S FILE NO. 200804300032, AND LOTS 25, 27-29, A, C, D, E AND F OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 30 OF SURVEYS AT PAGES 140 UNDER AUDITOR'S FILE NO. 2004-09160035 AND LOTS 11-13 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 30 AT PAGES 35 AND 36 UNDER AUDITOR'S FILE NO. 2004-04200022 ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- SECTION CORNER AS NOTED
- CLOSING CORNER AS NOTED
- QUARTER CORNER AS NOTED
- CLOSING CORNER AS NOTED
- CORNER QUARTER CORNER AS NOTED
- SECTION LINE



BLACK GOLD P.U.D. EXHIBIT MAP

PREPARED FOR
R. A. R. HARRIS & CO., INC.
 PORTIONS OF SECTIONS 7 & 18,
 TOWNSHIP 20 NORTH, RANGE 15 EAST,
 W.M., WASHINGTON

DATE	05/2008
JOB NO.	08089
CHKD BY	D. NELSON
SHEET	1 OF 1

RECORDER'S CERTIFICATE

Find for record this..... day of..... 20..... at..... M in book..... of..... at page..... at the request of
DAVID P. NELSON
 Surveyor & Notary

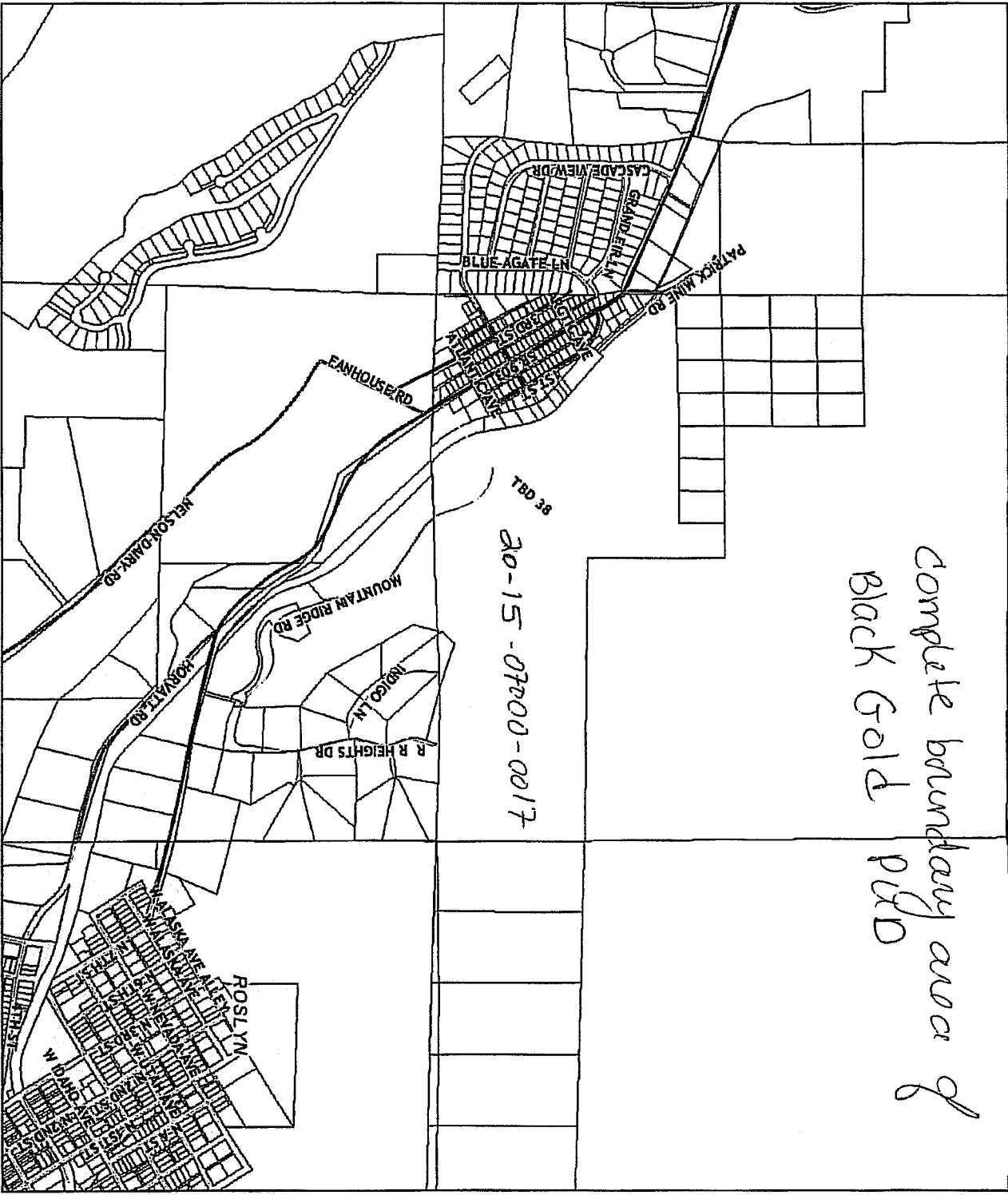
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the request of **R. A. R. HARRIS & CO., INC.** in..... MAY..... 2008.
DAVID P. NELSON
 Certificate No. 18082..... DATE.....



