

Jeff Watson

From: Jeff Watson
Sent: Monday, January 27, 2014 4:56 PM
To: Brenda Larsen; Christina Wollman; Joe Gilbert; Holly Duncan; Holly Myers; Erin Moore
Subject: SP-13-00006 Willard Lot 2

I already have comments from all of you on this one. It was on hold until the BLA went through... disregard unless you would like to change your comments

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Jeff Watson
Sent: Monday, January 27, 2014 4:53 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; Joe Gilbert; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; Darren Habel (darren.habel@usace.army.mil)
Cc: Doc Hansen; Lindsey Ozbolt; Jeff Watson; Keli Bender (krd.keli@fairpoint.net); RichElliott; Dr. Paul Farris, Ellensburg School District; Chuck Cruse (cruseandassoc@kvalley.com)
Subject: Kittitas County Notice of Application SP-13-00006 Willard Lot 2
Attachments: SP-13-00006 Willard Lot 2 Notice of Application Signed.pdf; SP-13-00006 Willard Lot 2 Application.pdf

Willard Lot 2 Short Plat SP-13-00006

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

[SP-13-00006 Willard Lot 2 Internal Link](#)
[SP-13-00006 Willard Lot 2 External Link](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above internal link. Agencies outside of the county network may view the related documentation by following the above external link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Feel free to contact me if you have any additional questions.

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509-933-8274

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From: Microsoft Outlook
To: 'Clear, Gwen (ECY)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACOORDINATOR@ECY.WA.GOV'; 'nelmsk@cwu.edu'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Johnson Meninick (johnson@yakama.com)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'linda.hazlett@dnr.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Tom Justus (tom.justus@doh.wa.gov)'; Allison Kimball (brooksideconsulting@gmail.com); 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; Darren Habel (darren.habel@usace.army.mil); Keli Bender (krd.keli@fairpoint.net); RichElliott; Dr. Paul Farris, Ellensburg School District; Chuck Cruse (cruseandassoc@kvalley.com)
Sent: Monday, January 27, 2014 4:53 PM
Subject: Relayed: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Clear, Gwen (ECY)' (GCLE461@ECY.WA.GOV) <<mailto:GCLE461@ECY.WA.GOV>>

'Cindy Preston (cindy.preston@dnr.wa.gov)' (cindy.preston@dnr.wa.gov) <<mailto:cindy.preston@dnr.wa.gov>>

'CROSEPACOORDINATOR@ECY.WA.GOV' (CROSEPACOORDINATOR@ECY.WA.GOV) <<mailto:CROSEPACOORDINATOR@ECY.WA.GOV>>

'nelmsk@cwu.edu' (nelmsk@cwu.edu) <<mailto:nelmsk@cwu.edu>>

'enviroreview@yakama.com' (enviroreview@yakama.com) <<mailto:enviroreview@yakama.com>>

'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov) <<mailto:Gretchen.Kaehler@DAHP.wa.gov>>

'Johnson Meninick (johnson@yakama.com)' (johnson@yakama.com) <<mailto:johnson@yakama.com>>

'Jessica Lally (jessica@yakama.com)' (jessica@yakama.com) <<mailto:jessica@yakama.com>>

'jmarvin@yakama.com' (jmarvin@yakama.com) <<mailto:jmarvin@yakama.com>>

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)' (Brent.Renfrow@dfw.wa.gov) <<mailto:Brent.Renfrow@dfw.wa.gov>>

'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov) <<mailto:linda.hazlett@dnr.wa.gov>>

'Jan Jorgenson (jorgenja@cwu.edu)' (jorgenja@cwu.edu) <<mailto:jorgenja@cwu.edu>>

'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) <<mailto:russell.mau@doh.wa.gov>>

'Teske, Mark S' (Mark.Teske@dfw.wa.gov) <<mailto:Mark.Teske@dfw.wa.gov>>

'rivers@dnr.wa.gov' (rivers@dnr.wa.gov) <<mailto:rivers@dnr.wa.gov>>

Tom Justus (tom.justus@doh.wa.gov) (tom.justus@doh.wa.gov) <<mailto:tom.justus@doh.wa.gov>>

Allison Kimball (brooksideconsulting@gmail.com) (brooksideconsulting@gmail.com)
<<mailto:brooksideconsulting@gmail.com>>

Richard.Benson@doh.wa.gov' (Richard.Benson@doh.wa.gov) <<mailto:Richard.Benson@doh.wa.gov>>

heather.cannon@doh.wa.gov' (heather.cannon@doh.wa.gov) <<mailto:heather.cannon@doh.wa.gov>>

Darren Habel (darren.habel@usace.army.mil) (darren.habel@usace.army.mil) <<mailto:darren.habel@usace.army.mil>>

Keli Bender (krd.keli@fairpoint.net) (krd.keli@fairpoint.net) <<mailto:krd.keli@fairpoint.net>>

RichElliott (elliotr@kvfr.org) <<mailto:elliotr@kvfr.org>>

Dr. Paul Farris, Ellensburg School District (pfarris@eburg.wednet.edu) <<mailto:pfarris@eburg.wednet.edu>>

Chuck Cruse (cruseandassoc@kvalley.com) (cruseandassoc@kvalley.com) <<mailto:cruseandassoc@kvalley.com>>

Subject: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Jeff Watson

From: Microsoft Outlook
To: Lisa Lawrence; Patti Johnson; Joe Gilbert; Lindsey Ozbolt; Jeff Watson; Jan Ollivier; Doc Hansen; Candie M. Leader; Christina Wollman; Bill Steele; Brenda Larsen; Erin Moore; Kim Dawson; Lisa Iammarino; Holly Duncan; Julie Kjorsvik
Sent: Monday, January 27, 2014 4:53 PM
Subject: Delivered: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Your message has been delivered to the following recipients:

Lisa Lawrence (lisa.lawrence@co.kittitas.wa.us) <<mailto:lisa.lawrence@co.kittitas.wa.us>>

Patti Johnson (patti.johnson@co.kittitas.wa.us) <<mailto:patti.johnson@co.kittitas.wa.us>>

Joe Gilbert (joe.gilbert@co.kittitas.wa.us) <<mailto:joe.gilbert@co.kittitas.wa.us>>

Lindsey Ozbolt (lindsey.ozbolt@co.kittitas.wa.us) <<mailto:lindsey.ozbolt@co.kittitas.wa.us>>

Jeff Watson (jeff.watson@co.kittitas.wa.us) <<mailto:jeff.watson@co.kittitas.wa.us>>

Jan Ollivier (jan.ollivier@co.kittitas.wa.us) <<mailto:jan.ollivier@co.kittitas.wa.us>>

Doc Hansen (doc.hansen@co.kittitas.wa.us) <<mailto:doc.hansen@co.kittitas.wa.us>>

Candie M. Leader (candie.leader@co.kittitas.wa.us) <<mailto:candie.leader@co.kittitas.wa.us>>

Christina Wollman (christina.wollman@co.kittitas.wa.us) <<mailto:christina.wollman@co.kittitas.wa.us>>

Bill Steele (bill.steele@co.kittitas.wa.us) <<mailto:bill.steele@co.kittitas.wa.us>>

Brenda Larsen (brenda.larsen@co.kittitas.wa.us) <<mailto:brenda.larsen@co.kittitas.wa.us>>

Erin Moore (erin.moore@co.kittitas.wa.us) <<mailto:erin.moore@co.kittitas.wa.us>>

Kim Dawson (kim.dawson@co.kittitas.wa.us) <<mailto:kim.dawson@co.kittitas.wa.us>>

Lisa Iammarino (lisa.iammarino@co.kittitas.wa.us) <<mailto:lisa.iammarino@co.kittitas.wa.us>>

Holly Duncan (holly.duncan@co.kittitas.wa.us) <<mailto:holly.duncan@co.kittitas.wa.us>>

Julie Kjorsvik (julie.kjorsvik@co.kittitas.wa.us) <<mailto:julie.kjorsvik@co.kittitas.wa.us>>

Subject: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Jeff Watson

From: Microsoft Outlook
To: Mike Johnston
Sent: Monday, January 27, 2014 4:53 PM
Subject: Relayed: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Mike Johnston (mjohnston@kvnews.com) <<mailto:mjohnston@kvnews.com>>

Subject: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

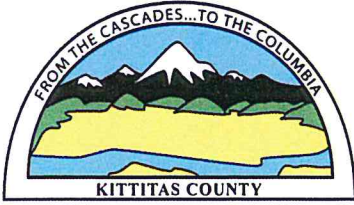
Jeff Watson

From: MAILER-DAEMON@av-mx.com
To: krd.keli@fairpoint.net
Sent: Monday, January 27, 2014 4:53 PM
Subject: Delivered: Kittitas County Notice of Application SP-13-00006 Willard Lot 2

Your message has been delivered to the following recipients:

krd.keli@fairpoint.net

Subject: Kittitas County Notice of Application SP-13-00006 Willard Lot 2



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

PROPOSAL NAME: Willard Short Plat SP-13-00006

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Thursday, 30 January, 2014

I certify that the following documentation:

