

PROJECT NAME: Green Trails Plat P-05-12

Index # *Numbers in lower right corners	Document Name
1	Green Trails Application Submitted June 17 th , 2005
2	Original Plat Map- 8.5" x 11" Shows road as being a separate private tract/lot (later changed to item #13)
3	Notice of Application July 20 th , 2005
4	Affidavit of Publication (Notice of Application)
5	Kittitas County Environmental Health Comments June 21 st , 2005
6	Washington State DOT Comments July 25 th , 2005
7	Department of Ecology Comments August 2 nd , 2005
8	Original Public Works Comments based on the original Plat Map August 5 th , 2005
9	Neighbor Comments: Paul D. Bennett Comments Submitted July 29 th , 2005
10	CDS Letter to applicant requesting additional information April 16 th , 2005
11	Letter supplying additional information from applicant August 23 rd , 2005
12	Letter from James Denison, Attorney at Law regarding additional information submitted August 23 rd , 2005
13	Revised Plat Map (8.5" x 11") (shows 60' private access easement instead of a separate tract as originally submitted) August 23 rd , 2005
14	KC Public Works: Updated and revised Comments (based on the revised information received) Submitted September 1 st , 2005
15	SEPA Mitigated Determination of Non-Significance Issued September 6 th , 2005
16	SEPA Legal Notice- Daily Record
17	Maps of Area
18	Planning Commission Staff Report
19	Planning Commission Minutes

→ ENE → 425-414-4093 project completed 6/21/06 JV

NORTH STAR

411 N. Ruby Suite #2
ELLENSBURG, WA 98926**CASH
RECEIPT**

Date

6/17/05

043454

Received From

Cruse Assoc

Address

For

Green Trails Plat

Dollars \$

500

ACCOUNT

HOW PAID

AMT. OF ACCOUNT			CASH		
AMT. PAID	500	-	CHECK	500	-
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By

J. Kennedy

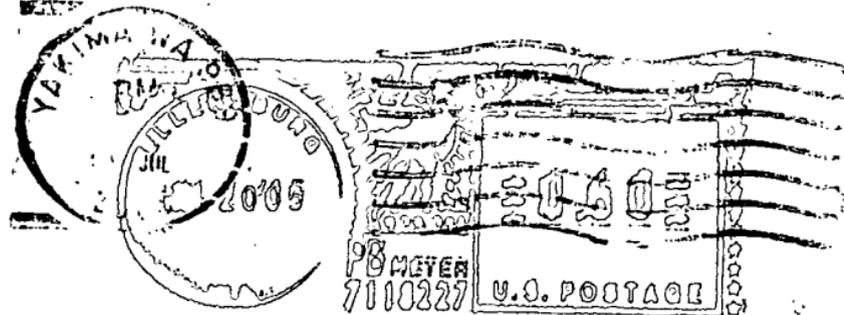
P-05-12

Green Trials Estates

Oversize
document
to be inserted
here

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926

P-05-12



NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD
RETURNED
TO
SENDER

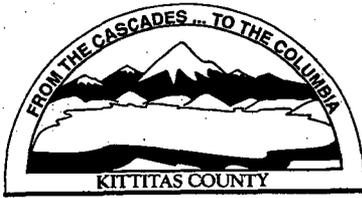
Ellensburg Water Company
1300 E. 10th
Ellensburg, Wa. 98926

Long Brown

P.O. Box 982

38336#2910





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: July 20th, 2005

Subject: **APPLICATION FOR A TEN LOT PRELIMINARY PLAT - Green Trails Estates (P-05-12):** JDT Properties, represented by Chris Cruse, has applied for a 10-lot preliminary plat on approximately 11.11 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06040-0022.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to August 5th, 2005 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

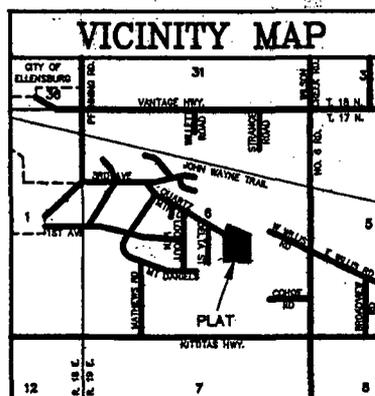
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

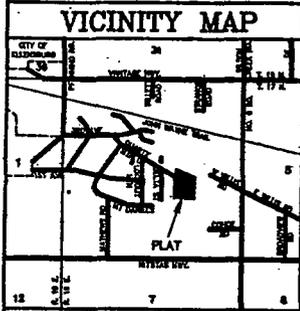
Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Rains.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish



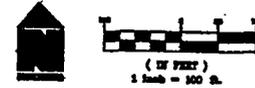


THIS SHORT PLAT
2-9-05

GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITITITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

ROBERT J. WILK ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98926

DANIEL R. CRUISE ETUX
831 NUMBER 8 RD
ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 10075"
- FOUND PIN & CAP
- — — FENCE
- - - EASEMENT

OWNER:
JDT PROPERTIES
2813 AIRPORT ROAD
ELLENSBURG, WA 98926

TOTAL ACREAGE: 11.11 ACRES
NO. OF LOTS: 10
ZONE: SUBURBAN
ASSESSOR'S NO. 1719-06040-0022

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITITITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

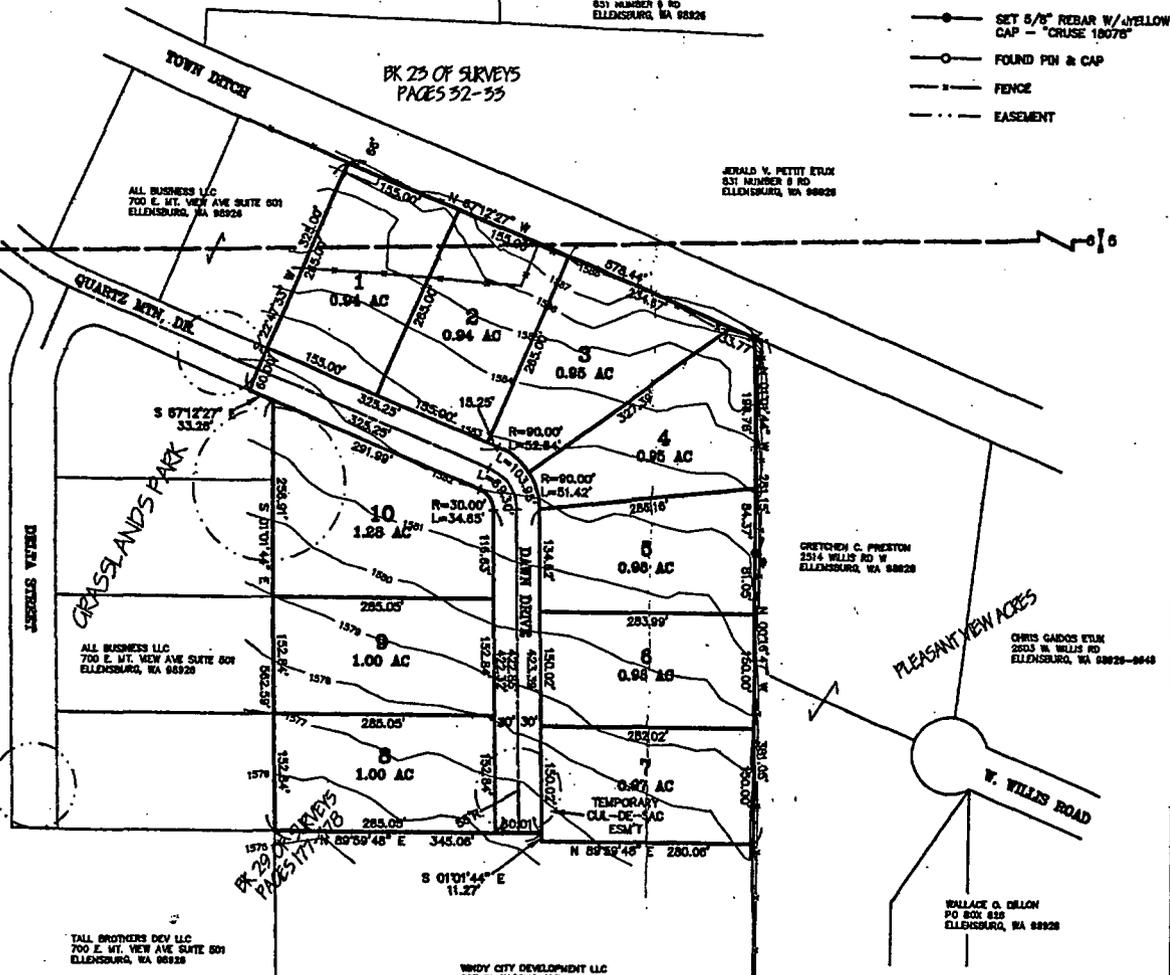
RECEIVED

JUN 17 2005
KITITITAS COUNTY
CDS

SURVEYOR'S CERTIFICATE
THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREIN. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.



Chris Cruse
CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815
DATE



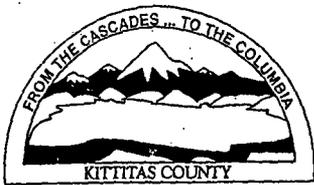
TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 601
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98926

JOEL V. DELVO ETUX
1261 NUMBER 8 RD
ELLENSBURG, WA 98926

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 659
Ellensburg, WA 98926 (509) 962-8242

①



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES:

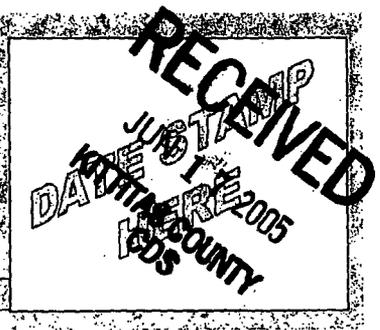
\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$400 to Community Development Services Department, PLUS \$100 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.
SIGNATURE: _____ DATE: _____ RECEIPT # _____

x *[Signature]* 6/17/05 43454

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:
 Name: JDT Properties LLC
 Mailing Address: 2813 Airport Rd.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):
 Agent Name: Chris Crose - Crose & Assoc.
 Mailing Address: PO Box 959
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 962-8242

3. Contact person for application (select one):
 Owner of record Authorized agent
All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:
 Address: Quartz Mt. Drive
 City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcel B of Survey in Book 29
Pages 177-178 filed under AFN 200312150026

6. Tax parcel number(s): 17-19-06040-0022

7. Property size: 11.11 (acres)

8. 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 Green Trails Estates map.

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

10. What County maintained road(s) will the development be accessing from? Quartz Mt. Dr.

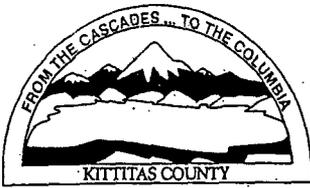
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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:
X Chris Cruise

Date:
6/16/05

Signature of Land Owner of Record
(Required for application submitter):
X John Miller

Date:
6/16/05



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

None known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None known**

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

SEPA, Final Plat Approval

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

± 20%

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.

Loam and Sandy Clay Loam

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

None Known

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

Typical for construction - will know when Road is designed.

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

Not likely, if appropriate an erosion plan will be filed with DOE.

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

Approx 15%

will not exceed 30% as per Kirtitas Co. Code

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

None Anticipated - See f. above

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.

Temp. emissions typical for construction then Emissions typical for residential neighborhood.

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:

None

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

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.

Yes Road and homes within 200' of the irrigation Pipe.

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 known

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

Not likely

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done. Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: none
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known

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

None known

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

None

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.