108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 974-7433
 FAX: (509) 974-7419

Complete boundary area of
Black Gold PUD



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

Legend

	All Roads
	annaHydrology
	Ok Elm
	Elmshoring
	Killias
	County
	Parks
	Rockys
	SCL Elm
	State Parks
	TBD
	Forest Service
	MISCOT
	Rights of Way
	River
	Canal
	Other
	Parcels
	Buffer Parcels
	Cities
	CLEBUR
	CLEBUR SOUTH
	BLENHURD
	MTT AS
	ROSLYN



Map of Kittitas County

TBD 38

20-15-07000-0017

20-15-18010-0001

COMPAS Mapping System

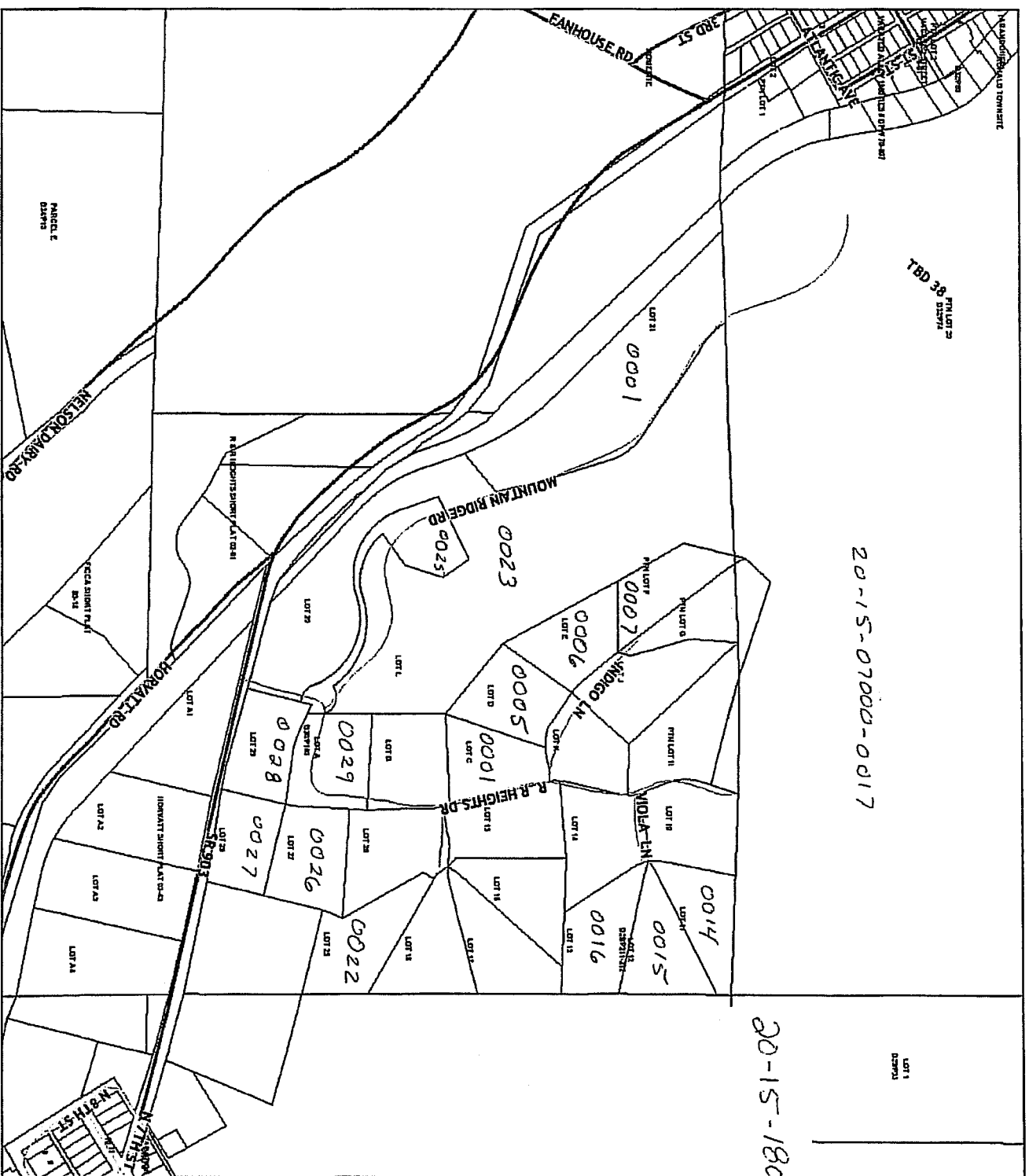
Legend
anno/MapID

- 0005
- 0006
- 0007
- 0014
- 0015
- 0016
- 0022
- 0026
- 0027
- 0028
- 0029
- 0023
- 0025
- 0001
- 0005
- 0006
- 0007
- 0014
- 0015
- 0016
- 0022
- 0026
- 0027
- 0028
- 0029