- Notice of Application for the Willard Short Plat SP-13-00006

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Jeff Watson
Community Development Services Planner
County of Kittitas
State of Washington

**BOSWELL, JASON B &
KATHERINE M
1500 SANDERS RD
ELLENSBURG WA -98926**

**SON VIDA I LLC
PO BOX 1665
WOODINVILLE WA 98072-1665**

**ROSSOW, TERRY K ETUX
1512 SANDERS RD
ELLENSBURG WA 98926**

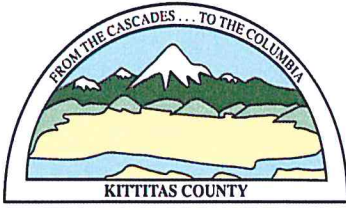
**MILLER, MARTIN L
1511 SANDERS RD
ELLENSBURG WA 98926**

**BROWN, JAMES L & EVELYN
PO BOX 462
ELLENSBURG WA 98926-1915**

**FORD, ROBERT A II &
KENDRA A
1507 SANDERS RD
ELLENSBURG WA 98926-9356**

**SON VIDA II LLC
PO BOX 1665
WOODINVILLE WA 98072-1665**

**WILLARD, STEVE A
PO BOX 1665
WOODINVILLE WA 98072-1665**



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cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, January 30, 2014
Application Received: Monday, May 20, 2013
Application Complete: Friday, May 31, 2013

Project Name (File Number): Willard (SP-13-00006)
Applicant: Chuck Cruse authorized agent for Steve Willard, landowner

Location: 1 parcel, located approximately 1/3 of a mile west of Look Road on the south side of Sanders Road, in a portion of Section 25, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-25040-0021.


Proposal: Chuck Cruse authorized agent for Steve Willard, landowner, has submitted a preliminary short plat application to subdivide approximately 1.68 acres into one 1 acre lot and one 1.02 acre lot. The subject property is zoned Urban Residential.

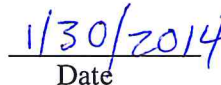
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Friday, February 14, 2014**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us


Signature Planner of Record


Date

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 01/27/14 13:06 by dde18

Acct #: 84329

Ad #: 1039003

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 01/30/2014 Stop: 01/30/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.81 Words: 306
Total STD6 11.62
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 99.93
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APP SP-13-00006
Given by: *
Created: dde18 01/27/14 12:51
Last Changed: dde18 01/27/14 13:06

COMMENTS:

COPIED from AD 982159

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	01/30			
IN	A		97 S	01/30			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.


Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 01/27/14 13:06 by dde18

Acct #: 84329

Ad #: 1039003

Status: N

NOTICE OF APPLICATION

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Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; e-mail at jeff.watson@co.kittitas.wa.us

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Publication Date: Thursday, January 30, 2014

1.68 Acres
should read 2.02

Jeff Watson

From: Jeff Watson
Sent: Monday, January 27, 2014 12:26 PM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-13-00006 Willard Lot 2 Notice of Application Legal.docx

Please publish the attached on: Thursday January 30, 2014.

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

NOTICE OF APPLICATION

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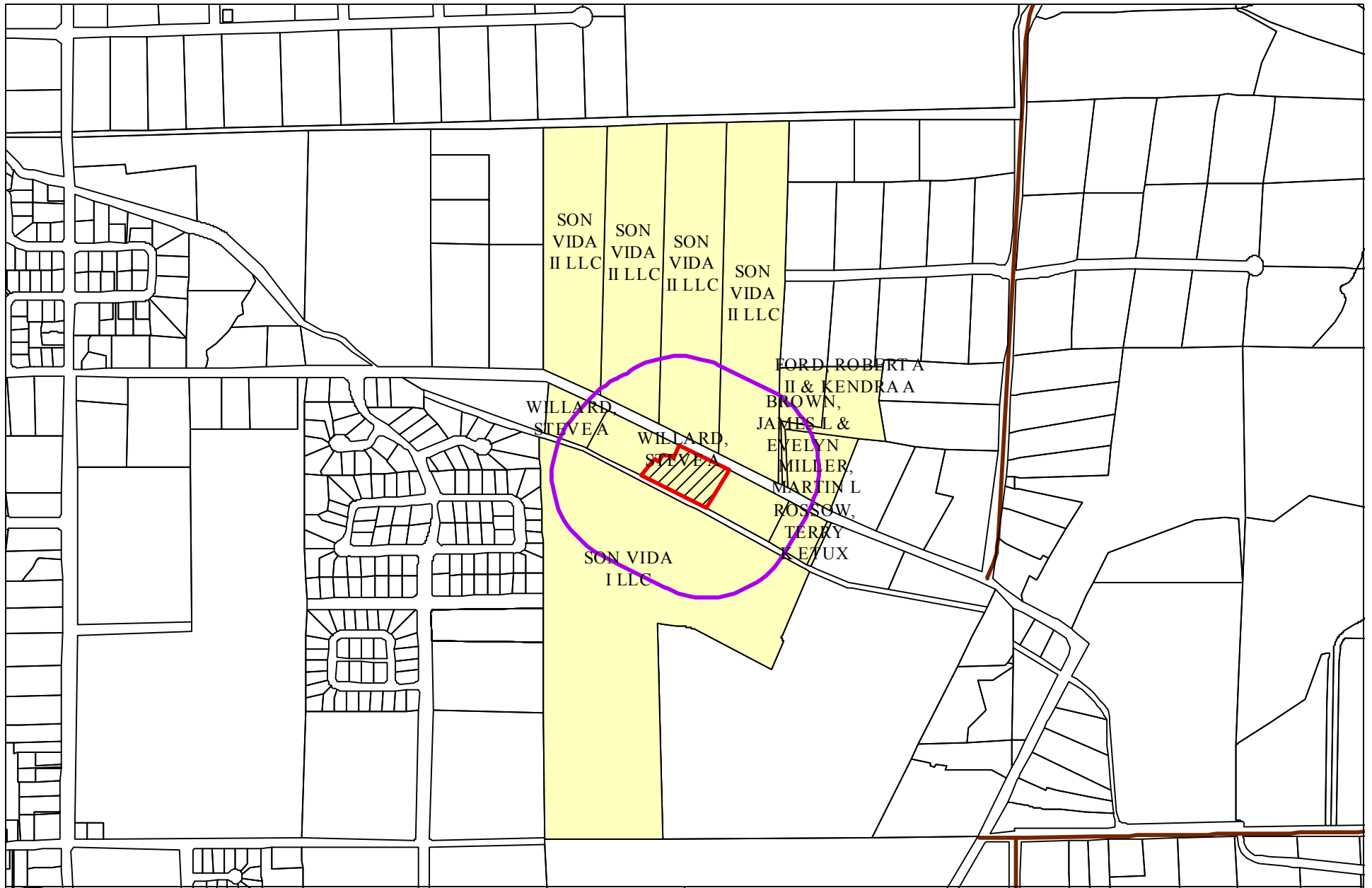
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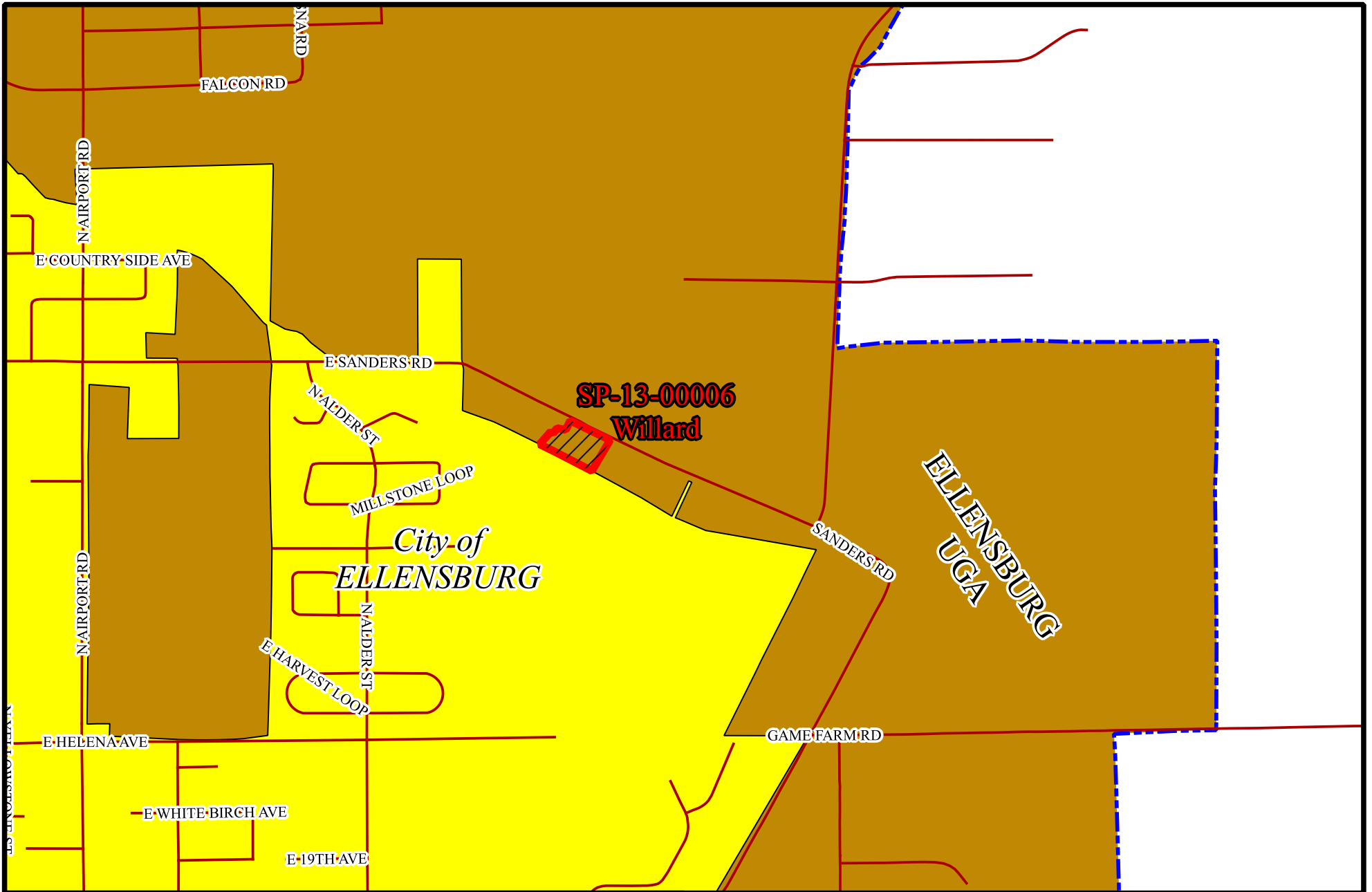
Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