All? Typical Residential Energy Requirements

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

Not Likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

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

None Known

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

None

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

10 Residences

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

None

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

Proposal will conform to appropriate
Kittitas County Codes

9. HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11. LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

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.

Volumes Typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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: _____

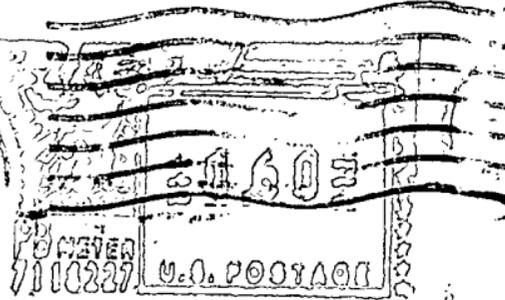
John Mulley

Date: _____

6/14/05

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926

P-05-12



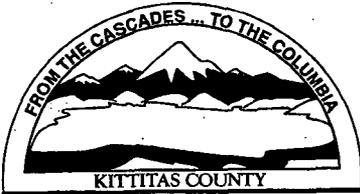
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AS ADDRESSED,
UNABLE TO FORWARD

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this address*

WINDY CITY DEVELOPMENT LLC
207 W TACOMA AVE
ELLENSBURG, WA 98926

98926#3614





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: July 20th, 2005

Subject: **APPLICATION FOR A TEN LOT PRELIMINARY PLAT – Green Trails Estates (P-05-12):** JDT Properties, represented by Chris Cruse, has applied for a 10-lot preliminary plat on approximately 11.11 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06040-0022.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to August 5th, 2005 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

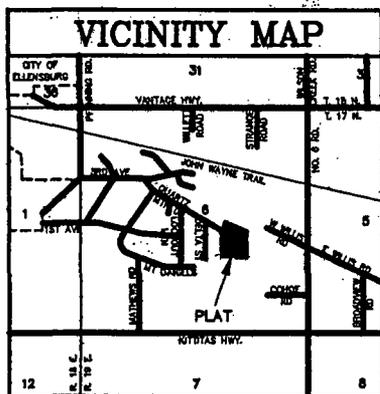
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

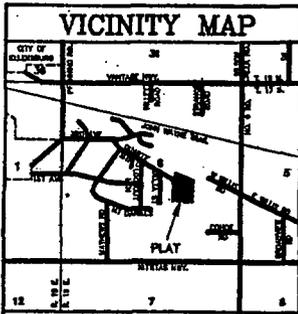
Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Rains.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish



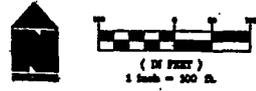


THIS SHORT PLAT
99-01-09

GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

ROBERT J. WYER ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98928

DANIEL R. CRUTE ETUX
631 NUMBER 6 RD
ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/YELLOW CAP - "CRUSE 10077"
- FOUND PIN & CAP
- FENCE
- - - EASEMENT

OWNER:
JDT PROPERTIES
2813 AIRPORT ROAD
ELLENSBURG, WA 98928

TOTAL ACREAGE: 11.11 ACRES
NO. OF LOTS: 10
ZONE: SUBURBAN
ASSESSOR'S NO. 1719-06040-0022

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

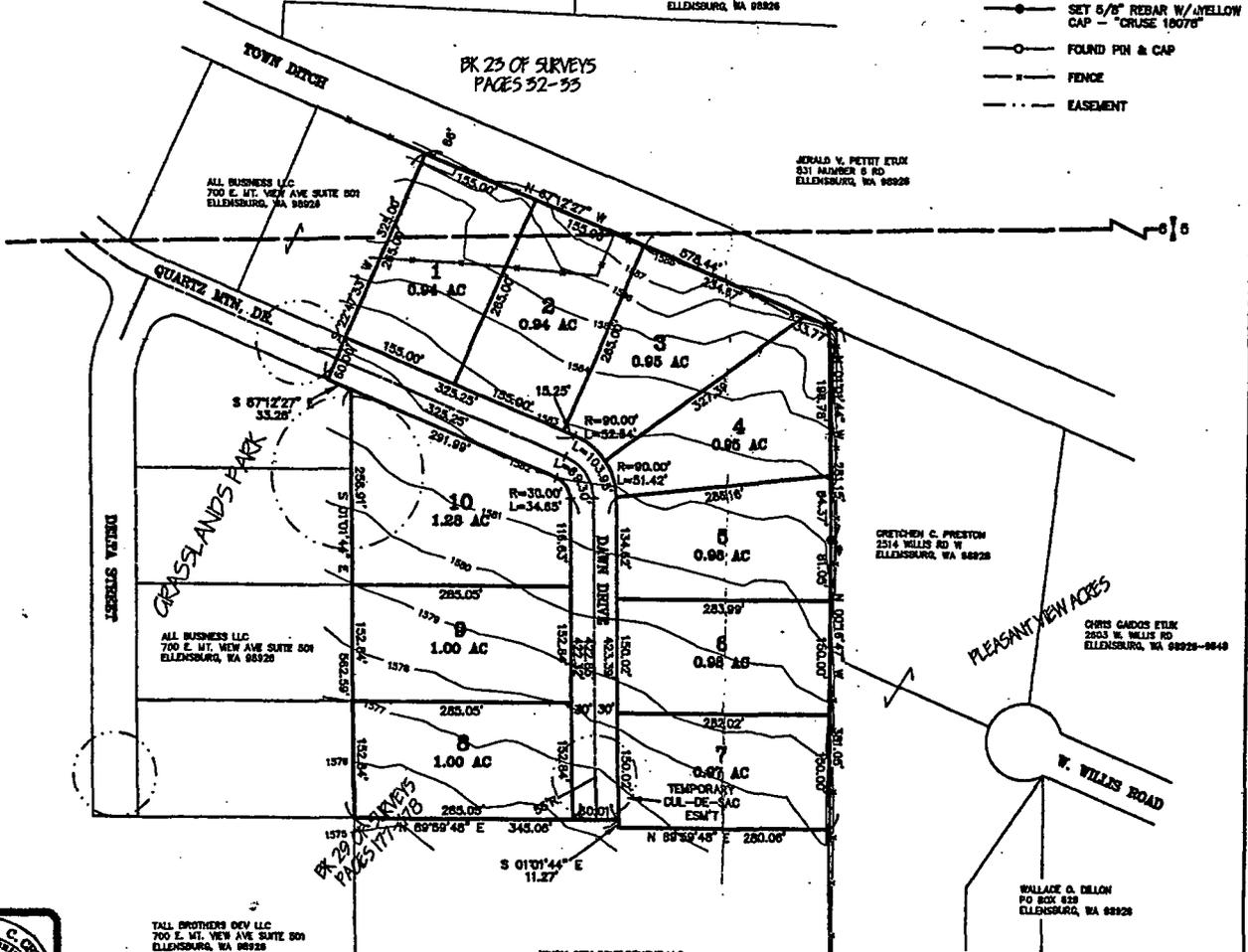
LEGAL DESCRIPTION
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED
DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS,
PAGES 177 AND 178, UNDER AUDITOR'S FILE NO.
200312150026, RECORDS OF KITITAS COUNTY,
WASHINGTON, BEING A PORTION OF THE EAST HALF
OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST,
W.M., IN THE COUNTY OF KITITAS, STATE OF
WASHINGTON.

RECEIVED
JUN 17 2005
KITITAS COUNTY
CDS

SURVEYOR'S CERTIFICATE
THIS MAP AND LOT LAYOUT IS A DEPICTION OF
THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
INFORMATION IS BASED ON FIELD WORK DONE IN
JULY OF 2004.



Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 35815



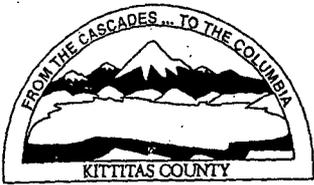
TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98928

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98928

JOEL V. DELVO ETUX
1221 NUMBER 6 RD
ELLENSBURG, WA 98928

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 859
Ellensburg, WA 98928 (509) 962-8242

1



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES:

\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$400 to Community Development Services Department, PLUS \$100 if SEPA Checklist is required

FOR STAFF USE ONLY

VERIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE:

[Handwritten Signature]

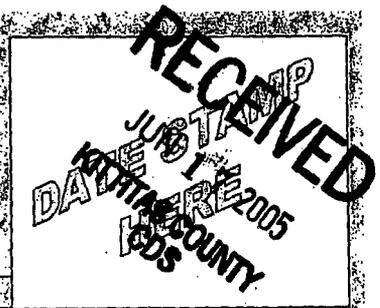
DATE:

6/17/05

RECEIPT #:

43454

NOTES:



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

Name: JDT Properties LLC
Mailing Address: 2813 Airport Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____

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

Agent Name: Chris Crose - Crose & Assoc.
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Quartz Mt. Drive
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcel B of Survey in Book 29
Pages 177-178 filed under AFN 200312150026

6. Tax parcel number(s): 17-19-06040-0022

7. Property size: 11.11 (acres)

8. 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 Green Trails Estates map.

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

10. What County maintained road(s) will the development be accessing from? Quartz Mt. Dr.

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:

X Chris Cruise

Date:

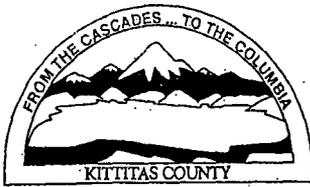
6/16/05

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

X John Smiley

Date:

6/16/05



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 of your proposal are significant, requiring preparation of 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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

None known

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None known**

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

SEPA, Final Plat Approval

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

± 20%

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.

Loam and Sandy Clay Loam

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

None Known

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

Typical for construction - will know when Road is designed.

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

Not likely, if appropriate an erosion plan will be filed with DOE.

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

Approx 15%
will not exceed 30% as per Kittitas Co. Code

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

None Anticipated - See f, above

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.

Temp. emissions typical for construction then
Emissions typical for residential neighborhood.

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:

None

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

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.

Yes Road and homes within 200' of the irrigation Pipe.

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 Known

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

Not likely

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done.

Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: mice
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None Known

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

None Known

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

None

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.

All? Typical Residential Energy Requirements

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

Not Likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

h. Has any part of the site been classified as an:

environmentally sensitive area?

None Known

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

None

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

10 Residences

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

None

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

Proposal will conform to appropriate
Kittitas County Codes

9.

HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11.

LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12.

RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None Known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

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.

Volumes typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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:

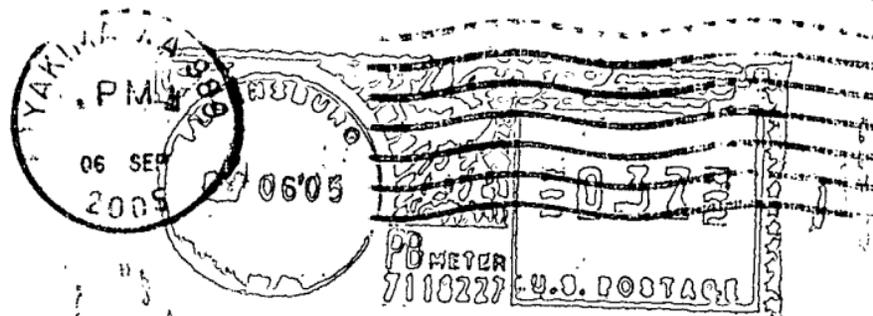
John Mulley

Date:

6/14/05

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUSBY, SUITE 2
ELLENSBURG, WA 98926

P-05-12

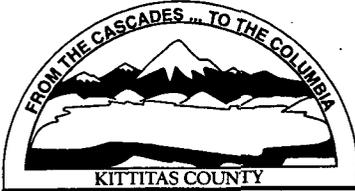


RETURNED TO SENDER
NOT DELIVERABLE
UNABLE TO FORWARD

TALL BROTHERS DEV. LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

989264402





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
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CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

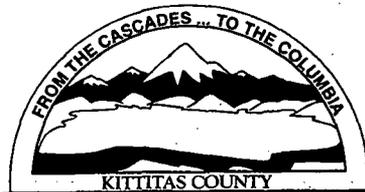
Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) - Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Green Trails Estates Preliminary Plat for 10 building lots totaling approximately 11.11 acres in the Suburban Zone - #P-05-12

PROPONENT: JDT Properties
2813 Airport Rd
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Associates.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06040-0022.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

Environmental Health

1. *Dust and Emissions Reduction and Control*

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.