Parcel
Buffer Parcels



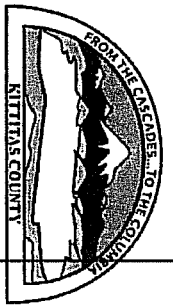
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COMPAS Mapping System

Legend

- Lot Lines
- anno.MapID
- anno.Hydrology
- anno.platInfo
- anno.Utilites
- All Roads
- Chikem
- Sinsburg
- Kilkus
- Gornly
- Pradie
- Rehya
- 3 Chikem
- State Parc
- TBS
- Forest Service
- WSDOT
- Rights of Way
- River
- Canal
- Other
- Parcels
- Buffer Parcels
- Snowbad



20-15-07000-0001

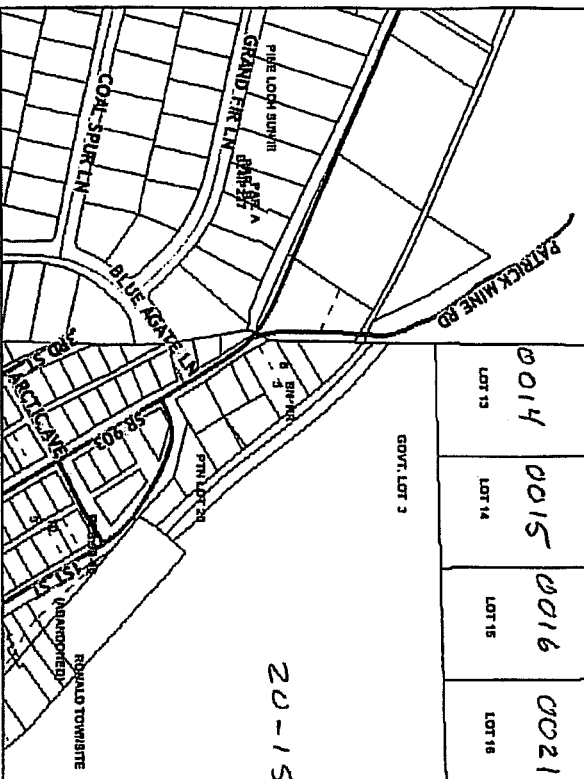
- 0002
- 0003
- 0005
- 0006
- 0007
- 0008
- 0009
- 0010
- 0011
- 0012
- 0013
- 0014
- 0015
- 0016
- 0021
- 0022
- 0023
- 0024