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SP-13-00006
Willard

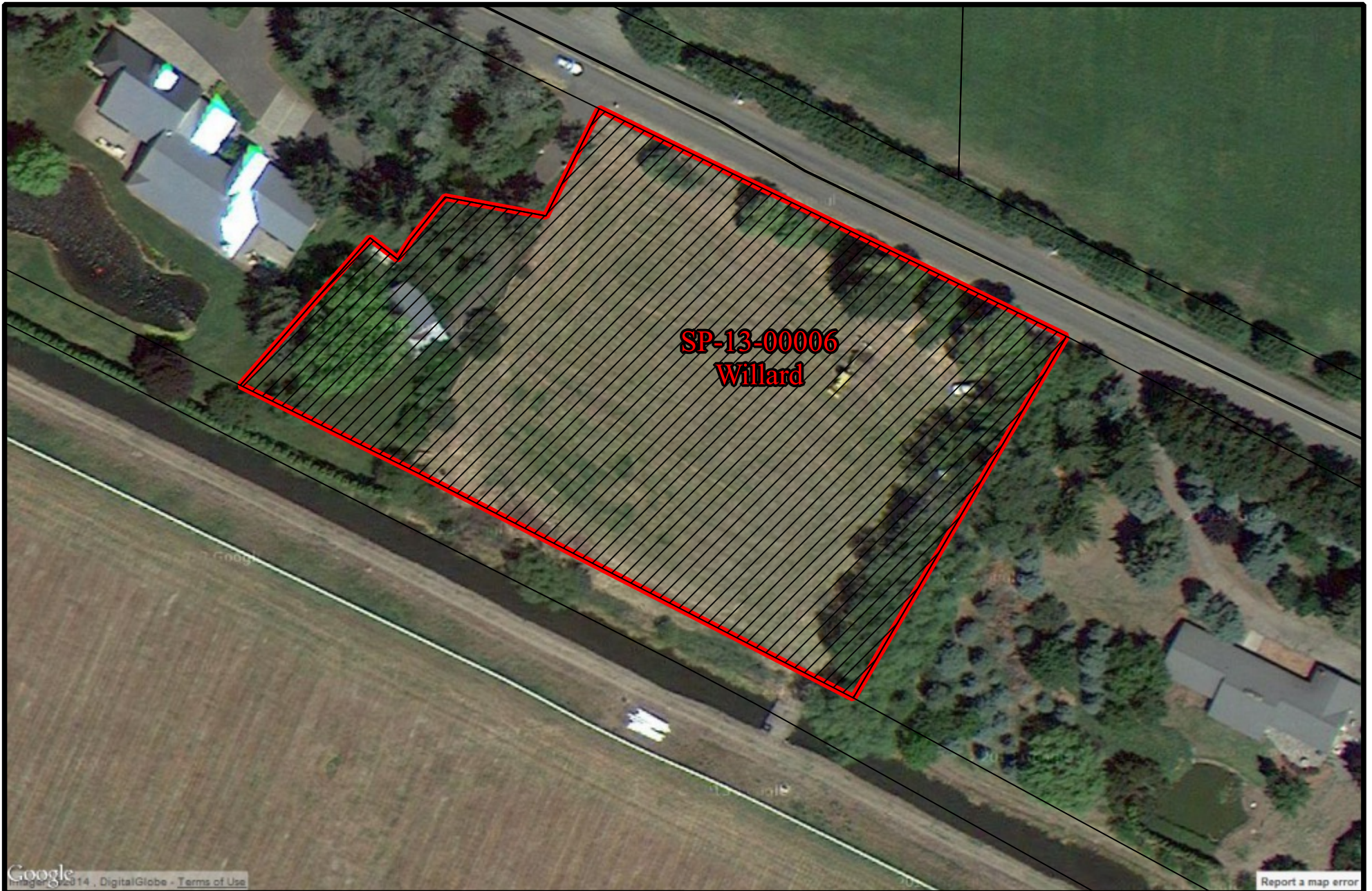
Adjacent Properties for
Notification



SP-13-00006 Willard

Critical Areas Map

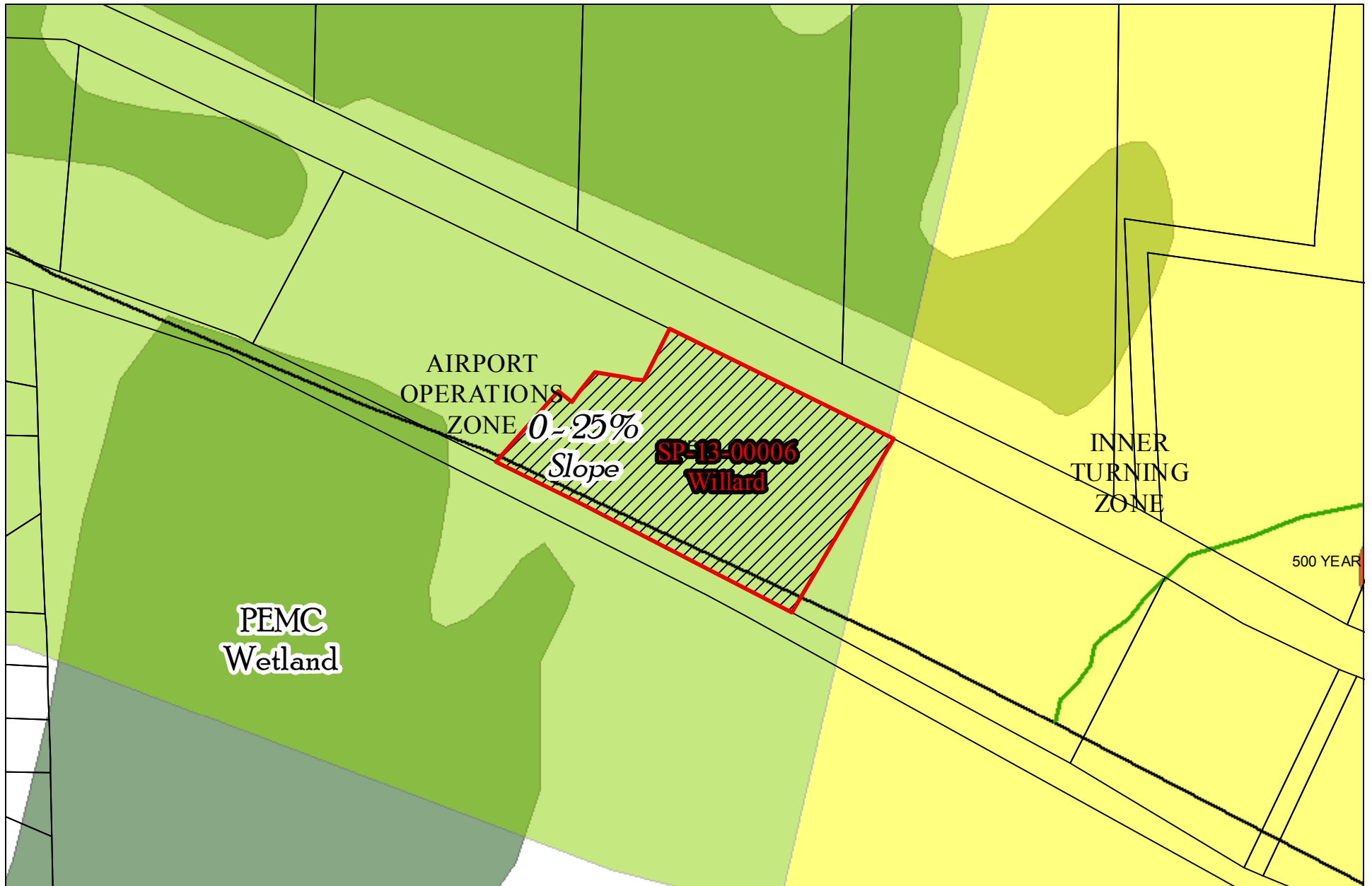




SP-13-00006 Willard

Air Photo Vertical

01-24-2014



SP-13-00006
Willard

Critical Areas
Map

Critical Areas Checklist

Monday, January 27, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

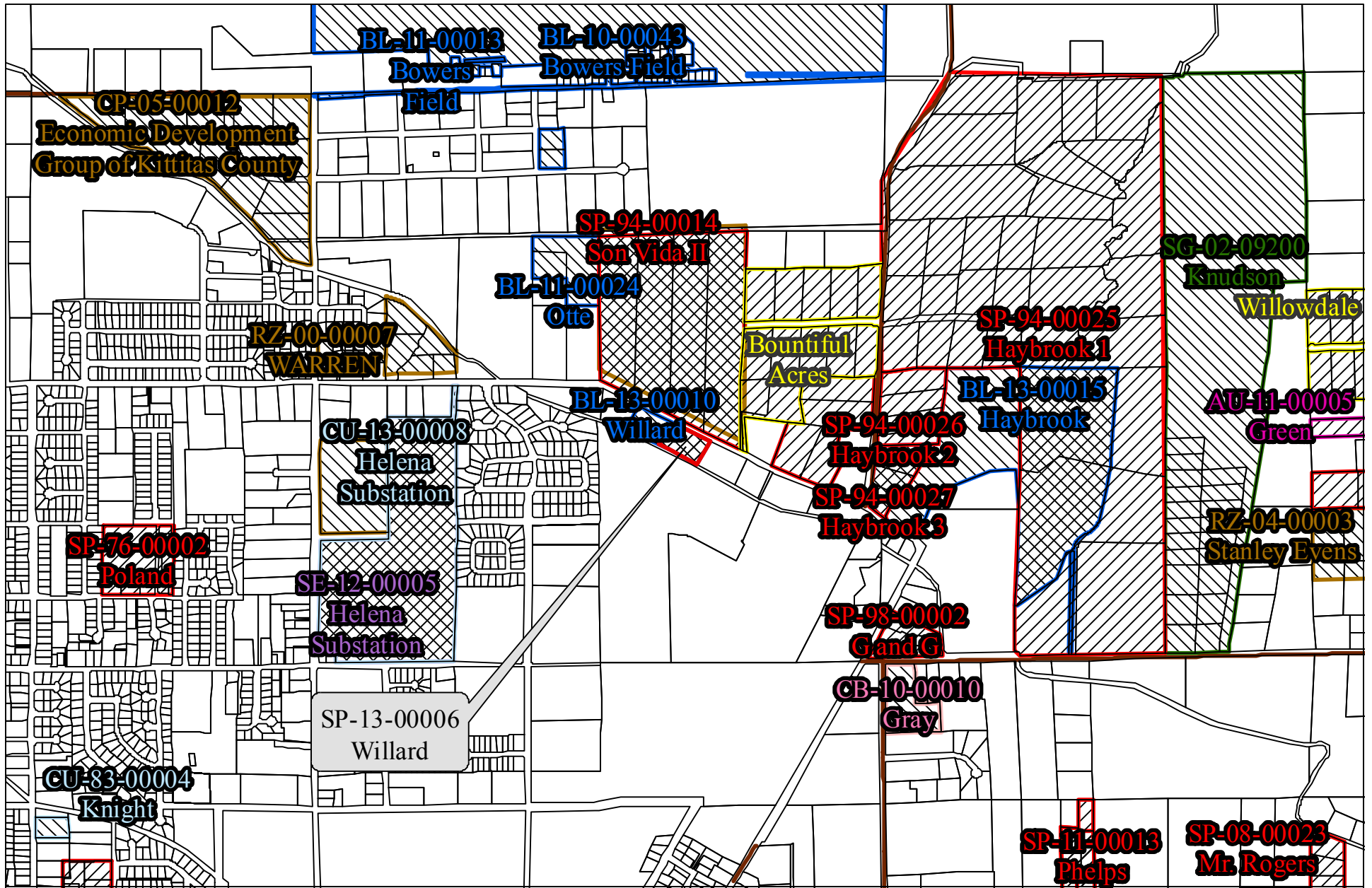
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

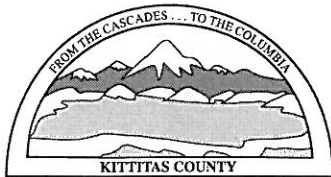
Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



SP-13-00006
Willard

Regional Land Use
Map



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

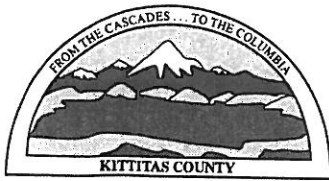
FROM: Christina Wollman, Planner II *CW*

DATE: July 17, 2013

SUBJECT: Willard Lot 2 Short Plat SP-13-00006

The following shall be conditions of preliminary approval:

1. **Access:** The applicant has received a road variance to allow both a residential and agricultural access onto the property. See RV-13-10 Willard II.
2. **Joint-Use Driveway:** A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
3. **Private Road Maintenance Agreement:** The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. **Lot Closure:** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. **Access Permit:** An approved access permit shall 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.
6. **Addressing:** Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. **Mailbox Placement:** Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-13-10
Willard II

)
)
)
)
)

**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Steve Willard, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Steve Willard, owner, submitted a road variance application on May 22, 2013.
2. The subject property is located 1580 northwest of the Sanders Road and Look Road intersection. Map number 18-18-25040-0021.
3. The Committee finds that the applicant has submitted the Willard Lot 2 Short Plat SP-13-00006 for review which will create two parcels with a joint use driveway. The parcel already has an existing agricultural access.
4. The Committee finds that Kittitas County Road Standards allow only one access to be granted to an individual parcel or continuous parcels under the same ownership.
5. The Committee finds that Kittitas County will require the applicant to remove the agricultural access located on Sanders Road at MP 0.610 at the time the joint use driveway is constructed, and that the applicant is attempting to retain the use of the existing agriculture access.
6. The Committee finds that an open record hearing was held on June 19, 2012 and that testimony was taken from those persons present who wished to be heard.

7. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
8. The Committee finds that additional conditions are not necessary to protect the public's interest.

Dated this 19th day of June, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