2. *Potable Water*

- a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
- b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.

3. *Sewage*

Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

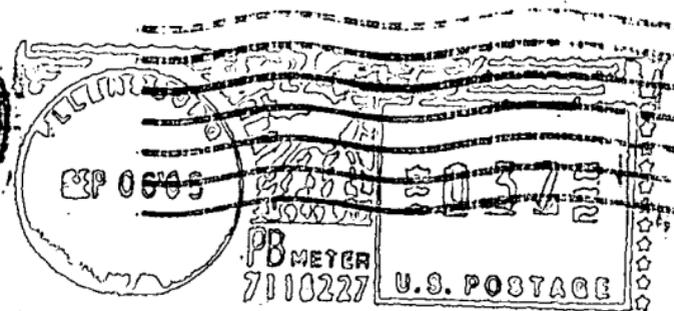
Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926

7-05-12

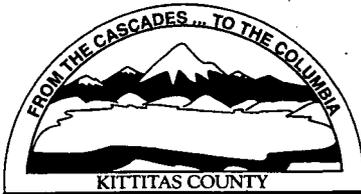


RETURN TO
SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

ALL BUSINESS LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

9892674802





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

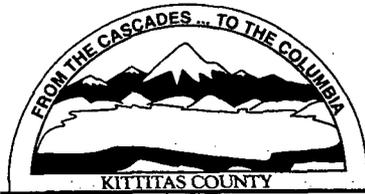
Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) - Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Green Trails Estates Preliminary Plat for 10 building lots totaling approximately 11.11 acres in the Suburban Zone - #P-05-12

PROPONENT: JDT Properties
2813 Airport Rd
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Associates.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06040-0022.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

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1. Dust and Emissions Reduction and Control

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.

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- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
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12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

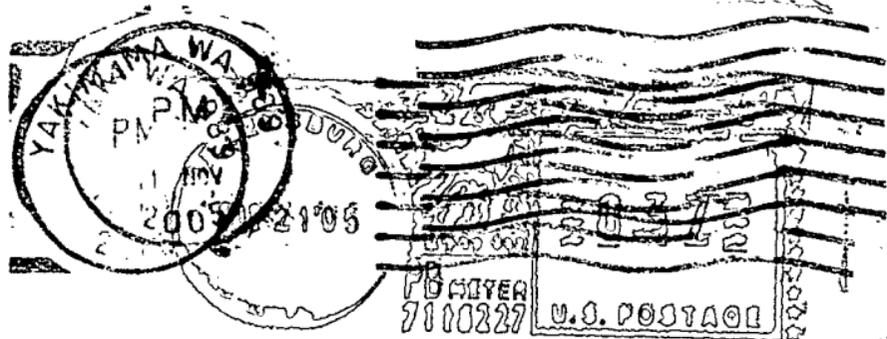
RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 501
ELLENSBURG WA 98926



RETURNED TO SENDER
**NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD**

MR

P-05-12

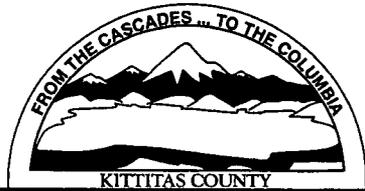
TALL BROTHERS DEV. LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

RECEIVED
NOV 28 2005
KITTITAS COUNTY
CDS



98926#4802





Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
Green Trails Estates

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Attached is a copy of the approved resolution,

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

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BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the Green Trails Estates Plat and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
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6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
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 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.
9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this 15th day of November 2005.



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

Perry D. Huston
Perry Huston, Chairman

David B. Bowen
David Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

Debbie Myers
Debbie Myers

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG WA 98926



P-05-12



NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

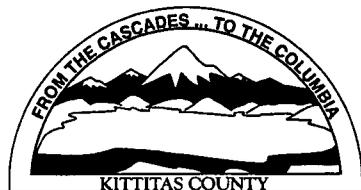
MK

RD WINDY CITY DEVELOPMENT LLC
207 W TACOMA AVE
ELLENSBURG, WA 98926

RECEIVED
NOV 23 2005
KITTITAS COUNTY
CDS

9892683614





Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
Green Trails Estates

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Attached is a copy of the approved resolution,

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

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the Green Trails Estates Plat and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
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6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
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KITTITAS COUNTY, WASHINGTON**

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CLERK OF THE BOARD

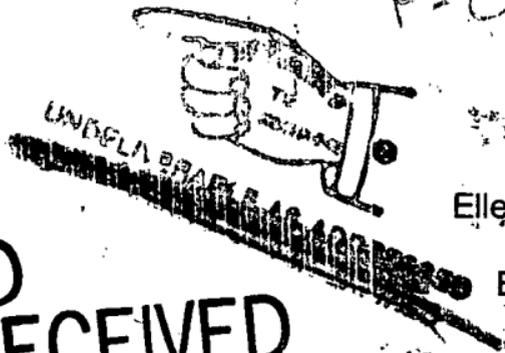
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APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926

P-05-12



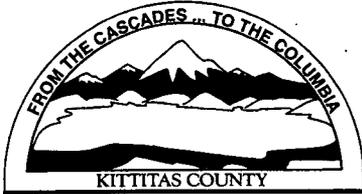
Ellensburg Water Company
1300 E. 10th
Ellensburg, Wa. 98926

RECEIVED
RECEIVED

SEP 08 2005
KITTITAS COUNTY
CDS SEP 08 2005
KITTITAS COUNTY
CDS

98926/98926





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) - Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
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P-05-12



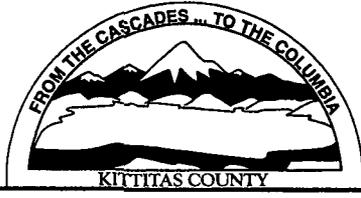
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Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
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COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

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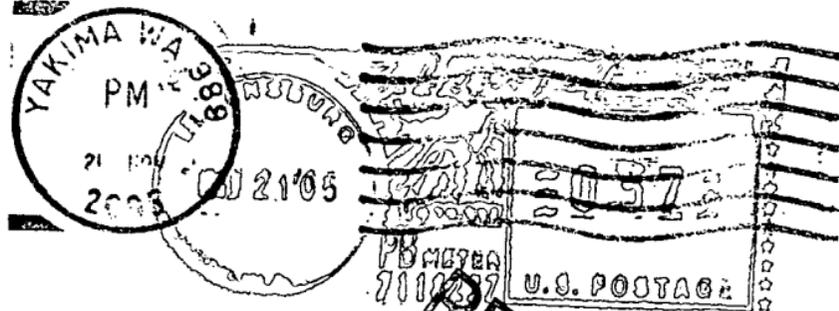
ATTEST:
CLERK OF THE BOARD

Debbie Myers
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APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926



P-05-12

MR



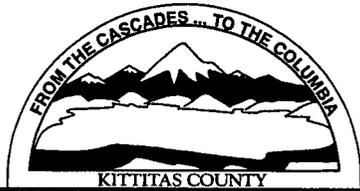
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ALL BUSINESS LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

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NOV 23 2005
KITTITAS COUNTY
CDS

98926#4502





Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

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WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
5. *Sewage*

Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
8. *Irrigation Water*
 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.
9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this 15th day of November 2005.



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

Perry D. Huston
Perry Huston, Chairman

David B. Bowen
David Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

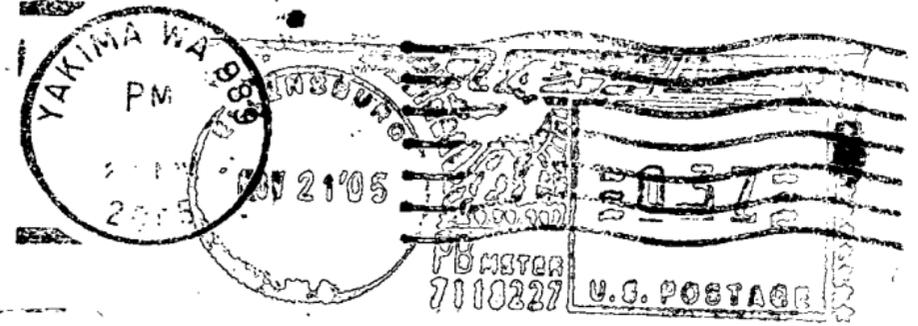
Debbie Myers
Debbie Myers

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926

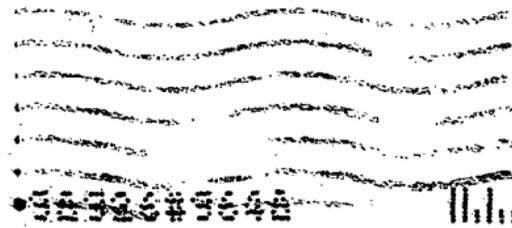
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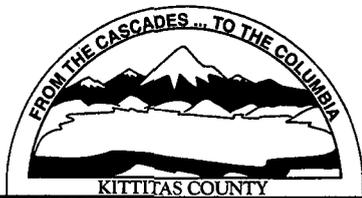


Wally Dillion
2604
W. Willis Rd
Ellensburg, Wa. 98926

 RETURNED TO SENDER
**NOT DELIVERABLE
AS ADDRESSEE
UNABLE TO FORWARD**

RECEIVED
NOV 23 2005
KITTITAS COUNTY
CDS





Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
Green Trails Estates

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Attached is a copy of the approved resolution.

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

109

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the Green Trails Estates Plat and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
5. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
8. *Irrigation Water*
 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.
9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this 15th day of November 2005.



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

Perry D. Huston

Perry Huston, Chairman

David B. Bowen

David Bowen, Vice-Chairman

Alan Crankovich

Alan Crankovich, Commissioner

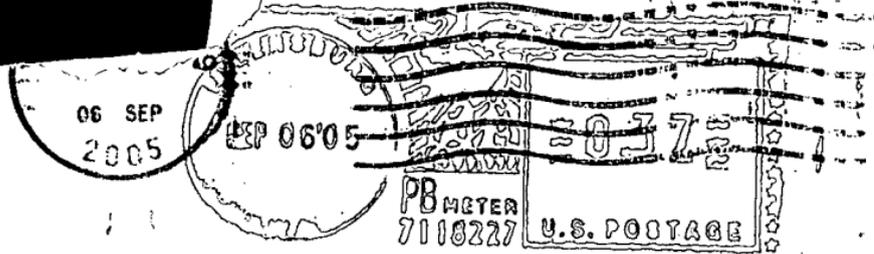
ATTEST:
CLERK OF THE BOARD

Debbie Myers
Debbie Myers

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY, SUITE 2
ELLENSBURG, WA 98926



P-05-12



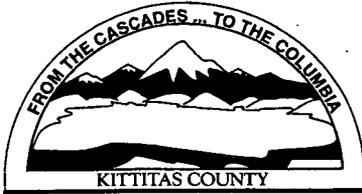
NOT DELIVERABLE
TO ADDRESSEE
UNABLE TO FORWARD

WINDY CITY DEVELOPMENT LLC
204 W TACOMA AVE
ELLENSBURG, WA 98926

RECEIVED
SEP 08 2005
KITTITAS COUNTY
CDS

55026#0604





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

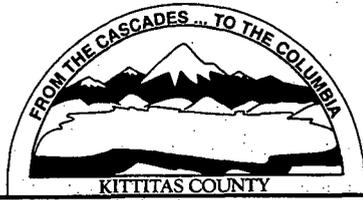
Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) - Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Green Trails Estates Preliminary Plat for 10 building lots totaling approximately 11.11 acres in the Suburban Zone - #P-05-12

PROPONENT: JDT Properties
2813 Airport Rd
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Associates.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06040-0022.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

Environmental Health

1. *Dust and Emissions Reduction and Control*

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.