LOT 4
821P148

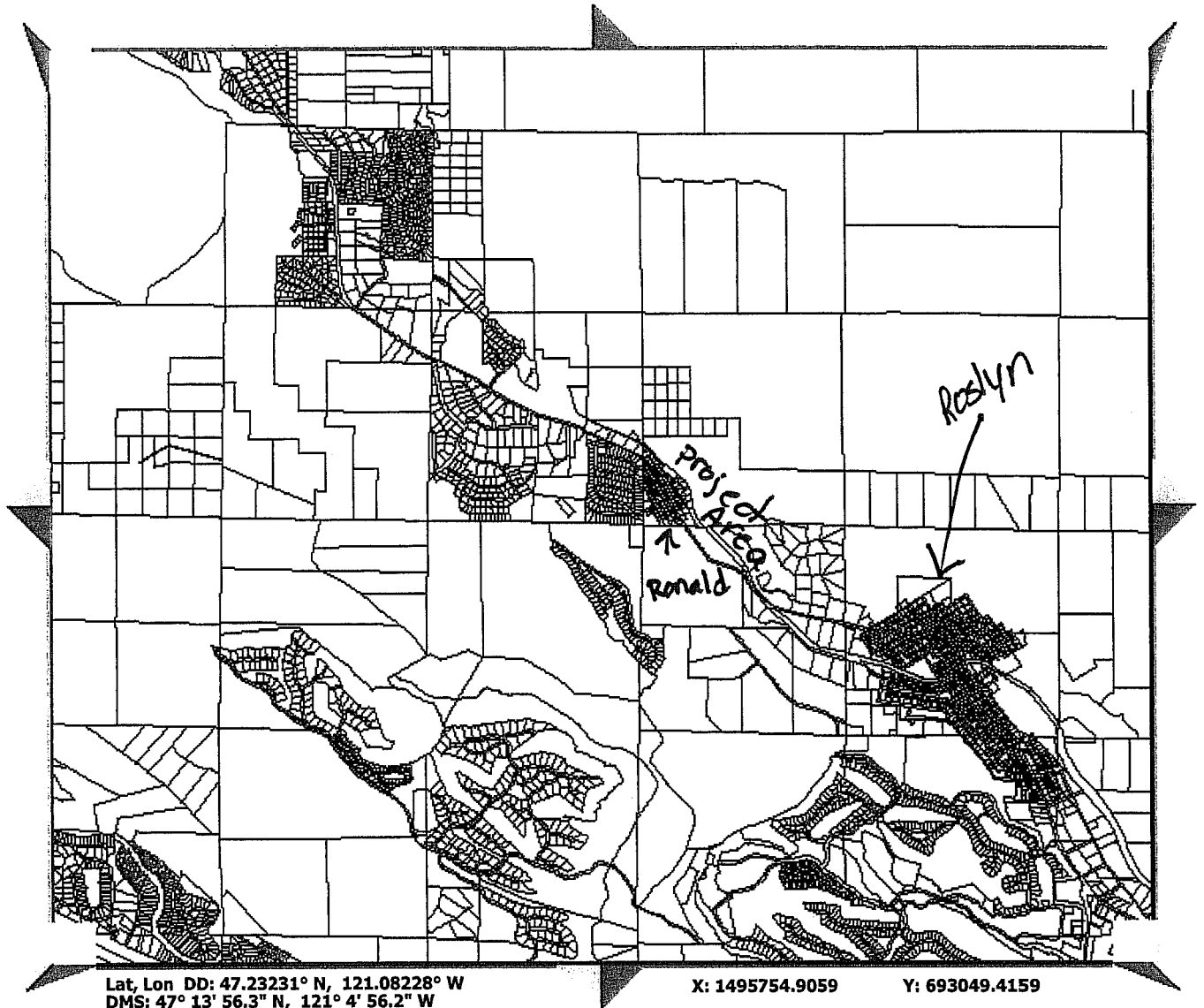
0001 LOT 1 820P20	0002 LOT 2	0003 LOT 3	0005
0006 LOT 5	0007 LOT 6	0008 LOT 7	0009 LOT 8
0010 LOT 9	0011 LOT 10	0012 LOT 11	0013 LOT 12
0014 LOT 13	0015 LOT 14	0016 LOT 15	0021 LOT 16
		0022 LOT 17 812P174	0023 LOT 18
			0024 LOT 19

GOVT. LOT 3

20-15-07000-0017

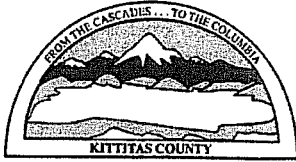


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Lat, Lon DD: 47.23231° N, 121.08228° W
DMS: 47° 13' 56.3" N, 121° 4' 56.2" W

X: 1495754.9059 Y: 693049.4159



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

SHORT PLAT APPLICATION *SP-08-00028*

(To divide lot into 2-4 lots)

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

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

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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


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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

RECEIVED

APPLICATION RECEIVED BY (CDS STAFF SIGNATURE) 	DATE <i>5/29/08</i>	RECEIPT # <i>1347</i>	MAY 29 2008 DATE STAMP Kittitas County CDS
NOTES			

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: R&R Heights Land Company, Inc.
Mailing Address: P.O. Box 687
City/State/ZIP: Roslyn, WA 98941
Day Time Phone: 509-649-2211
Email Address: _____

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

Agent Name: Vernon Swesey
Mailing Address: P.O. Box 687
City/State/ZIP: Roslyn, WA 98941
Day Time Phone: 509-649-5230
Email Address: vernon@inlandnet.com

3. **Street address of property:**

Address: State Route 903
City/State/ZIP: Roslyn, WA 98941

4. **Legal description of property:**
see attached

5. **Tax parcel number(s):** _____

6. **Property size:** 286 _____ (acres)

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

See Attached

8. **Are Forest Service roads/easements involved with accessing your development?**
Yes No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
Patrick Mine Road

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

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

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

X 

Date:

5/29/08

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

X 

Date:

5-29-08

Attachment for Short Plat Application
R&R Heights Land Company
Phase I Black Gold PUD

4. Legal description of property:

Parcels 1-7, and lots A, B, C, D, E, F, G, H, J, K, L, M, N and P of that certain survey as recorded in Book 35 of surveys at pages 26-29, under Auditor's file no. 200804300032, and Lots 25, 27-29, A, C, D, E and F of that certain survey as recorded in Book 30 of surveys at page 140 under Auditor's file no. 200409160035 and lots 11-13 of that certain survey as recorded in Book 30 at pages 35 and 36 under Auditor's file no. 200404200022, all records of Kittitas County, State of Washington.

5. Tax parcel number: Currently being revised by the County Assessor's office pursuant to the Boundary Line Adjustment map attached.