May 29, 2013

Lindsey Ozbolt
Staff Planner
Department of Community Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Willard Short Plat

Dear Ms. Ozbolt:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible to emergency responders.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



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

July 10, 2013

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Willard Lot 2 Short Plat SP-13-00006

Mr. Watson,

Thank you for the opportunity to comment on the Willard Lot 2 Short Plat, SP-13-00006.

ADEQUATE POTABLE WATER SUPPLY STATEMENT:

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval.

Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (Attachment B).

SEPTIC AVAILABILITY STATEMENT:

KCPHD's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

PUBLIC SEWER SYSTEM: In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

ON-SITE SEWAGE SYSTEMS: Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application per WAC 246-272A-0320(2)(c). Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied. See soil log fact sheet (Attachment A).

OTHER REQUIREMENTS & CONDITIONS:

Soil Logs are complete for this proposed subdivision, and are satisfactory. However, at this point, this application does not contain sufficient information to make a determination that there is an adequate potable water supply available. A shared well is required to meet these lot size requirements of minimum 1 acre. The new well must meet the requirements outlined in the attached resolution.

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F:509.962.7581



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

**Environmental
Health Services**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F:509.962.7581

The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for final approval.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

Joe Gilbert,
Environmental Health Specialist II
Kittitas County Public Health Department

Enc: Attachment A: Soil Log Fact Sheet
Attachment B: Resolution 2012-027

CC: Property owner or agent; Surveyor

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and

WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and

WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and

WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and

WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and

WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6th day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON**



Mandy Robinson

ATTEST:
CLERK OF THE BOARD *Deputy*

Alan Crankovich

Commissioner Alan Crankovich, Chairman

Obie O'Brien

Commissioner Obie O'Brien, Vice Chairman

Paul Jewell

Commissioner Paul Jewell

**Kittitas County Public Health Department
Administrative Policy**

Potable Water for Subdivisions

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant depending on any health, safety and environmental concerns specific to the project. Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.