2. *Potable Water*

- a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
- b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.

3. *Sewage*

Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

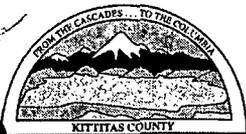
A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005



KITTITAS COUNTY

**COMMUNITY
DEVELOPMENT
SERVICES**

*Darryl Piercy
Director*

*Allison Kimball
Assistant Director*

COMMUNITY PLANNING
BUILDING INSPECTION
PLANS EXAMINATION
ADMINISTRATION
PERMIT SERVICES
INVESTIGATION
ENFORCEMENT
GIS

411 N. Ruby Street, #2
Ellensburg, WA 98926

Phone(509) 962-7506
Fax (509) 962-7682
CDS@co.kittitas.wa.us

EXECUTIVE SUMMARY

TO: Board of County Commissioners
FROM: Marco Rains, Planner I
Kittitas County Community Development Services
DATE: October 12th, 2005
SUBJECT: Green Trails Estates Preliminary Plat (P-05-12)

Proponent: JDT Properties, landowner

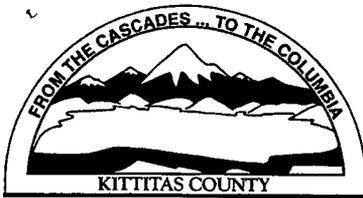
Agent: Chris Cruse, Cruse and Associates

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. Tax parcel # 17-19-06040-0022.

Project

Description: Plat subdivision of one 11.11 acre lot into 10 lots from .98 to 1.62 acres in size.

Attachments: Agenda Staff Report
File Index
Planning Commission Minutes
PC Staff Report
Copies of the Written Record
PC Audio Tapes Available Upon Request



Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: October 18th, 2005

ACTION REQUESTED: Set Closed Record Meeting for Green Trails Estates Preliminary Plat (P-05-12) for November 1st, 2005.

BACKGROUND: Green Trails Estates Preliminary Plat (P-05-12): JDT Properties, landowner (Chris Cruse, Authorized Agent).

Plat subdivision of parcel numbers 17-19-06040-0022, totaling 11.11 acres into 10 lots from .98 to 1.62 acres in size.

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. The area comprising part of the East 1/2 of Section 6, T. 17N. R. 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022.

Property is zoned Suburban and the Comprehensive Plan designation is Rural.

Community Development Services issued a Notice of Application on June 20th, 2005.

Community Development Services issued a Mitigated Determination of Non-significance on September 6th, 2005. No appeal was filed.

The Kittitas County Planning Commission held a public hearing on September 26th, 2005 and recommends **approval** of the Green Trails Plat with the following conditions:

1. Internal Roads for the area known as Green Trails Estates Plat shall be dedicated public roads built to appropriate County Road Standards.

INTERACTION: Transmittal of the September 26th, 2005 Planning Commission's recommendation of **approval**.

RECOMMENDATION: Set Closed Record hearing for November 1st, 2005

HANDLING: Notify CDS staff of hearing date

ATTACHMENTS: File Index
Planning Commission Minutes
PC Staff Report
Copies of the Written Record
PC Audio Tapes Available Upon Request

LEAD STAFF: Marco Rains, Staff Planner

PROJECT NAME: Green Trails Plat P-05-12

Index # *Numbers in lower right corners	Document Name
1	Green Trails Application Submitted June 17 th , 2005
2	Original Plat Map- 8.5" x 11" Shows road as being a separate private tract/lot (later changed to item #13)
3	Notice of Application July 20 th , 2005
4	Affidavit of Publication (Notice of Application)
5	Kittitas County Environmental Health Comments June 21 st , 2005
6	Washington State DOT Comments July 25 th , 2005
7	Department of Ecology Comments August 2 nd , 2005
8	Original Public Works Comments based on the original Plat Map August 5 th , 2005
9	Neighbor Comments: Paul D. Bennett Comments Submitted July 29 th , 2005
10	CDS Letter to applicant requesting additional information April 16 th , 2005
11	Letter supplying additional information from applicant August 23 rd , 2005
12	Letter from James Denison, Attorney at Law regarding additional information submitted August 23 rd , 2005
13	Revised Plat Map (8.5" x 11") (shows 60' private access easement instead of a separate tract as originally submitted) August 23 rd , 2005
14	KC Public Works: Updated and revised Comments (based on the revised information received) Submitted September 1 st , 2005
15	SEPA Mitigated Determination of Non-Significance Issued September 6 th , 2005
16	SEPA Legal Notice- Daily Record
17	Maps of Area
18	Planning Commission Staff Report
19	Planning Commission Minutes

**KITTITAS COUNTY PLANNING COMMISSION
MEETING MINUTES - SEPTEMBER 25, 2005**

D. Green Trails Plat - P 05-12

The hearing was opened to the Green Trails Plat - P 05-12.

Staff Planner **Marco Rains** presented his Staff Report to the Planning Commission by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report with Suggested Findings of Fact. Rains provided overhead view of maps for consideration.

Mark McClain questioned whether this was in the cities Urban Growth Area. Rains advised that grasslands are outside of the UGA.

Doug Harris had a question in regards to page 3 of the Long Plan Application - Surface Water and the Ellensburg Water Company. Harris asked Rains whether or not the approval had been given by the water company. Rains reported that as part of approval of this Plat the Ellensburg Water Company would have to sign off on the Plat. We have not received comment, but this is part of a process.

The hearing was opened to Applicant testimony.

Chuck Cruz, 217 E. 4th, Ellensburg, Washington, representing the applicant. Cruz provided the Planning Commission with a Plat Map. Attached hereto and incorporated herein as Exhibit C is a Plat map of Green Trails Estates.

Cruz testified that the Staff Report is complete as presented. Cruz responded to the question on the irrigation delivery by informing the Planning Commission that he has spoken to Larry Brown, manager of the Ellensburg Water Company and who jurisdicts the water system as well as the water used for this application. The Plat is very straight forward, what you see is what we are proposing.

McClain questioned if Green Trails was going to tie into city water or going Class B? Cruz informed McClain that town ditch is operated by the Ellensburg Water Company and it is irrigation water. This is not in the UGA and the land was deliberately drawn around this neighborhood. There are no city services within reach. It is unlikely that city services will extend into this area in the foreseeable future. We are going to do a Group B water system. Cruz reserves the right to comment after public testimony.

David Black questioned whether Quartz Mtn Drive presently a cul de sac. Cruz reported that it was and it has a paved roadway like a roadway, although it has not curb or sidewalk. Black asked if they intended to do an extension there and down. Cruz testified that grasslands and grassland parks are an exclusive neighborhood in the community here and it is our proposal to continue that. Roads will appear the same as what exists. We are trying to minimize dramatic

changes. Black questioned if this was going to be a private road. Cruz reported that it would be. Black questioned if Quartz Mtn. Road was private or public. Cruz responded by informing him that it was a public road.

The hearing is open to public testimony.

Paul Bennett, 2013 Quartz Mtn. Drive, Ellensburg, Washington. Bennett testified in opposition. Bennett commented on Cruz's comment on the goal. Bennet quotes from Cruz's letter submitted in the packets. "Our goal in creating Green Trails Estates Plat is to produce a quality neighborhood that is a highly desirable place to live. Our hope is that this plat and it's future residences will make a complimentary asset to the local community". Bennett agrees that this is a goal, but he submits to you that this Plat and it's subsequent ones will fall short of that. The reasons for that is the private roads. There is nothing stopping homeowners from posting signs on private road to keep out and with private roads School buses in Ellensburg are not allowed to drive on them. The Code lets them do this because this is a "mismatch" of Codes right now.

Bennett testified that the whole intent was to get the road standards and subdivision so their complimentary. What you have is no planning right now. Bennett cannot think of one good public reason to make this a private road. If you make this a private road then eventually all the folks will be up there and asking why this is not a county road because it functions as a County road and then eventually it will become a County road. That private road that has now become a County road is now a liability to the County because it is not build to County standards.

Bennett requested that the Commission place restrictions on access if they choose to make this a County road. Bennett believes that it is possible that if restrictions are not placed then someone will try to connect the roads. Do not allow any further access to the properties.

Bennett questioned the Group B wells and who was going to monitor and who was going to enforce the usage of 5000 gallons per day? What happens if they violate that 5000 gallons per day? Specific questions need specific answers.

Bennett would like to start enforcing what we have out there right now. Bennett reports that there is a horrible dust problem out there. No dust control. Bennett questioned occupancy permits in grasslands.

Black requested that Bennett refresh his memory on when they did the road standards didn't we establish that the private and public roads were to be the same? Bennett responded that no and the reason why is because we wanted the structure of the public road to last for 20 years. The public roads had a 20 year design. Private roads are to be maintained by a homeowners association so they could have something less to lower the initial costs with the promise to put in additional maintenance dollars. Widths were the same.

Eilert Bjorge, 2614 W. Willis Road, Ellensburg, Washington testified that he is not against the development but I do have questions with what is happening out there. Bjorge worried about the major threshold of development which pushes the requirements for SEPA to a higher level.

Bjorge suggested that each development should be considered as one totaling four parcels together. Bjorge feels this is important because we are looking at ground water withdrawal. Septic will be another concern depending on when they decide to put them in because there is different water levels in summer and winter.

Bjorge states that public service is a big concern to him because it hits his property taxes. Bjorge talked to City Council members on what they were doing with their developments North of town and they stated it was costing them 10 to 20% more than the anticipated property tax revenue for those houses. If that is the case with the County that is when they accelerate all of the property taxes. That is serious to me because I am retired now. Bjorge suggested that we have to take the whole realistic approach to that development as it is in a confined area.

Bjorge would like to see things are looked at in more detail. Would like to see more information on ground water; wells in the area; septic tank impacts; costs to provide added services and impact fees. Who do we talk to in the County when there is noncompliance with a SEPA? Bjorge is not against the development just concerned on how it will affect him.

Wally Dillion, 2604 W. Willis Road, Ellensburg, Washington. Dillion testified that he is impacted by this development. Dillion wants to know if the County does perk tests anymore because the ground does not perk. Dillion is concerned about the water and the different levels in summer and winter. Dillion reported that the dust is horrible and asked if there was anything that can be done about it. Worried that taxes will rise with the increase in development and the traffic, but what worries Dillion the most is where the water is going to come from. Dillion is against this Plat proposal.

Cindy Preston, 2514 W. Willis Road, Ellensburg, Washington representing her mother Gretchen Preston. Preston testified she is opposed to this development because if they every extended Willis road it would go right through their house. Preston questioned how these lots were divided up and why we are doing segmental SEPA here. Preston concerned about the dust and garbage problem from the development. Preston concerned about the increase in traffic on Number 6 Road which is currently a death trap because noone travels at 50 miles per hour; with dogs running loose because everyone thinks they are in the country; and concerned with how they are going to handle the irrigation water. Preston comments on how city utilities and that they presently have gas out there. Preston suggested putting a fence along the development. Preston is not against this just upset with the way it was handled.