SP-08-?? **BLACK GOLD P.U.D., PHASE 1 SHORT PLAT**
 A PORTION OF THE SW 1/4 OF SECTION 7,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of
 A.D., 20__

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "BLACK GOLD P.U.D., PHASE 1" Short 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__

Community Development Services 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, lots. The applicant is advised that the County Health Department will issue septic tank permits for lots.

Dated this ___ day of ___, A.D., 20__

Kittitas County Health Officer

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the filed 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

RECORDER'S CERTIFICATE

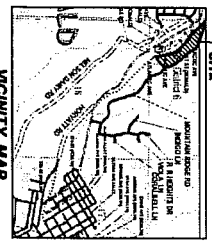
Filed for record this ___ day of ___, 20__ at ___ M
 In book ___ of ___ of page ___ at the request of
 DAVID P. NELSON
 Surveyor & Notary
 County Auditor

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

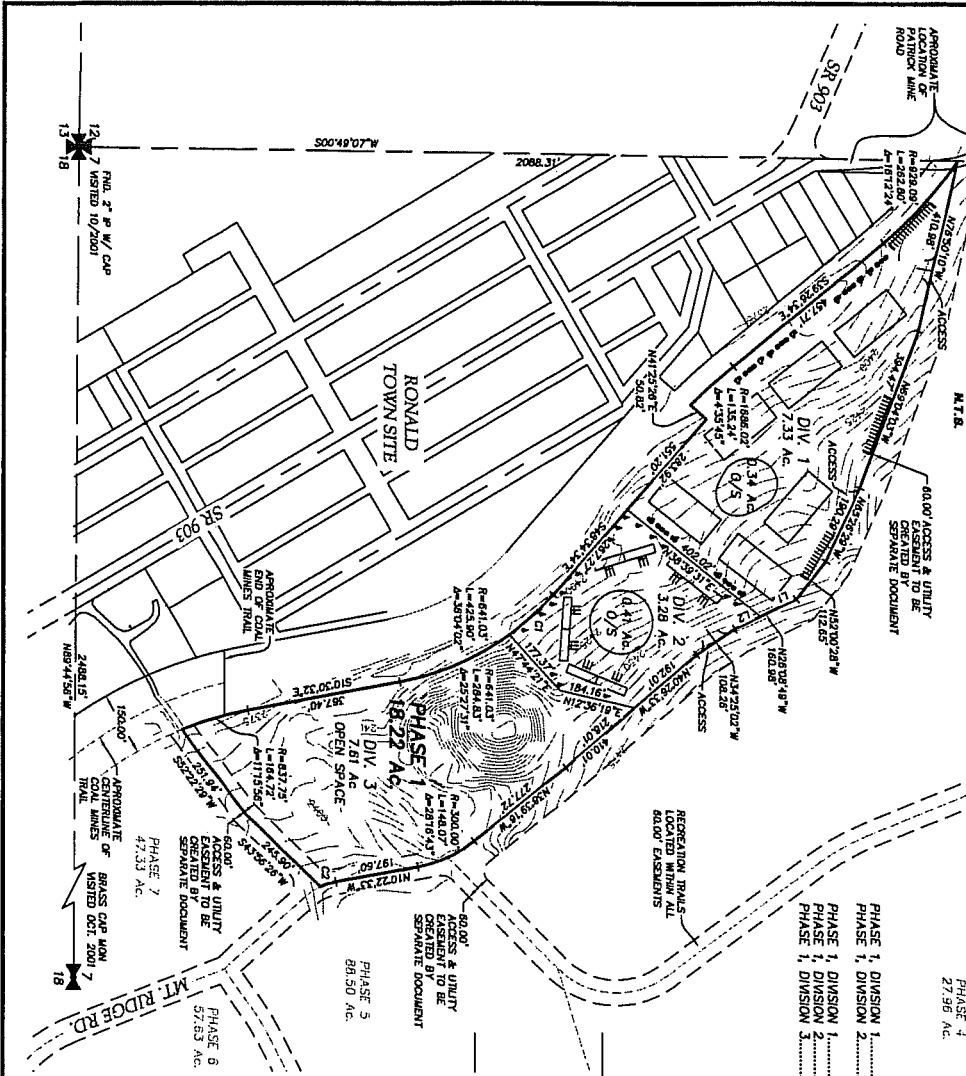
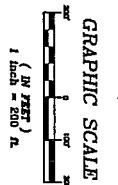
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of R.K. & R. FRISVOLD, LAND CO., INC. in MAY, 2008.

DAVID P. NELSON
 Certificate No. 18082



LINE TABLE

LINE	BEARING	LENGTH
L1	S26°29'42"E	93.59
L2	S26°29'42"E	87.30
C1	E141°07'	641.03
C2	E141°07'	1236.31
C3	S81°31'	150.00
C4	S81°31'	1437.93



LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- LANDSCAPING
- TRAIL
- THREE BAY AREA
- SECTION LINE



INDEX LOCATION W.M.
 SEC. 7, T.20N., R.15E., W.M.