Attachment A:

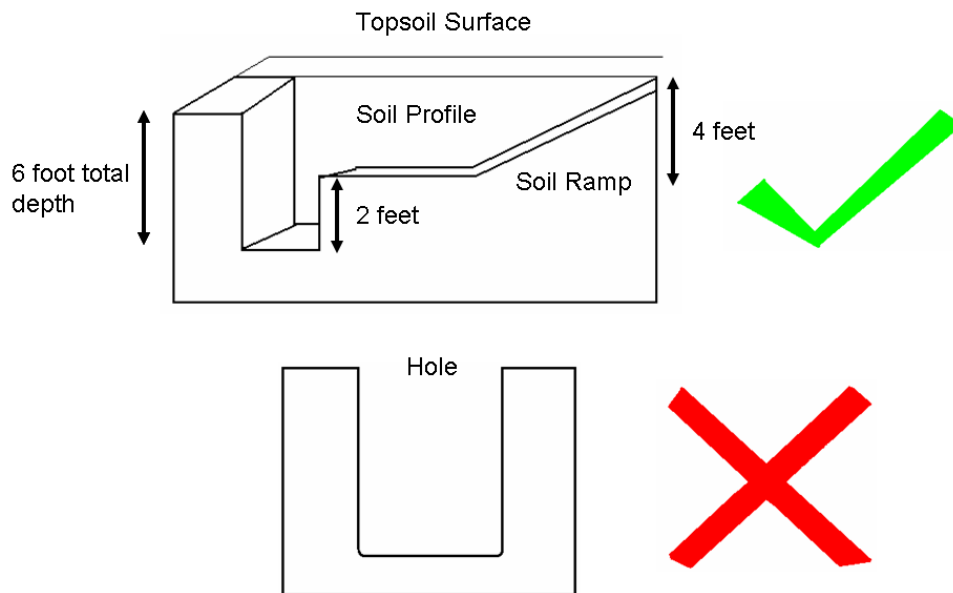
Soil Log Fact Sheet Directions for Land Division

Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is

determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.

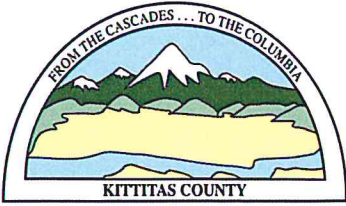
Attention: Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).

Jeff Watson

From: Jeff Watson
Sent: Friday, May 31, 2013 2:44 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: SP-13-00006 Willard Lot 2
Attachments: SP-13-00006 Willard Lot 2 Deem Complete Signed.pdf

Deem Complete Attached

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



KITTTITAS 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

May 31, 2013

Steve Willard
P.O. Box 1665
Woodenville WA 98072-2738

Subject: Willard Short Plat, SP-13-00006

Dear Applicant,

Your application for a 2 lot short plat on approximately 1.68 acres of land that is zoned Urban Residential, located in a portion of section 25, township 18 N, range 18 E, WM in Kittitas County; Assessor's map number 18-18-25040-0021, was received on Monday, May 20, 2013. Your application has been determined complete as of Friday, May 31, 2013.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

CC via email Cruse and Associates to cruseandassoc@kvalley.com

SP-13-00006 Willard Master File@\\fileserver-03\Teams\CDS\Projects\Short Plats\SP 2013\SP-13-00006 Willard Lot

PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

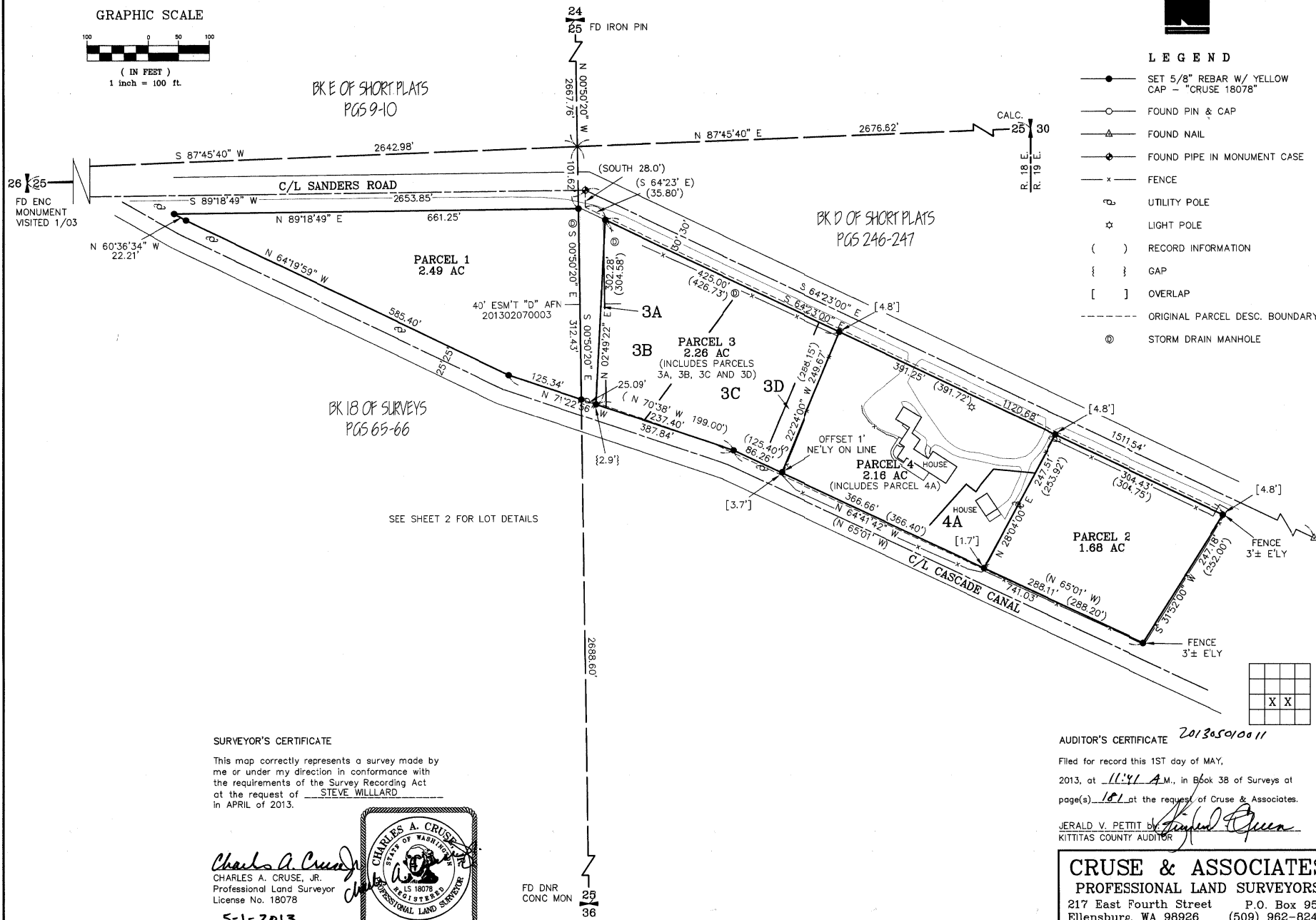
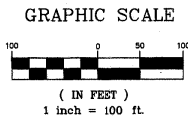
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Survey CRUSE ASSOCS
Kittitas County Auditor



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- △ FOUND NAIL
- ◆ FOUND PIPE IN MONUMENT CASE
- x — FENCE
- ⊕ UTILITY POLE
- ☆ LIGHT POLE
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- [] OVERLAP
- - - - ORIGINAL PARCEL DESC. BOUNDARY
- ⊙ STORM DRAIN MANHOLE

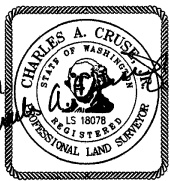


SURVEYOR'S CERTIFICATE

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 STEVE WILLARD in APRIL of 2013.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

5-1-2013
DATE



FD DNR CONC MON
25
36

AUDITOR'S CERTIFICATE 201305010011

Filed for record this 1ST day of MAY, 2013, at 11:41 A.M., in Book 38 of Surveys at page(s) 181 at the request of Cruse & Associates.