Yuonne McClure, 2609 W. Willis Road, Ellensburg, Washington. McClure testified that the first house that the County allowed in there has destroyed her well. McClure is positive that more wells will be contaminated if they allow more houses to be built. McClure is concerned about the rise in property taxes. McClure hopes that this Plat is not approved.

Pat Deneen, testified on Class B wells. Deneen reported that the State of Washington has an exempt well allocation. A one acre lot is allowed one septic system and one well. Each individual lot would be allowed to withdraw 5000 gallons of water per day for domestic use and under the Attorney General's opinion, unlimited amount of water per day to irrigate a 1/2 acre and an unlimited amount of water per day for stock. Deneen testified that if you put in a Class B

well, you limit the amount of acres that can be irrigated out of that well for the entire 10 lots. Deneen testified that this particular piece of property has an irrigation water right which eliminates them from having to use the Class B well from irrigating.

Deneen reports that in researching water he sees no declining anywhere of any water table that we have looked at for domestic wells. Class B wells make more sense than exempt wells. Deneen agreed with Bennett on County Road Standards. Applicants should build private roads to public standards. Deneen suggests that the Commission place a condition that they build the private road to public standards. Deneen testified that Septic systems need to meet the state requirements. Property taxes - that is a big issue. I would agree that property taxes are high. Property taxes are not driven by costs, they are driven by the assessed valuation. Deneen proposed a dust abatement plan for the dust problem. If there is a problem with that then report to County Code Enforcement.

Jim Denison, Attorney at Law, PO Box 1088, Ellensburg, Washington representing JDT Properties, Jack Miller. Denison agreed with Pat Deneen on the water issues. Denison testified on the roads and agreed with Bennett that the Code has allowed the applicant to put in a private road and that is what the applicant is wanting to do under the current road standards. Denison agreed with Deneen, after talking to Jack Miller, there is no reason why we couldn't make that road as good as a quality as a County road. Denison reports that he has heard nothing but positive remarks other than the increase in property taxes and assessment, but the development is going to give you a break by maintaining this road which is a public benefit because there is no additional costs to the County to maintain it. Denison testified that they have no intentions of attaching on to Willis road and not sure where that came from.

McClain asked if there was any objection to the requirement that it be maintained to public road standards. Denison testified "no".

Chuck Cruz testified that he sees concern among Commission member and confusion among certain members of the public. Cruz stressed that this application was not prepared in a half hazard fashion and it has not arrived here before you with out review. Cruz walked through the items in the SEPA- Notice of Action, dated September 6th. Attached hereto and incorporated herein is the SEPA Mitigated Determination of Non-Significance. Cruz clarified the concerns raised from testimony given. Cruz testified that if we do not conform with the SEPA we do not have a Plat.

Bill Vertres, 2117 Quartz Mtn. Drive, Ellensburg, Washington testified that the proposed subdivision and the one that is currently being constructed connects completely to grasslands so it should live under the same require as the rest of us and not be able to change. Vertres noted that anything that is connecting to that neighborhood, the County has an obligation to protect the existing neighborhood. Vertres requested that the Planning Commission look to the future and monitor the development.

Black asked Vertres if they were on a Group B or Group A water system. Vertres reported Group A water system for 100+ houses and we are monitored. We have an above ground water system that is pressurized and all of our road as public.

The chair opened the hearing to the Planning Commission deliberation and Motion.

Harris commented on the criteria for roads and how the roads will far exceed grassland roads as far as meeting standards. Dust abatement could very well be on the books but Harris does not believe it is controlled. Perna stated that if it is in the SEPA then it is required to control dust. McClain commented that all an individual would need to do is contact the Code Enforcement Officer and the Code Enforcement Office will go out and can shut down a project if they do not comply.

Black would like to see a public road, but believes the Code allows them to build a private road. Black would like to see the road built to standards of a public road.

Perna questioned the applicant about the possibility of a fence blocking the development. Cruz reported that as a condition he does not believe it is a requirement. However, Cruz did report that it has been his observation, in the last couple of plats that were developed, there were fences built. Therefore, this will probably be something that will happen naturally.

Perna questioned if it was his understanding because the Code allows it, the Planning Commission cannot enforce a public road. Rains responded by stating you can as a recommendation of approval, then it would be up to the BOCC.

Black commented that he is concerned with the applicant using the roads that are public and then going into an area by changing the road. The configuration of this property is the same as the rest of the grassland configuration. The water system will be different. Black stated that we should look at this from a planning stage and not the 10 or 11 parcels. Black suggested that the configuration should be the same throughout the grassland area. McClain agreed, but it is the intent of the applicant to have this development look similar to the others. McClain questioned Black if his hang up was that you believe this should be a public road rather than a private road. McClain commented that it is his belief, it is not for the Planning Commission to determine and I do not believe we have the right to condition that either. Black commented that it is his belief that if the applicant is going to use an already maintained public road to access this development and then change its dynamics of the area, it would seem to him that it is not our decision ultimately, but I do believe we can condition the type of roadway that is put in.

McClain commented that if you develop private property and choose to do certain things to that property, that is what property ownership is all about. McClain feels that we do not have the authority to condition this property. Black disagreed because the applicant is coming off of a public road. Harris commented that he can see an island being developed. Rains commented that in our Code Book in the Suburban portion of the Code, it does require that main dwelling units have a main right of way, but he does not believe it has been enforced because of the road standards over loading the other.

Denison clarified by testifying that the new road standards specifically and expressly states that if there is any contradiction between them and any other subdivision code or zoning code the new road standards trump those therefore, while it does state it has to abut a public road, it

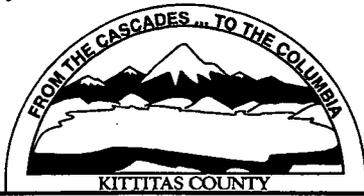
clearly states in the road standards the allowance of private roads in developments of up to 40 lots. This is a contradiction that road standards trump.

Mark McClain moved to pass forward the Green Trails Estates Plat - P 05-12 to the Board of County Commissioners with the recommendation of approval. The motion was seconded by Scott Perna. The motion was approved by a 3/1 poll of the Board.

Findings of Fact. Perna moved that a condition be included that states the road is to be built to public standards. Perna would like the record to reflect that there was testimony for and against the proposal. McClain disagreed with some of the Findings.

McClain requested a roll call on the Findings of Fact. The poll of the Board provided 2 yes and 2 no. Those opposed: David Black and Mark McClain.

Black clarified whether the condition was to make it a public road. Perna stated the condition was to make it a public road. Black misunderstood. Black changed his vote to reflect in favor of. **The Planning Commission approved the Findings of Fact (3-1).**



Kittitas County Community Development Services

Darryl Piercy, Director

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Marco Rains
Planner I
Kittitas County Community Development Services

DATE: September 19th, 2005

SUBJECT: Green Trails Estates Plat (P-05-12)

I. BACKGROUND INFORMATION

Proposal: Preliminary Plat Application – Green Trails Estates (P-05-12)- 10 Lot Subdivision

APPLICATION FOR A 10-LOT PLAT (P-05-12): Division of approximately 11.11 acres into a total of ten (10) lots submitted by Chris Cruse, authorized agent for JDT Properties, landowner, comprising part of the East 1/2 of Section 6, T. 17N. R 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022. The property is east of the recently approved Grasslands Park Plat.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

Environmental Health: The preliminary plat application proposes use of on-site sewage and a community Group "B" public water system.

Transportation: The applicant is proposing privately owned and maintained roads. As shown on the plat map, the proposed road would be by a 60' wide private access easement off of the Quartz Mtn. Drive, a public road. Maintenance of the private road is proposed to be by the homeowners.

Irrigation: Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Rural.

Zoning Code:

The property is current zones Suburban. The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Lots must abut public right-of-way: KCC 17.20.1000- "Lots abutting right-of-way required for dwellings. No main dwelling shall be built or moved onto a lot not abutting a public right-of-way. (Res. 83-10, 1983)."

Minimum Lot Size: KCC 17.20.030-"The minimum lot size in the suburban zoning district shall be computed on the basis of one lot per gross acre with a minimum size of not less than 0.75 (three-fourths) acre."

Permitted Uses: KCC 17.20.020- Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, agriculture practices, etc.

Structural Setback requirements: KCC 17.20.060- 25' from the front, 15' from the sides, and 25' from the rear property lines.

Subdivision Code: KCC 16.04.010 (b) (1) Plat (Long Plat): The division of land into 5 or more parcels.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on June 17th, 2005. A Notice of Application was issued on July 20th, 2005. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see the attachments in the written record for complete text of all comments from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, information submitted with this project permit application, and additional SEPA information submitted August 23rd, 2005, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on September 6th, 2005. Please see the attached MDNS for specific SEPA conditions on this proposal.

Administrative Review Comments: The applicant has proposed access by a 60' private access easement, to be extended off of Quartz Mtn. Drive. As was previously stated, the Kittitas County Zoning Code Chapter 17 requires that in Suburban zoning districts no main dwelling shall be built or be moved onto a lot not abutting a public right-of-way (KCC 17.20.1000). Kittitas County Road Standards Code Chapter 12, which supersedes County Zoning Code requirements when a conflict occurs (KCC 12.01.030), allows for the road to be either public or private. KC Public Works has recommended the continuation of Quartz Mountain Drive remain a public road.

IV. SUGGESTED FINDINGS OF FACT

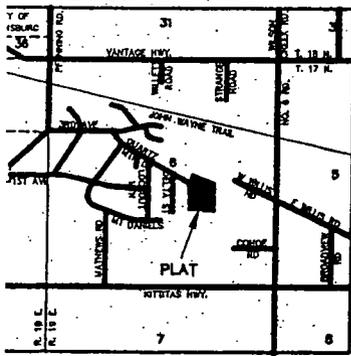
THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of JDT Properties., landowner, to the Community Development Services Department on June 17th, 2005.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 10 lots ranging from .98 acres to 1.62 acres.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on September 6th, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on September 26th, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. Public testimony was received for and against the proposal during the Planning Commission public hearing.
7. The Planning Commission finds that additional conditions are necessary to protect the public's interest as follows:

CONDITIONS OF APPROVAL

1. Internal roads for the area known as Green Trails Estates Plat shall be dedicated public roads built to appropriate County Road Standards.