K.C.S.P. NO. 08-
A PORTION OF THE SW 1/4 SECTION 7
Kittitas County, Washington

DWN BY: **T. ROLETTO** DATE: **05/2008** JOB NO.: **08089**

CHD BY: **D. NELSON** SCALE: **1"=200'** SHEET: **1** OF **2**

Encompass
 ENGINEERING & SURVEYING

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

BLACK GOLD P.U.D., PHASE 1 SHORT PLAT

A PORTION OF THE SW 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

OWNER:
R & R HEIGHTS LAND CO., INC.
P.O. BOX 687
ROSLYN, WA 98941
509-649-2211
EXISTING TAX PARCEL No. 20-15-07000-0002
ORIGINAL PARCEL AREA: 18.22 ACRES
EXISTING ZONE: R3
SOURCE OF WATER: GROUP A INDIVIDUAL
SEWER SYSTEM: COMMUNITY OR RECLAIMED
WASTEWATER TREATMENT PLANT
WIDTH AND TYPE OF ACCESS: 60.00 FOOT
ACCESS & UTILITY EASEMENT

ADJOINING OWNERS SEE ATTACHED

ORIGINAL LEGAL DESCRIPTION:
PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 26-29 UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT PARCEL 1, AS SHOWN ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 26-29, UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, INTO THE 3 DIVISIONS AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROBEY CORNERS SHOWN HEREON WERE LOCATED STAKED AND CHECKED FROM A CLOSED FIELD TRAVELSE IN EXCESS OF 11,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS AT PAGES 26-29, UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEY'S REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
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 KITTITAS COUNTY ROAD STANDARDS.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
8. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTREME PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
9. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. 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.
12. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
13. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R & R HEIGHTS LAND CO., INC. AS ITS SEPARATE ESTATE OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBJECIVE AND FLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 2008.

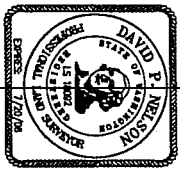
NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF KITTITAS)
ON THIS ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND COMMISSIONER OF THE STATE OF WASHINGTON, TO ME KNOWN AND PERSONALLY APPEARED _____, SECRETARY, RESPECTIVELY, OF _____, PRESIDENT AND _____, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID INSTRUMENT OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO VERIFY THE EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-424-5555



RECORDER'S CERTIFICATE: Filed for record this ____ day of _____, 20____, at _____ M in book _____ of _____ of page _____ of the request of _____
DAVID P. NELSON, Notary Public, State of Washington
FRANK V. FETTL, 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 request of _____, R.R. & R. Heights, Land, Co., Inc., in _____, WA, on _____, 2008.
DAVID P. NELSON, DATE _____
Certificate No. 18082

K.C.S.P. NO. 08-
A PORTION OF THE SW 1/4 SECTION 7
Kittitas County, Washington
DWN BY I. ROLETTO DATE 05/2008 JOB NO. 08069
CHD BY D. NELSON SCALE 1"=200' SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 99922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECEIVED

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

MAY 29 2008

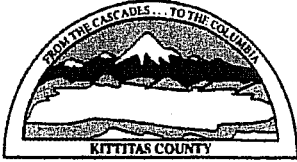
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Kittitas County
CDS



SEPA ENVIRONMENTAL CHECKLIST
FEE \$400.00

RZ-08-0000

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. **BACKGROUND**

1. Name of proposed project, if applicable:

Phase I, Black Gold Planned Unit Development

2. Name of applicant:

R&R Heights Land Company, Inc.

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

Vernon Swesey, P.O. Box 687, Roslyn, WA 98941, 509-649-5230

4. Date checklist prepared:

May 28, 2008

5. Agency requesting checklist:

Kittitas Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Phase 1 construction will start summer 2009.

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

No

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

**Forest Practices Application # 2702992
Stormwater Permit- WAR-009889**

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

Boundary Line Adjustment (see attached map)

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

BOCC approval of Rezone and Short Plat Application. Permits for septic systems, the possible reclaimed waste water treatment facility and a Group A Water System will need to be approved by Kittitas County Environmental Health Department, Washington State Department of Health, Washington State Department of Ecology, Road Certification and access permit from Kittitas County Public Works Department. Approach permit from Washington State Department of Transportation, building permits for new construction.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description)

Project includes 286 acres for a seven phase residential PUD for construction of up to 286 residential units. Phases include affordable apartment units, single-family, two-family and multi-family residential dwellings units. Property is accessed from State Route 903 and Patrick Mine Road and Mountain Ridge Road. An existing private gravel road system serves the property. Sewer will be by on-site individual and or community septic systems and drain fields or a reclaimed wastewater treatment facility. Domestic water will be from a Group A Water System for which water rights will need to be acquired.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if know. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonable available. While you should submit any plans required by the agency, you are not required to duplicate maps or Detailed plans submitted with any permit application related to this checklist.