JERALD V. PETTIT *Jerald V. Pettit*
KITITITAS COUNTY AUDITOR



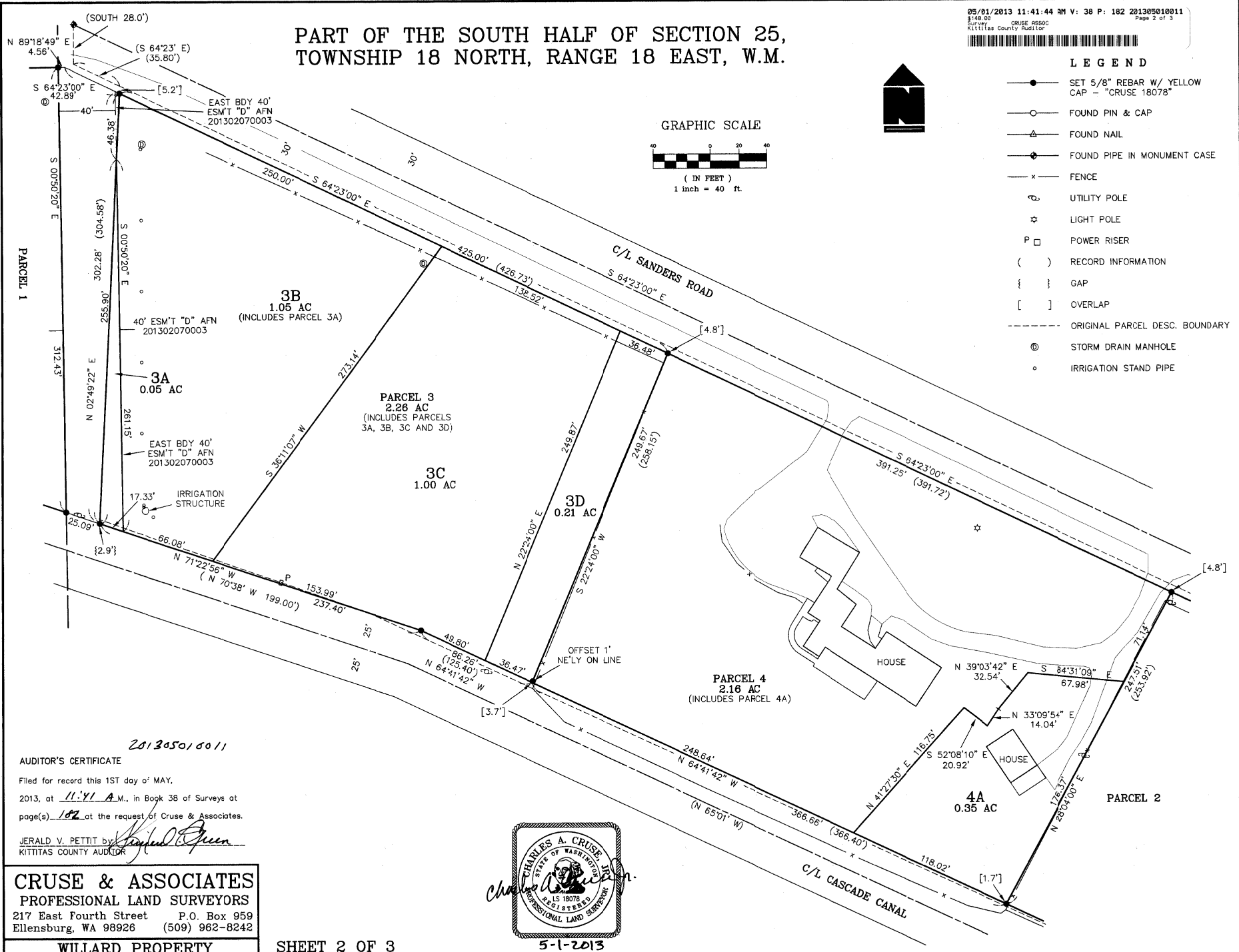
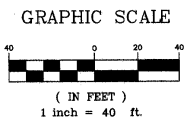
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

WILLARD PROPERTY

PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

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Kittitas County Auditor Page 2 of 3

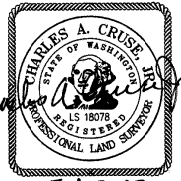
- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
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 - ☆ LIGHT POLE
 - P □ POWER RISER
 - () RECORD INFORMATION
 - { } GAP
 - [] OVERLAP
 - ORIGINAL PARCEL DESC. BOUNDARY
 - ⊙ STORM DRAIN MANHOLE
 - IRRIGATION STAND PIPE



201305010011

AUDITOR'S CERTIFICATE
 Filed for record this 1ST day of MAY,
 2013, at 11:41 A.M., in Book 38 of Surveys at
 page(s) 182 at the request of Cruse & Associates.
 JERALD V. PETTIT by Charles A. Cruse
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242



WILLARD PROPERTY

SHEET 2 OF 3

5-1-2013

PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

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6148 00 Survey CRUSE ASSOC Page 3 of 3
Kittitas County Auditor



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE LEGAL DESCRIPTIONS FOR THESE PROPERTIES ARE BASED ON AN UNRECORDED SURVEY DONE BY JEROLD O'HARE (LS 9606) DATED MAY 2, 1967. BASED ON THIS UNRECORDED SURVEY, THE RELATIONSHIP BETWEEN THE SANDERS ROAD RIGHT OF WAY, CASCADE CANAL RIGHT OF WAY AND EXISTING FENCES, IT IS APPARENT THAT THE ENCASED MONUMENT AT THE C/L ANGLE POINT OF SANDERS ROAD WAS CONSIDERED THE C 1/4 CORNER FOR SAID DESCRIPTIONS. BOUNDARIES SHOWN HEREON ARE BASED ON SAID ENCASED MONUMENT AND ARE ROTATED TO MATCH THE C/L OF SANDERS ROAD AS IT HEADS TO THE SOUTHEAST. THE PROPERTY LINES HAVE BEEN LENGTHENED OR SHORTENED TO INTERSECT THE EXISTING RIGHTS OF WAY OF SANDERS ROAD AND THE CASCADE CANAL.
4. RIGHT OF WAY FOR THE CASCADE CANAL IS BASED ON BOOK 18 OF SURVEYS, PAGES 65-66.
5. RIGHT OF WAY FOR SANDERS ROAD IS BASED ON BOOK E OF SHORT PLATS, PAGES 9-10 AND BOOK D OF SHORT PLATS, PAGES 246-247.
6. BASIS OF BEARINGS: S 64°23' E ALONG SANDERS ROAD RIGHT OF WAY AS PER THE RECORD DESCRIPTIONS FOR THE SURVEYED PARCELS SHOWN HEREON.
7. FOR SECTION SUBDIVISION AND CORNER DOCUMENTATION, SEE BOOK 19 OF SURVEYS, PAGE 144. CORNERS NOT VISITED FOR THIS SURVEY UNLESS NOTED OTHERWISE HEREON.

LEGAL DESCRIPTION PARCELS 1, 2, 3 & 4 - AFN 200205130069

PARCEL 3A

PARCEL 3A OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 2013, IN BOOK 38 OF SURVEYS, PAGES 181-183, UNDER AUDITOR'S FILE NO. 20130501-0011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3B

PARCEL 3B OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 2013, IN BOOK 38 OF SURVEYS, PAGES 181-183, UNDER AUDITOR'S FILE NO. 20130501-0011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3C

PARCEL 3C OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 2013, IN BOOK 38 OF SURVEYS, PAGES 181-183, UNDER AUDITOR'S FILE NO. 20130501-0011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3D

PARCEL 3D OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 2013, IN BOOK 38 OF SURVEYS, PAGES 181-183, UNDER AUDITOR'S FILE NO. 20130501-0011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4A

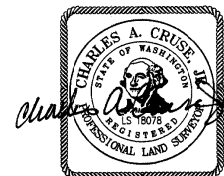
PARCEL 4A OF THAT CERTAIN SURVEY AS RECORDED MAY 1, 2013, IN BOOK 38 OF SURVEYS, PAGES 181-183, UNDER AUDITOR'S FILE NO. 20130501-0011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

201305010011

AUDITOR'S CERTIFICATE

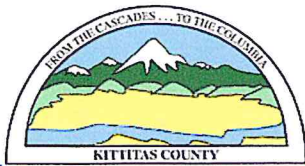
Filed for record this 1ST day of MAY, 2013, at 11:41 A M., in Book 38 of Surveys at page(s) 183 at the request of Cruse & Associates

JERALD V. PETTIT by [Signature]
KITTITAS COUNTY AUDITOR



5-1-2013

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
WILLARD PROPERTY



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

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

- 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$470.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,540.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 5/20/13

RECEIPT # 02017374

PAID

MAY 20 2013

KITTTAS CO.

DATE STAMP IN BOX

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

FORM LAST REVISED:01-02-13

Page 1 of 3

GENERAL APPLICATION INFORMATION

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

Name: Steve A. Willard
Mailing Address: P.O. Box 1665
City/State/ZIP: Woodinville, WA 98072-1665
Day Time Phone: (206) 660-2738
Email Address: _____

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: Chuck Cruise/Cruise Assoc.
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruiseandassoc@kvalley.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: Sanders Rd
City/State/ZIP: Ellensburg, WA 98926

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

Parcel 2 & 4A of Survey 8K 38, pgs 181-183

6. Tax parcel number(s): 18-18-25040-0021

7. Property size: 2.03 Ac (acres)

8. Land Use Information:

Zoning: Urban Res Comp Plan Land Use Designation: Urban

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** 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. *2 lot short plot w/ individual wells and septic systems, and shared access*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No*
11. **What County maintained road(s) will the development be accessing from?** *Sanders Rd*

AUTHORIZATION

12. 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)

X Charles A. Crumley

Date:

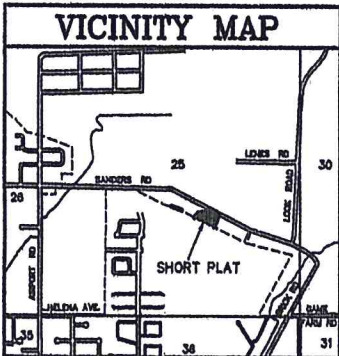
5-20-2013

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

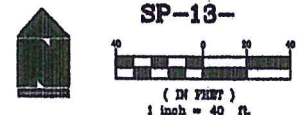
X [Signature]