VICINITY MAP

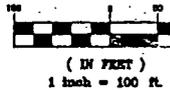


GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

*THIS SHORT PLAT
 SP-01-05*

ROBERT J. TITUS ETUX
 2500 E. 3RD AVE
 ELLENSBURG, WA 98926

DANIEL R. ORCUTT ETUX
 631 NUMBER 6 RD
 ELLENSBURG, WA 98926



13

LEGEND

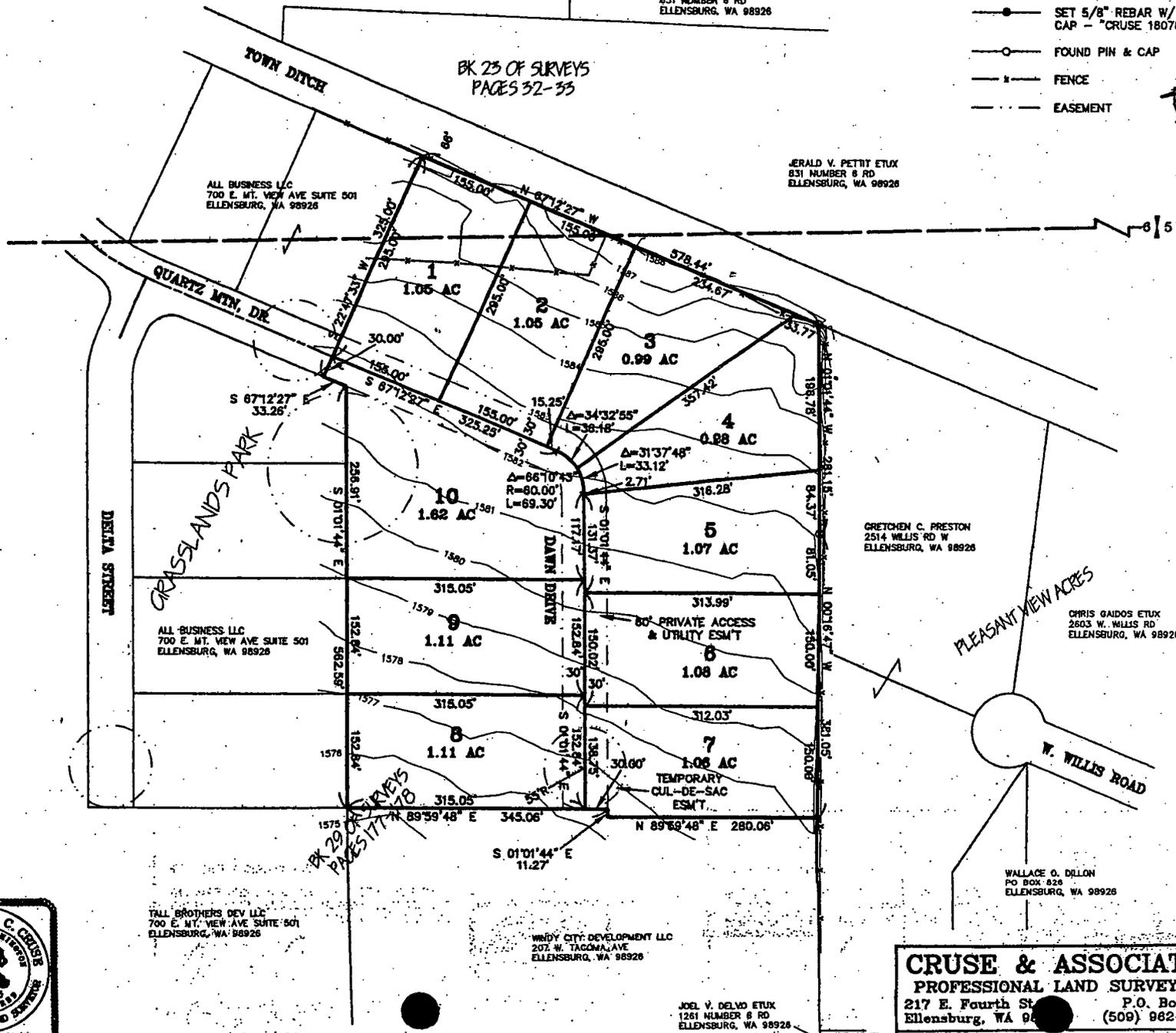
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- - - EASEMENT



NER:
 T PR...
 13 A... RT ROAD
 ENSBURG, WA 98926.
 TAL ACREAGE: 11.11 ACRES
 OF LOTS: 10
 NE: SUBURBAN
 SOR'S NO: 1719-08040-0022

URCE OF WATER: GROUP B WATER SYSTEM
 ER SYSTEM: SEPTIC TANKS
 AINAGE: AS-PER KITTITAS CO. STANDARDS
 CESS: PRIVATE ROAD

AL DESCRIPTION
 CEL B OF THAT CERTAIN SURVEY AS RECORDED
 EMBER 15, 2003, IN BOOK 29 OF SURVEYS,
 ES 177 AND 178, UNDER AUDITOR'S FILE NO.
 1312150026, RECORDS OF KITTITAS COUNTY,
 SHINGTON; BEING A PORTION OF THE EAST HALF
 SECTION 6; TOWNSHIP 17 NORTH, RANGE 19 EAST,
 IN THE COUNTY OF KITTITAS, STATE OF
 SHINGTON.



ERALD V. PETTY ETUX
 831 NUMBER 6 RD
 ELLENSBURG, WA 98926

GRETCHEN C. PRESTON
 2514 WILLIS RD W
 ELLENSBURG, WA 98926

CHRIS GAIDOS ETUX
 PO BOX 824
 ELLENSBURG, WA 98926-9648

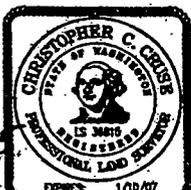
WALLACE O. DILLON
 PO BOX 824
 ELLENSBURG, WA 98926

TALL BROTHERS DEV LLC
 700 E. MT. VIEW AVE SUITE 501
 ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
 207 W. TACOMA AVE
 ELLENSBURG, WA 98926

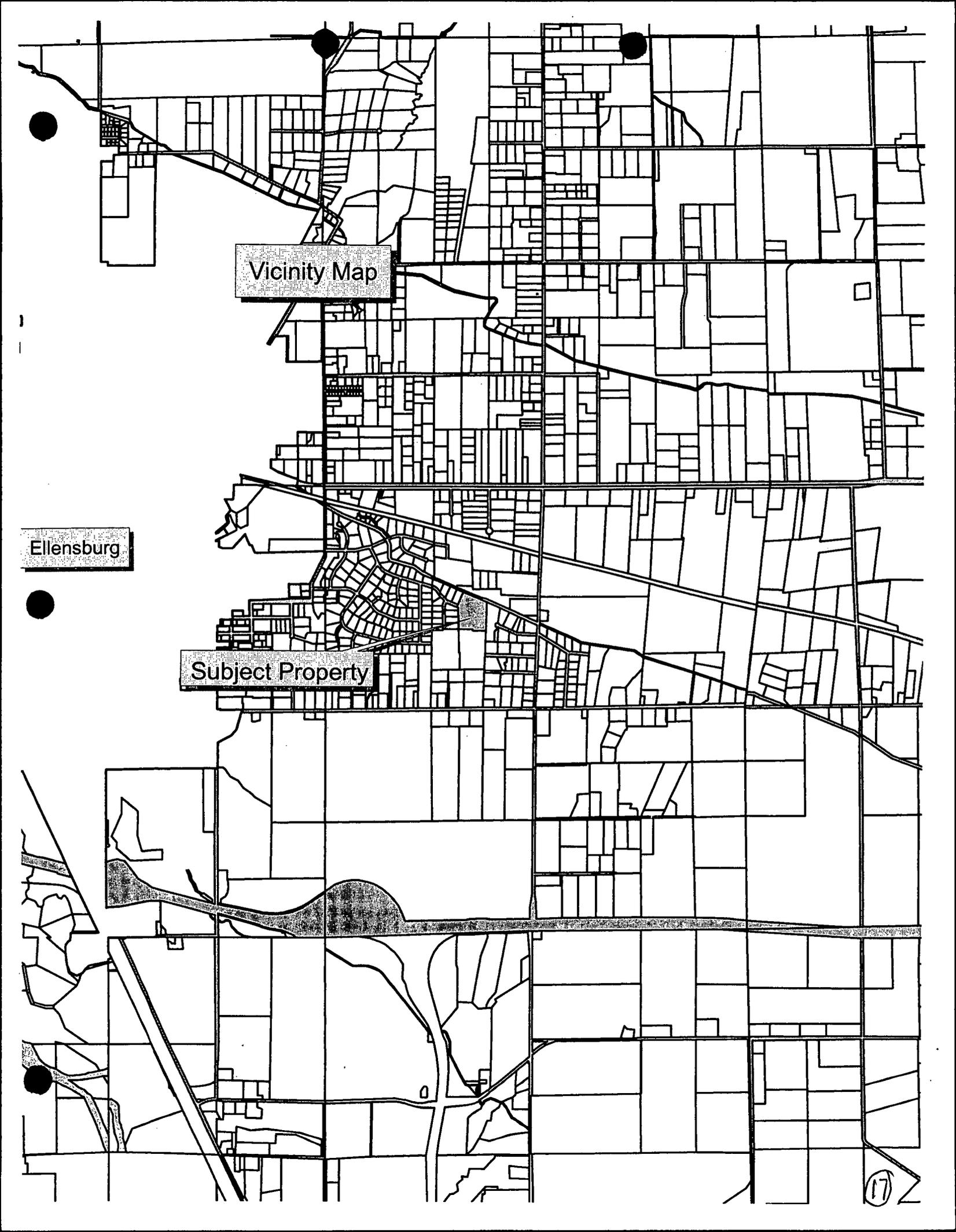
JOS. V. DELVO ETUX
 1241 NUMBER 6 RD
 ELLENSBURG, WA 98926

MEYOR'S CERTIFICATE
 MAP AND LOT LAYOUT IS A DEPICTION OF
 PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
 INFORMATION IS BASED ON FIELD WORK DONE IN
 YEAR OF 2004.



Chris Cruse
 8/23/2004
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor

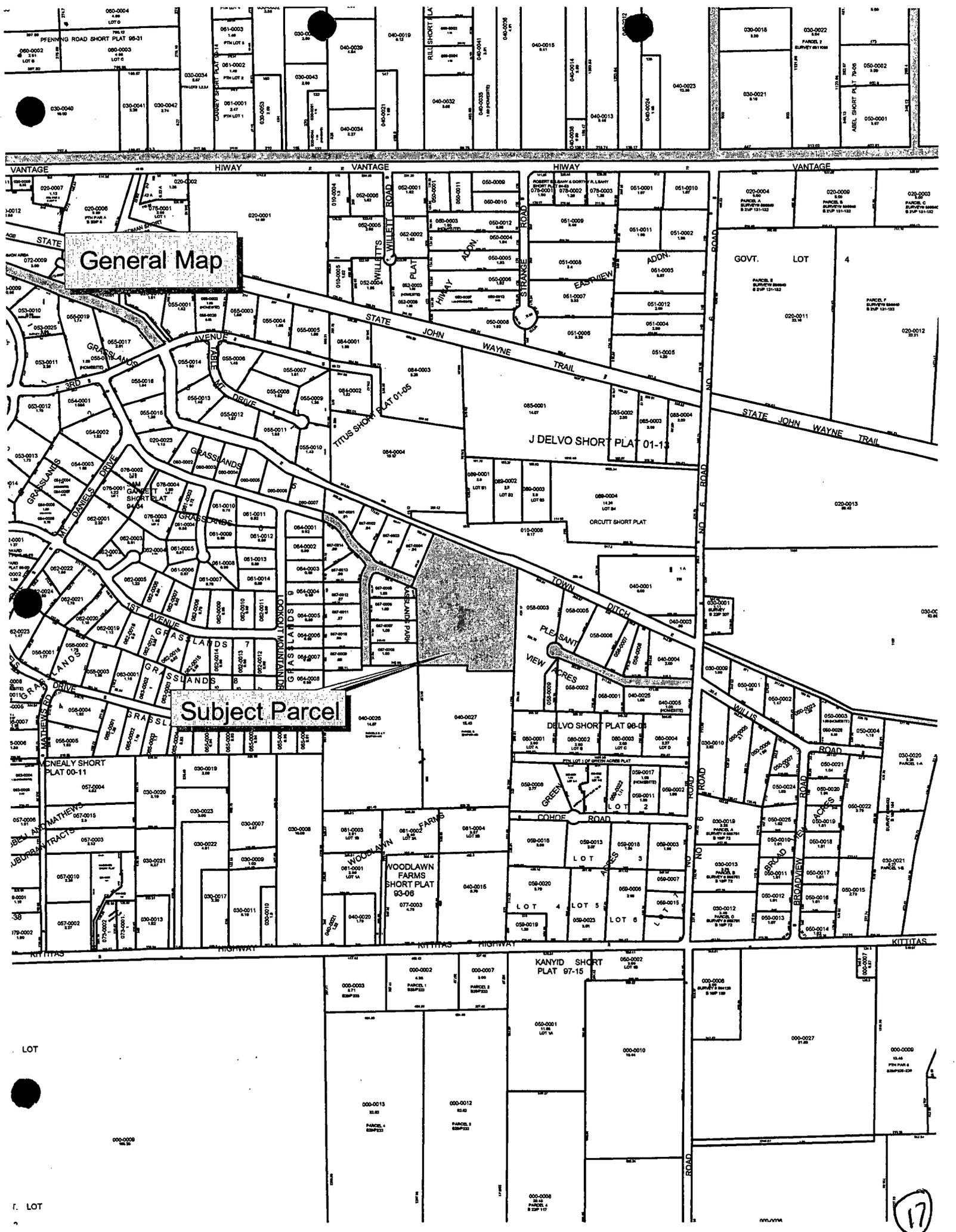
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 859
 Ellensburg, WA 98926 (509) 962-8242