The property is north of State Route 903 and east of Patrick Mine road between the township of Ronald and the City of Roslyn. An existing private road , Mountain Ridge Road currently serves the property. The project area includes multiple parcels in Township 20N Range 15E Section 07 & 18. See attached site maps.

Legal Description: Parcels 1-7, and lots A, B, C, D, E, F, G, H, J, K, L, M, N and P of that certain survey as recorded in Book 35 of surveys at pages 26-29, under Auditor's file no. 200804300032, and Lots 25, 27-29, A, C, D, E and F of that certain survey as recorded in Book 30 of surveys at page 140 under Auditor's file no. 200409160035 and lots 11-13 of that certain survey as recorded in Book 30 at pages 35 and 36 under Auditor's file no. 200404200022, all records of Kittitas County, State of Washington. New tax parcel numbers are being assigned by the County Assessor as a result of the Boundary Line Adjustment (see attached map).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The project site ranges from flat to a forty percent slope in the canyons.

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

The steepest slope is estimated to be at a forty percent slope in the canyons.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Kladnick Sandy loam , Rock Out Crop, Roxer Complex Rock Out Crop
Roxer Gravelly Sand Loam, Roxer Variant Roxer Complex**

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

Some previous grading has occurred near and on the site. To the best of our Knowledge, no naturally unstable soils occur in the immediate vicinity.

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

Some fill will be needed to create the road base and low lying areas. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material or if the material does not meet specifications then the fill will be imported from off site sources.

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

During the general course of construction and earth disturbance, some erosion may occur.

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

Nearly 10% of the site (28.6 acres) of the remaining property will remain in open space in perpetuity as natural and recreation area. An estimated ten to fifteen percent of the site could be covered with impervious surfaces, namely for roads and structures.

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

Best management practices, including but not limited to silt fencing, culverts, road ditches, water bars, straw bales, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust and wood smoke from fire stoves and fireplaces.

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

None known.

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

The Washington Department of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There are no bodies of water on the property. There are two unnamed Type Ns (Ns=NonFish habitat) seasonal streams, which travel in a southern direction towards State Route 903.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project will be served by septic systems or an on-site reclaimed wastewater treatment plant as approved by the Washington State Dept. of Health, Dept. of Ecology and Kittitas County Environmental Health Department. If used; the reclaimed wastewater treatment plant will treat water to a high standard approved by the state for non-potable reuse.

b. Ground

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

Ground water will be withdrawn for domestic use from an engineered Group A Water System approved by the Washington State Dept. of Health, Department of Ecology and Kittitas County Environmental Health Dept.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharge of waste materials would occur from septic drainfields or reclaimed wastewater treatment plant.

c. Water Runoff (including storm water):

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

Seasonal precipitation (rain and snow) runoff occurs on the property and typically infiltrates into the ground or is managed by existing stormwater best management practices. according to the Eastern Washington Stormwater Manual, such as straw bale barriers, culverts, silt fencing, and perhaps a sediment pond.

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

Except for the septic and drainfields or reclaimed waste water treatment plant, no other sources of waste materials are expected to enter ground or surface waters.

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

Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, and a site-specific storm water pollution prevention plan, such as straw bale barriers, silt fencing, culverts and perhaps a sediment pond.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

The property has been logged. Vegetation removal will include removal of vegetation where structures and roads will be placed.

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

None that we are aware of.

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

Conditions, covenants and restrictions (CC&Rs) will be recorded for the lots which will encourage native vegetation and xerscaping. A minimum of 10% (28.6 acres) of the property will be placed in open space for perpetuity.

5. ANIMALS

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

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

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

None that we are aware of.

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

Elk and Deer range through this area.

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

Approximately 10% of the site will be placed in open space in perpetuity and located to provide additional buffering and preservation of wildlife habitat.

6. ENERGY AND NATURAL RESOURCES

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

Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None at this time.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

We anticipate no environmental health hazards with this project.

1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #6 and all roads will meet the International Fire Code and county requirements. Police and medical response services would be provided for through the local county contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

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

There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.

b. Noise

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

The property is north of State Route 903 and experiences little traffic noise. Some general construction noise will be generated during construction phases but noise impacts are not expected from the finished project.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically from dawn to dusk.

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

In an effort to reduce or control possible noise impacts; construction hours could run from 6 am to 8 pm Monday thru Saturday.