Date:

5/17/2013



WILLARD LOT 2 SHORT PLAT PART OF SECTION 25, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND ENCASED MONUMENT
- FOUND PIN & CAP
- FENCE
- OVERHEAD POWER

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 201_____

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 201_____

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE WILLARD LOT 2 SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 201_____

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-16-25040-0021 & 18-16-25040-0003

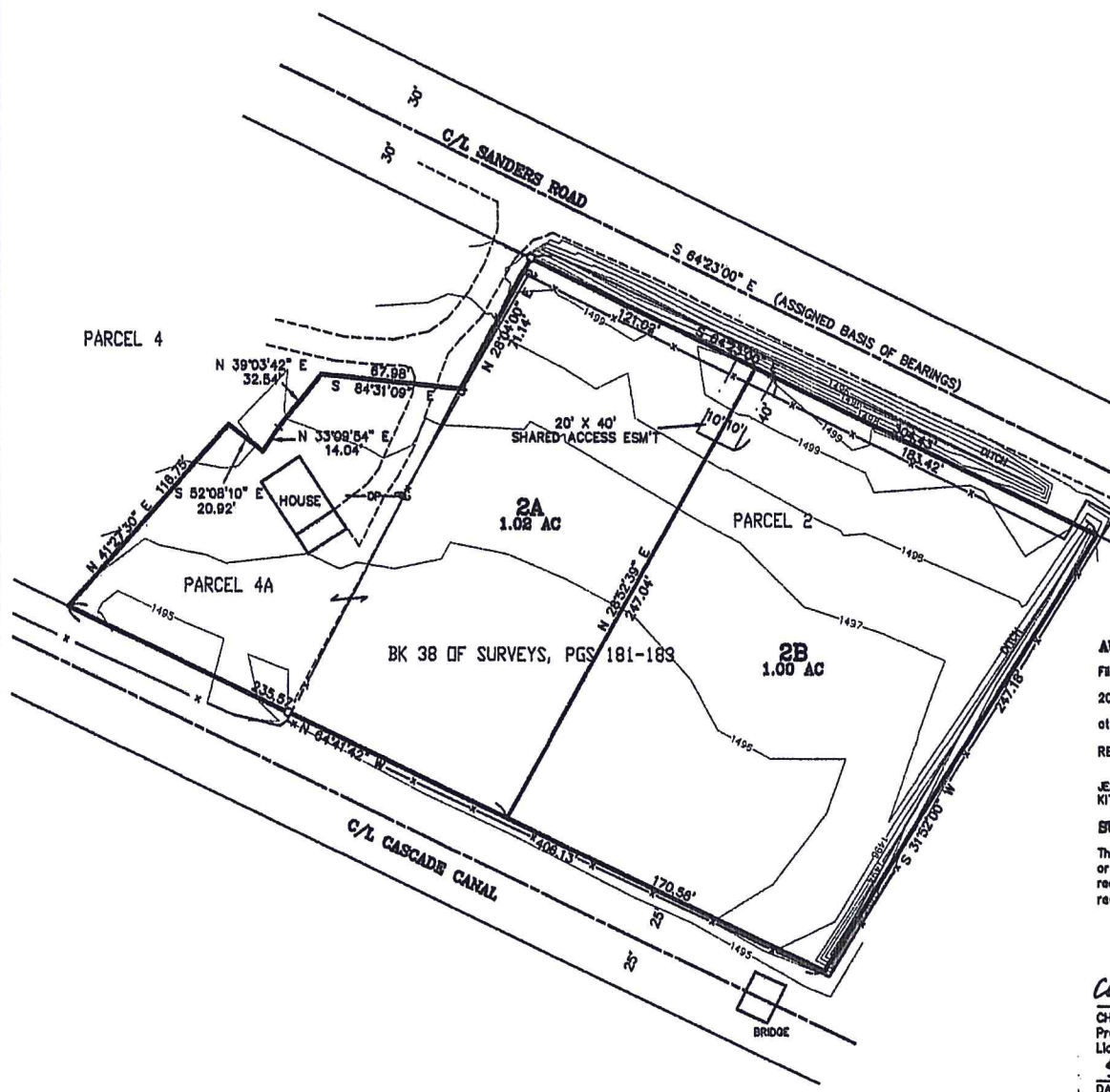
DATED THIS _____ DAY OF _____ A.D., 201_____

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: STEVE WILLARD
ADDRESS: P.O. BOX 1685
WOODINVILLE, WA 98072-1685
PHONE: (206) 860-2738

EXISTING ZONE: URBAN RESIDENTIAL
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 40'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

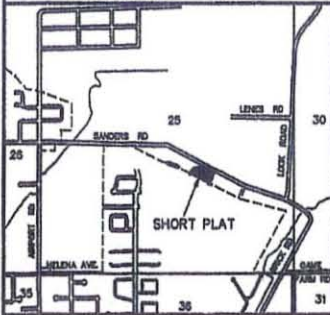
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of STEVE WILLARD in MAY of 2013.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
5-20-2013
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
WILLARD LOT 2 SHORT PLAT



VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 I HEREBY CERTIFY AND APPROVE THIS _____ DAY OF _____ A.D., 2013.

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 2013.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WILLARD LOT 2 SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 2013.

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 18-18-25040-0021 & 18-18-25040-0003
 DATED THIS _____ DAY OF _____ A.D., 2013.

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: STEVE WILLARD
 ADDRESS: P.O. BOX 1685
 WOODINVILLE, WA 98072-1685
 PHONE: (206) 860-2738

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 40'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

**WILLARD LOT 2 SHORT PLAT
 PART OF SECTION 25, T. 18 N., R. 18 E., W.M.
 KITITAS COUNTY, WASHINGTON**

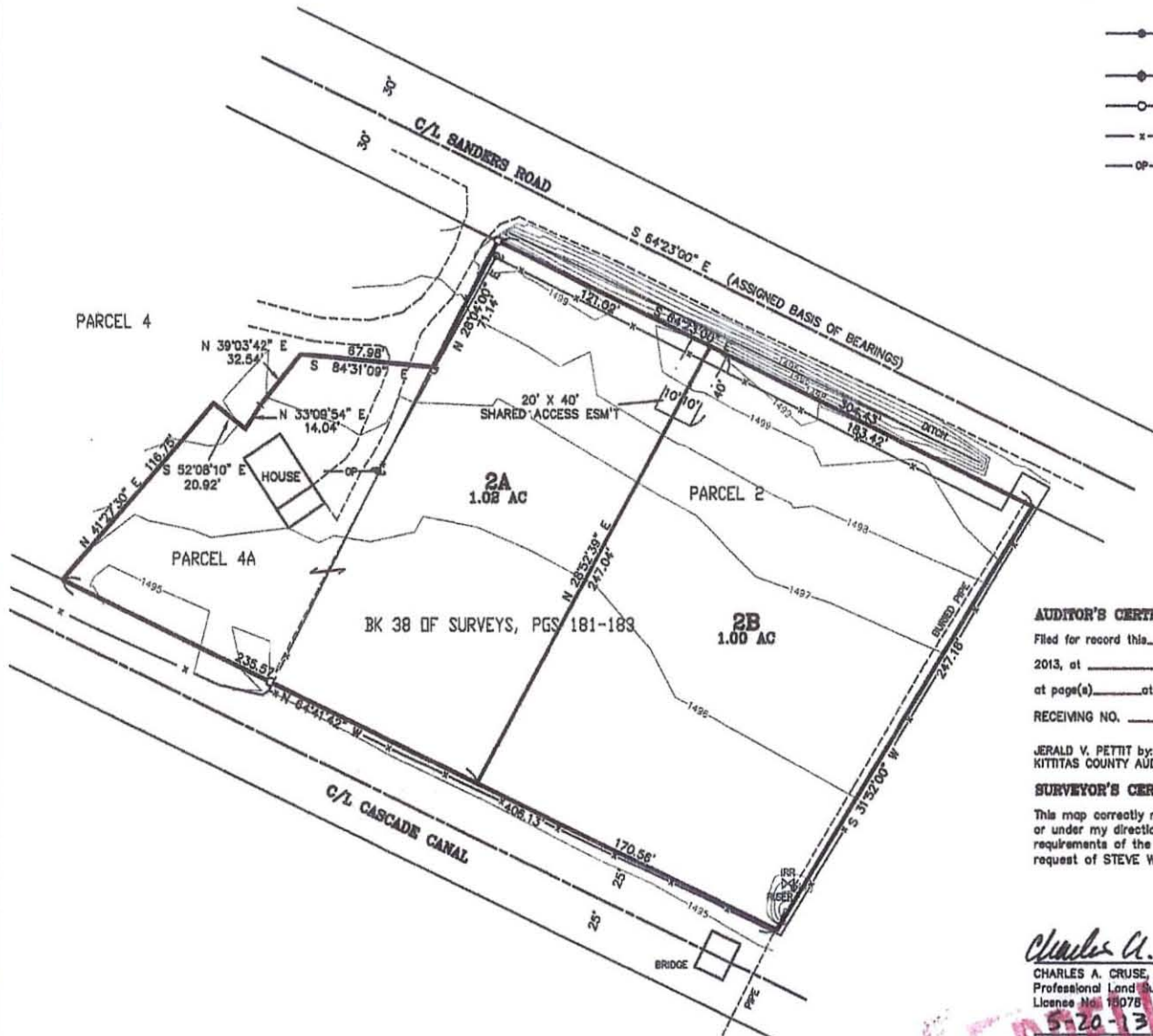


SP-13-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND ENCASED MONUMENT
- FOUND PIN & CAP
- x— FENCE
- OP— OVERHEAD POWER



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____ 2013, at _____ M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____
 JERALD V. PETTIT by _____
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of STEVE WILLARD in MAY of 2013.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 5-20-13
 DATE

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98928 (509) 962-8242
WILLARD LOT 2 SHORT PLAT

NO. 0118199

LIABILITY \$1,000.00

FEE \$250.00

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0118199-2013.72030-88840181

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 05/13/2013

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

WA2011 0118199
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY



By: *Ignacio Medina* President
ATTEST *Tom C. [Signature]* Secretary

SUBDIVISION GUARANTEE

Office File Number : 0118199
Guarantee Number : WA2011-46-0118199-2013.72030-88840181
Dated : May 13, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : WILLARD

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcels 2 and 4A of that certain Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

STEVE WILLARD, A MARRIED MAN AS HIS SEPARATE ESTATE AS TO PARCEL 2 AND STEVE WILLARD AND LINDA S. DUPAR, HUSBAND AND WIFE AS TO PARCEL 4A

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for the second half of the year 2013, which become delinquent after October 31, 2013, if not paid:

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 375.66	(\$ 436.74)	(\$ 812.40)	18-18-25040-0021 (491133)	Parcel 2
\$ 3,126.91	(\$ 3,135.83)	(\$ 6,262.74)	18-18-25040-0003 (341133)	Parcel 4A and other land

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. Easements granted to The Cascade Canal Company, by deeds dated October 1, 1904, recorded in Book 9 of Deeds, page 555, and October 16, 1904, recorded in Book 9 of Deeds, page 573, together with the right of ingress to and egress from the lands herein conveyed upon and across said Southeast 1/4 of Section 25 (and other lands), for the purpose of constructing, operating and maintaining said canal over the roads and right of way herein granted.
7. Right of way, over the Southeast 1/4 of Section 25, as granted to Puget Sound Power and Light Co., by deed dated February 22, 1928, recorded in Book 46 of Deeds, page 440, under Auditor's File No. 91270, with the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with necessary braces, guys and anchors and to place upon or suspend from such poles, transmission, distribution and signal wires, insulators, crossarms, transformers, and other necessary or convenient appurtenances, across said land.

(SCHEDULE B) (CONTINUED)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

8. Amendatory Contract, governing reclamation and irrigation matters:
 - Parties : The United States of America and the Kittitas Reclamation District
 - Dated : January 20, 1949
 - Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
 - Auditor's File No. : 208267
 - Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

9. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

10. DEED OF TRUST, and the terms and conditions thereof:
 - Grantor : Steve A. Willard, a married man and Linda S. Dupar
 - Trustee : First American Title
 - Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: KeyBank National Association
 - Amount : \$999,999.00, plus interest
 - Dated : February 13, 2012
 - Recorded : February 17, 2012
 - Auditor's File No. : 201202170013
 - Affects : Parcel 4A and other land

11. DEED OF TRUST, and the terms and conditions thereof:
 - Grantor : Steve Willard and Linda S. Dupar, husband and wife
 - Trustee : Northwest Trustee Services LLC
 - Beneficiary : Wells Fargo Bank, N.A.
 - Amount : \$417,000.00, plus interest
 - Dated : April 18, 2013
 - Recorded : April 26, 2013
 - Auditor's File No. : 201304260037
 - Affects : Parcel 4A and other land

12. Matters disclosed on the Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, including but not limited to the following:
 - a) Location of fence lines in relation to property boundaries
 - b) Overlaps in relation to property boundaries and rights of way for Sanders County Road and Cascade Canal
 - c) Notes contained thereon

13. Encroachment of fence appurtenant to said premises onto land adjoining on the East, as disclosed by Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/lmw

1 cc: Cruse: Marsha

ENDORSEMENT 1 (5/20/13)
to
SUBDIVISION GUARANTEE UNDER FILE NO. 0118199
(Ref: WILLARD)

issued by
CHICAGO TITLE INSURANCE COMPANY

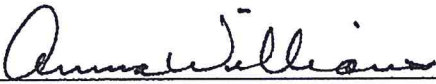
The Company hereby assures the Assured that as of the Effective Date hereof there are no matters shown by the public records affecting the real property described in said Subdivision Guarantee other than those shown under Exceptions in said Guarantee, except:

Exception No. 10 is hereby deleted.

The total liability of the company under said Guarantee and under this endorsement thereto shall not exceed, in the aggregate, the amount stated in said Guarantee. This endorsement is made a part of said Guarantee and is subject to the terms and provisions thereof.

Effective Date: May 13, 2013 at 8:00 a.m.

CHICAGO TITLE INSURANCE COMPANY

By: 
Authorized Signatory

PT/PT INVERSE		<i>Total</i>							
*****	START					32142.79825	36074.92586	1158	
1158	INV	S	64 23 00	E	304.43	32011.17738	36349.43486	1159	LOT B/C
1159	INV	S	31 52 00	W	247.18	31801.24840	36218.93566	1160	LOT D
1160	INV	N	64 41 42	W	406.13	31974.84190	35851.77798	1106	LOT D CNL INT
1106	INV	N	41 27 30	E	116.75	32062.34088	35929.07726	3941	STEVECOR
3941	INV	S	52 08 10	F	20.92	32049.49836	35945.59569	3940	STAKE W FLAG
3940	INV	N	33 09 54	E	14.04	32061.25256	35953.27720	3939	STAKE W FLAG
3939	INV	N	39 03 42	F	32.54	32086.51897	35973.78267	3938	STAKE W FLAG
3938	INV	S	84 31 09	F	67.98	32080.02555	36041.45547	1105	STAKE W FLAG
1105	INV	N	28 04 00	E	71.14	32142.79825	36074.92586	1158	STEVECOR
									LOT B/C

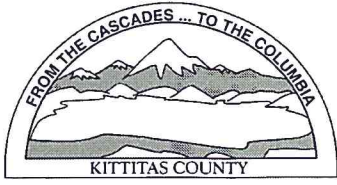
=====
 NO CLOSURE ERROR Area = 88143.58 sq ft 2.02350 ac
 32142.79825 36074.92586 1158

PT/PT INVERSE		<i>2A</i>							
*****	START					32142.79825	36074.92586	1158	
1158	INV	S	64 23 00	E	121.02	32090.47756	36184.04610	1104	LOT B/C
1104	INV	S	28 52 39	W	247.04	31874.15280	36064.73974	1103	STEVECOR
1103	INV	N	64 41 42	W	235.57	31974.84190	35851.77798	1106	STEVECOR
1106	INV	N	41 27 30	E	116.75	32062.34088	35929.07726	3941	STEVECOR
3941	INV	S	52 08 10	E	20.92	32049.49836	35945.59569	3940	STAKE W FLAG
3940	INV	N	33 09 54	E	14.04	32061.25256	35953.27720	3939	STAKE W FLAG
3939	INV	N	39 03 42	F	32.54	32086.51897	35973.78267	3938	STAKE W FLAG
3938	INV	S	84 31 09	E	67.98	32080.02555	36041.45547	1105	STAKE W FLAG
1105	INV	N	28 04 00	E	71.14	32142.79825	36074.92586	1158	STEVECOR
									LOT B/C

=====
 NO CLOSURE ERROR Area = 44582.15 sq ft 1.02347 ac
 32142.79825 36074.92586 1158

PT/PT INVERSE		<i>2B</i>							
*****	START					32090.47756	36184.04610	1104	
1104	INV	S	64 23 00	E	183.42	32011.17738	36349.43486	1159	STEVECOR
1159	INV	S	31 52 00	W	247.18	31801.24840	36218.93566	1160	LOT D
1160	INV	N	64 41 42	W	170.56	31874.15280	36064.73974	1103	LOT D CNL INT
1103	INV	N	28 52 39	E	247.04	32090.47756	36184.04610	1104	STEVECOR
									STEVECOR

=====
 NO CLOSURE ERROR Area = 43561.43 sq ft 1.00003 ac
 32090.47756 36184.04610 1104



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00017374

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027011

Date: 5/20/2013

Applicant: WILLARD, STEVE A

Type: check # 5071

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00006	CDS FEE FOR SHORT PLAT	720.00
SP-13-00006	EH SHORT PLAT FEE	470.00
SP-13-00006	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00006	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00