8. LAND AND SHORELINE USE

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

The property is currently undeveloped except for an existing private gravel road system. The City of Roslyn maintains its drinking water treatment plant on site and the town of Ronald has a water storage tank on site. Roslyn and Ronald access these facilities by lease agreement with the applicant. The project area is along the SR 903 corridor between the City of Roslyn and the unincorporated town of Ronald and is essentially the gateway to the residential and recreational developments occurring along SR 903 and the Salmon la Sac highway. The property is generally bordered to the south and west by existing residential and recreational developments with R-3, PUD, UGN and Master Planned Resort zoning as well as some General Commercial zoned uses. Generally to the north is Commercial Forest land owned and managed by Plum Creek Timber Company. Residential and recreational developments south and west of the property include the town of Ronald, Evergreen Valley Plat, Cle Elum River Trails, Evergreen Ridge PUD, The Village at Roslyn Ridge, Pine Loch Sun I, II and III, Sunshine Estates and Wildwood developments and property owned by Suncadia Resort as part of the Master Planned Resort. The Coal Mines Trail runs along the south border of the majority of the property. Access to the property is by Mountain Ridge Road and #3 Mine Road which are private roads and Patrick Mine Road, a county road. Units within the PUD will also be served by a private road system that will meet Kittitas County Road Standards. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

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

No

c. Describe any structures on the site.

Some concrete and rebar remnants from mining activities; City of Roslyn Drinking water treatment plant; town of Ronald water storage tank.

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

No

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

Rural 3

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

There are no shorelines of the state on this site.

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

No

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

None

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

Approximately eight to 10 construction workers would be on site during the construction phase. Residents are likely to be a mix of seasonal and full time residents. Using the County estimate of 2.35 people per household, approximately 672 people could reside within the PUD.

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

There will be no displacement therefore no measures are required.

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

This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities and is consistent with KCC Chapter 17.36 pertaining to Planned Unit Developments. The proposal is also consistent with existing surrounding land uses and residential developments.

9. HOUSING

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

A maximum of 286 Units at full buildout. At least 80 affordable apartments rentals; with the remainder being a mix of single, two-family, and multi-family dwelling units that are mid to high income.

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

None

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

Additional measures that will reduce or control housing impacts will be addressed in the implementation of CC&R's pertaining to the types of structures, vegetation requirements, landscaping, housing color etc. Landscaping and aesthetics buffers may be also be used.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed structure will comply with Kittitas County Codes

which currently restricts height of structures at thirty five feet. The principal exterior building material would be wood, masonry or metal materials.

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

Some views to the north of Ronald may be impacted by this project.

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

The CC&Rs of the project would control aesthetic impacts; use of landscaping buffers.

11. LIGHT AND GLARE

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

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with limited wattage required by the CCR's.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. Outdoor lighting will be directed downward with low wattage.

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

None

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

CC&R's would require downward facing outdoor lighting and reduced wattage.

12. RECREATION

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

Snowmobiling, walking, horseback riding, hunting and bicycling, and use of the Coal Miners Trail.

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

Uses incidental to the Coal Mines Trail will not be displaced. It is possible that some other uses, such as hunting, enjoyed by the public on this private property may be displaced to accommodate the development and public safety. Other uses, such as hiking and snowmobile use may be enhanced with the trail system proposed in the PUD.

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

Ten percent of the site will remain in open space and be available as a nature and park areas. The Coal Miners Trail is adjacent to the property and the trail system with the PUD will connect to the Coal Mines Trail.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national,

state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

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

Foundations to old coal mining structures, and closed shaft entrances are visible on the property but to the best of our knowledge, none are listed on any national, state or local preservation registers.

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

None.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served off of State Route 903 and Patrick Mine Road and Mountain Ridge Road. The private road system that will serve the PUD will be developed under the County's private road standards and will meet International Fire Code requirements.

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

No.

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

The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The existing private gravel road system inside the property will be engineered to allow smooth traffic flow and allow traffic to safely access public roads. All improvements will be done to meet Kittitas County Road Standards. Some improvements may be required on State and County roads.

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

No.

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

The project at full build out, assuming full time residents, could generate up to 2,860 trips per day. Peak traffic times would be from 6 to 8 am and 5 to 6 pm.

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

A traffic study will likely be done to identify any traffic impacts. Proper signage and speed limits will be posted. Controlled intersections with designated ingress/egress at intersections. Property will have three access points that will relieve traffic congestion coming onto State and County roads.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

In developing new building lots, the project may result in an increase need for police, fire protection, health care and schools. The Group A Water system will require adequate fire flows and operating fire hydrants will be available for fire fighting purposes.

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

CCRs will encourage use of "firewise" practices to reduce fire threats. The property may be restricted by a security gate to reduce unauthorized access. All roads will meet minimum width and height of the International Fire Code. Tax revenues will go toward public service levies.

16. UTILITIES

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

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

The project will require electricity, phone, cable, propane, septic services, refuse and completion of the Group A water system. Puget Sound Energy, Inland Telephone, R&R Cable/Fiber Optic serves the Ronald area along State Route 903 south of the property.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Nathan R. Weed*

Date: 5-29-08