Vicinity Map

Ellensburg

Subject Property



General Map

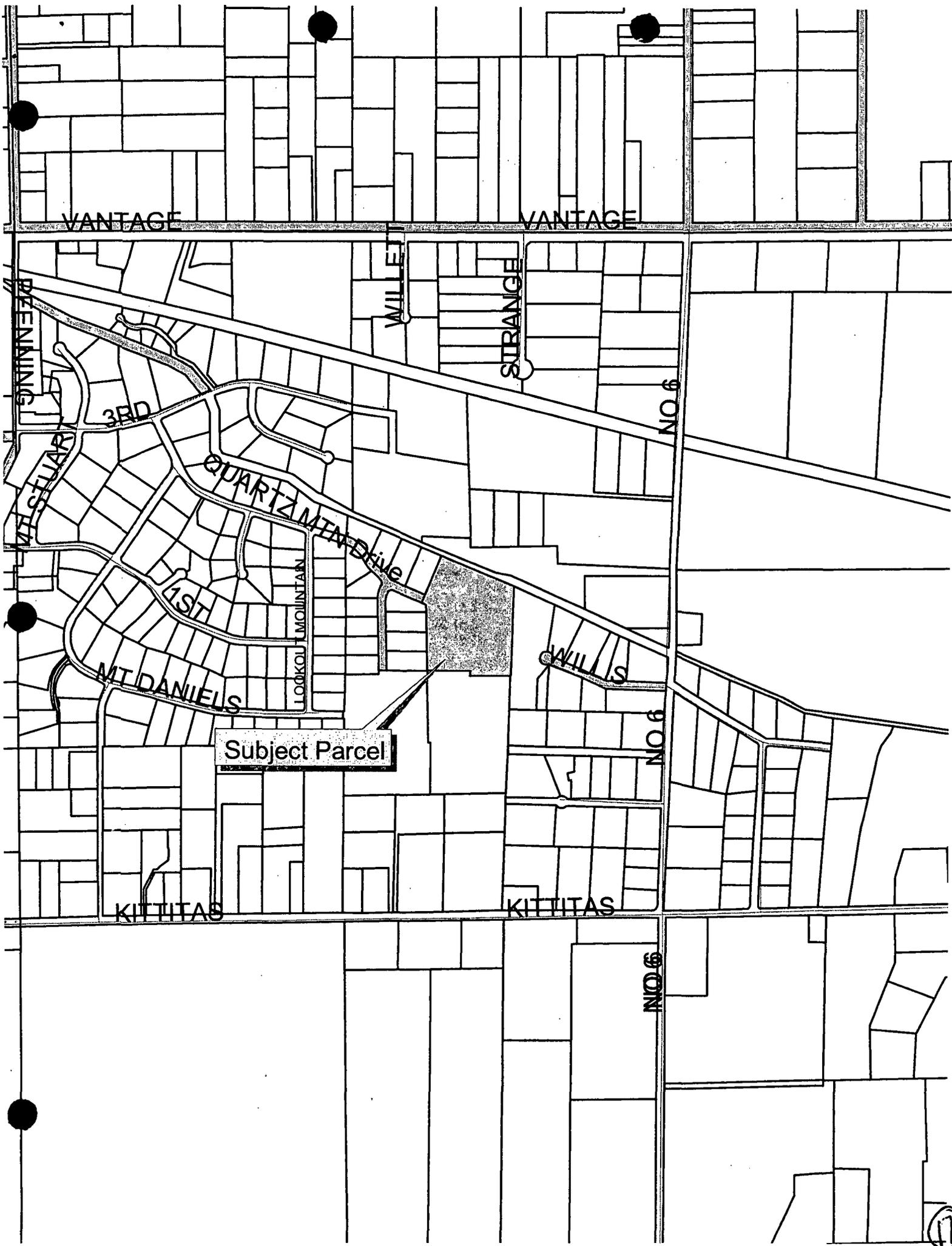
Subject Parcel

GOVT. LOT 4

J DELVO SHORT PLAT 01-13

WOODLAWN FARMS SHORT PLAT 03-06

KANVID SHORT PLAT 07-15



VANTAGE

VANTAGE

PENNING

WILLET

STRANGE

3RD

NO. 6

QUARTZ MOUNTAIN DRIVE

1ST

LOOKOUT MOUNTAIN

MT. DANIELS

WILLIS

NO. 6

Subject Parcel

KITTITAS

KITTITAS

NO. 6

17

Current County Zoning Map

Suburban

AG-3

Suburban

Suburban

General Commercial

Suburban

Public Reserve

Suburban

Suburban

AG-20

Subject Property

Residential

Suburban

Suburban

Commercial Agriculture

Commercial Agriculture

Commercial Agriculture

Notice of SEPA Action/Public Hearing

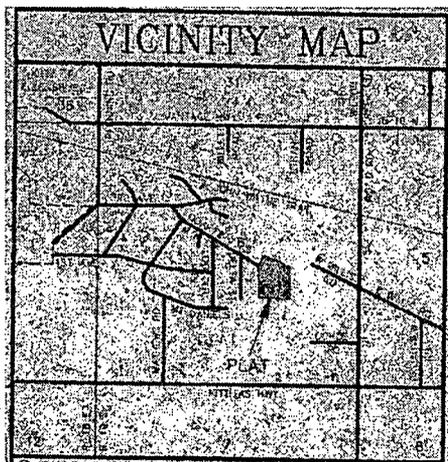
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on September 6th, 2005, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for JDT Properties, landowner, for an approximate 11.11 acre site, APN 17-19-06040-0022 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file for Green Trails Estates Plat (P 05-12) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person: Marco Rains, Planner.

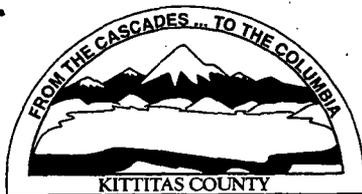
Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 21st, 2005 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, September 26th at 6:30 p.m. in the Commissioners Auditorium at the Kittitas County Courthouse. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: September 6th, 2005

Publish: September 9th, and September 16th, 2005. Daily Record.





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

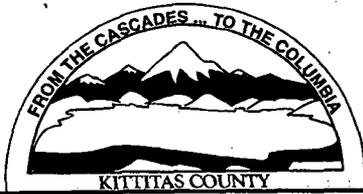
Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) – Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Green Trails Estates Preliminary Plat for 10 building lots totaling approximately 11.11 acres in the Suburban Zone - #P-05-12

PROPONENT: JDT Properties
2813 Airport Rd
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Associates.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06040-0022.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

Environmental Health

1. Dust and Emissions Reduction and Control

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.

2. Potable Water

- a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
- b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.

3. Sewage

Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

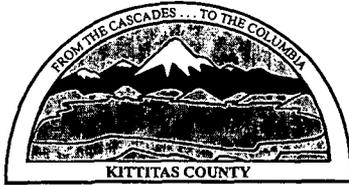
A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005



KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Staff Planner, Community Development Services

FROM: Randy Carbary, Development Review, Planner II *RC*

DATE: August 5, 2005

SUBJECT: Green Trails Estates Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "**Conditional Preliminary Approval**" has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Bearings and Distance: Bearings are not shown for some lots (ie: the western lot lines of lots 5,6 & 7). Although bearings are shown on eastern lot lines, the western lines may or may not be the same bearing. Since no bearings are shown for the centerline of the newly proposed road (north / south portion) and the bearings are not shown for the eastern lot lines of lots 8, 9 & 10 it makes it difficult to surmise what the bearings are.
2. Temporary Cul-de-sacs and other easements: The dashed circular lines depicted on the face of the plat are not all identified. The one that is identified, at the south end of the newly proposed road, is depicted as a temporary Cul-de-sacs easement. This would appear to indicate that future extensions of the newly proposed road are possible. I would like the opportunity to meet with the applicant and/or designated representative to discuss the particulars of the newly proposed road.

Page 1 of 8

205 West 5th, Rm 108
Ellensburg, WA 98926

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

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AB

3. Road Names: The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat. (Per Kittitas County Addressing Guidelines).
4. Newly Proposed Road: The newly proposed road appears to be extension of Quartz Mtn Drive, as depict by the 60' right of way, this would appear to indicate that this is being proposed as a county "on-system" road, similar to the Grasslands Park Plat extension of Quartz Mtn Drive. Quartz Mtn Drive is designated as a Class 09 Rural Local Access Road per Kittitas County Road Standards 12.03.030, C. This would be consistent previous development actions and with current policy (see below Kittitas County Code 16.12.080) I would like the opportunity to meet with the applicant and/or designated representative to discuss the particulars of the newly proposed road.

16.12.080 Lot access.

1. Every lot shall be provided with satisfactory access to a public road. No lot shall be served by an easement which is the exclusive means of access to the lot.

2. Subdivision lots which are adjacent to a major or minor collector arterial road (as designated by the board) shall be provided with access other than the arterial road unless the board grants specific exemption to this requirement upon the recommendation of the planning commission and director of public works. (Ord. 84-6 (part), 1984).

Internal Roads: As per previous development requirements for the extension of Quartz Mtn Drive, the newly proposed road shall be constructed per KCC 12.20.50 Rural Local Access as defined in Kittitas County Road Standards 12.03.010 Road Classifications, C.

12.03.010 Road Classifications. County roads or streets are classified functionally as indicated in the following Sections 12.03. Function is the controlling element for classification and shall govern right-of-way, road width and road geometrics. Other given elements such as access, arterial spacing, and average daily traffic count, (ADT) are typical.

C. Rural Local Access (Class 09). Road, which provides direct access to adjoining properties within a neighborhood. These constitute all rural mileage not classified as principal arterial, minor arterial, major collector, or minor collector mileage.

5. As per previous development requirements as follows:
 - a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

- b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.
6. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
7. Road Names: KCC 16.12.065 Road names shall be subject to the approval of the department of public works.
8. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.
9. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.
10. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

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- a. Clearing and grubbing;
- b. Road system drainage;
- c. Road subgrade;
- d. Road ballast grade;
- e. Completion of road surfacing.
- f. The plat shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
- g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

11. Test Results: KCC 16.16.035 Certified test reports.

- a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B" and crushed surfacing top course from a reputable testing firm for approval.
- b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
- c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
- d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the



approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
 2. Representative of all involved utilities;
 3. County director of public works or his representative.
- e. Following successful completion of the preconstruction conference, utility and road construction may proceed.
- f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road. (Ord. 84-6 (part), 1984).

12. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

- a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

- b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

13. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

- a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
- b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
- c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
- d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
- e. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
- f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

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- g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
- h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems. (Ord. 95-2 (part), 1995).

14. Approaches: All approaches to county roads shall be constructed as follows:

- a. An approved access permit will be required from the Department of Public Works, prior to creating any new driveway access, or performing any work within the county road right-of-way.
- b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.
- c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)
- d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

15. Roadside Features: (See Kittitas County Road Standards 12.50.010)

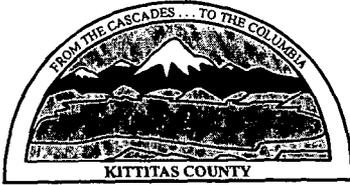
- a. Mailbox supports shall be of a "break-away" design.

16. Addressing:

- a. I recommend contacting 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.

17. Fire Protection:

- a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Community Development Services

FROM: Joy Potter, Engineering Manager *J.P.*
Randy Carbary, Development Review, Planner II *RC*

DATE: September 1, 2005

SUBJECT: Green Trails Estates – Private Road Proposal Comments

RECEIVED
SEP 02 2005
KITTTAS COUNTY
CDS

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Initially, Kittitas County Department of Public Works encouraged the applicant to construct a public road, built to County standards; however, it is my understanding the applicant does have the option to construct the newly proposed road as a private road. This does create some unique circumstances, which our department will address in this correspondence. If the applicant has any questions or concerns regarding these conditions, please feel free to contact our office to discuss matters further.

Prior to Final Plat Approval:

1. **Temporary Cul-de-sac(s):** The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to

Page 1 of 5

meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)

2. Cul-de-sacs:

- a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
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4. Private Road Requirements:

The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows. : (Per current Kittitas County Road Standards 12.12.020, Table 12-1).

Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. (See current Kittitas County Road Standards)

- a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- b. All easements shall provide for AASHTO radius at the intersection with a County Road.
- c. Minimum centerline radius will be 60'.
- d. Surface requirement BST/ACP.
- e. Maximum Grade 8% flat, 12% rolling or mountainous.
- f. Stopping Site Distance, reference AASHTO.
- g. Entering Site Distance, reference AASHTO.

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

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and
4. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is

Page 3 of 5

not responsible and a disclosure statement of the same is filed with the County Auditor, and

8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

5. Private Road Maintenance Agreement: The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
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7. Roadside Features: (See Kittitas County Road Standards 12.50.010)
- a. Mailbox supports shall be of a "break-away" design.
8. Addressing:
- a. I recommend contacting 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.
9. Fire Protection:
- a. Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
10. Plat Comments from previous adjoining Grasslands Park development shall still apply:
- a. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No

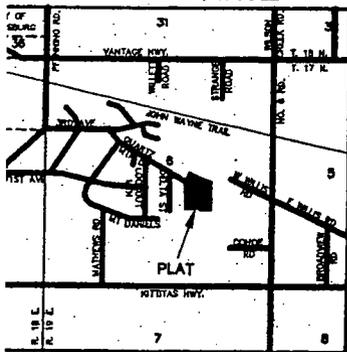
irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

- b. Wellhead Buffers will not encroach within County Maintained R/W.
- c. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

VICINITY MAP

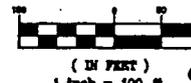


*THIS SHORT PLAT
SP-01-05*

**GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -**

ROBERT J. TITUS ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98926

DANIEL R. ORCUTT ETUX
451 NUMBER 6 RD
ELLENSBURG, WA 98926



13

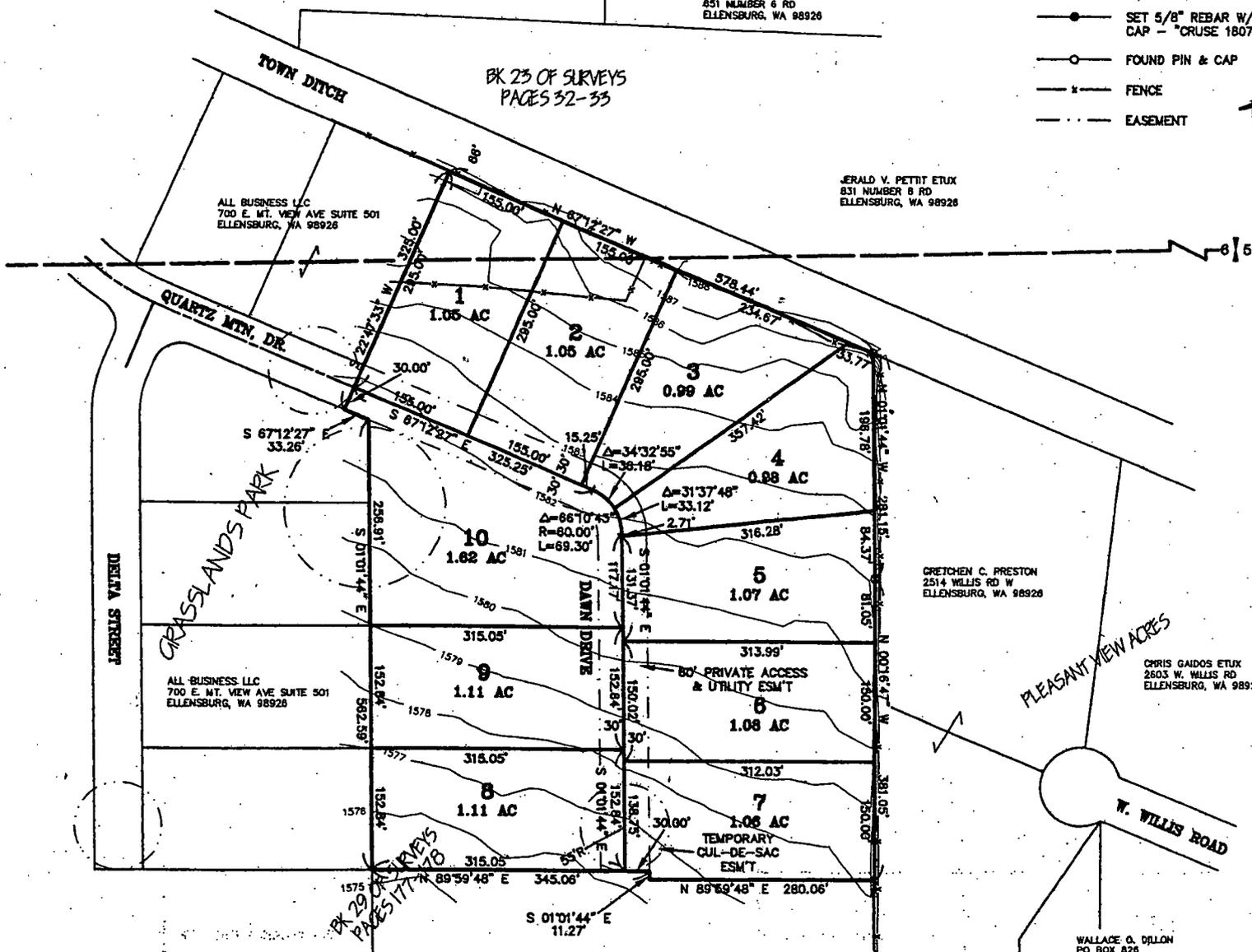
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- - - EASEMENT



NER:
13 PROPERTIES
13 MT ROAD
ENSELL, WA 98926
TOTAL ACREAGE: 11.11 ACRES
OF LOTS: 10
TYPE: SUBURBAN
DONOR'S NO.: 1719-08040-0022
SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
FINISH: AS PER KITITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION
SECTION 6 OF THAT CERTAIN SURVEY AS RECORDED
NUMBER 15, 2003, IN BOOK 29 OF SURVEYS,
PAGES 177 AND 178, UNDER AUDITOR'S FILE NO.
312150026, RECORDS OF KITITAS COUNTY,
WASHINGTON, BEING A PORTION OF THE EAST HALF
SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST,
... IN THE COUNTY OF KITITAS, STATE OF
WASHINGTON.



JERALD V. PETTIT ETUX
831 NUMBER 8 RD
ELLENSBURG, WA 98926

ALL BUSINESS LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

GRETCHEN C. PRESTON
2514 WILLIS RD W
ELLENSBURG, WA 98926

ALL BUSINESS LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

CHRIS GAIDOS ETUX
2803 W. WILLIS RD
ELLENSBURG, WA 98926-9648

WALLACE O. DELVO
PO BOX 826
ELLENSBURG, WA 98926

TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98926

JOEL V. DELVO ETUX
1261 NUMBER 8 RD
ELLENSBURG, WA 98926

MAPPER'S CERTIFICATE
THIS MAP AND LOT LAYOUT IS A DEPICTION OF
PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
INFORMATION IS BASED ON FIELD WORK DONE IN
MAY OF 2004.



Chris Cruse 8/23/07
CHRISTOPHER C. CRUSE
Professional Land Surveyor
DATE: 8/23/07

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.*

*Tel (509) 925-6916
Fax (509) 962-8093*

August 24, 2005

Attn Marco Rains
Kittitas County Community Development Services Department
411 N Ruby St., Ste 2
Ellensburg, WA 98926

Re: Green Trails Estate Plat P-05-12

Dear Mr. Rains:

I met with my client, JDT Properties, LLC, and Chuck and Chris Cruse regarding your letter dated August 16, 2005. Enclosed is a copy of our response to your specific questions outlined. We have given you as much detail as is available.

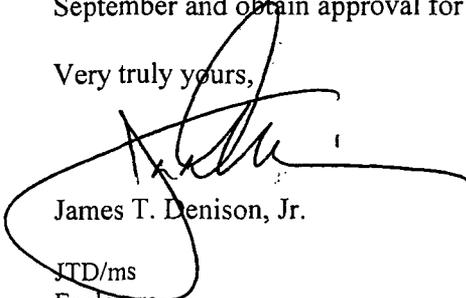
I was informed by Mr. Cruse you had indicated that if we were to provide you with this information this week that the hearing for Plat approval could go through in September as currently scheduled. Since we have provided that information, I see no reason why that cannot take place.

If you have any questions about the responses to your inquiries, you can contact either Chris or myself and we would be glad to help you, but we have answered your questions in as much detail as possible.

I do want to point out that we have changed the Plat, from 11 lots to 10 lots Plat, doing away with the nonconforming "Dawn Drive" and simply making that an easement access rather than a separate lot. The home owners will be required to maintain the road rather than the owner of Dawn Drive as indicated on the previous version of the Plat.

If you have any other questions, please let me know; I see no reason that we cannot proceed forward in September and obtain approval for this Plat.

Very truly yours,


James T. Denison, Jr.

JTD/ms
Enclosure
cc: Chris Cruse
cc: Jack Miller

RECEIVED

AUG 23 2005

KITTITAS COUNTY
CDS

(12)

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

RECEIVED

AUG 23 2005

KITTITAS COUNTY
CDS

August 23, 2005

Marco Rains, Planner
Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926

Re: Green Trails Estates Plat (P-05-12)

Marco:

I am writing to address some concerns that have been brought up during the SEPA comment period:

A.2.—At our current rate of growth I am certain most of the adjacent properties will be further subdivided. However, at this point I have no information on pending additions or adjacent subdivisions.

B.1.e.—The proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. I expect the earthwork needed to build the proposed road to be similar to that of the new road through Grasslands Park. The proposed private road, when built, will meet all applicable Kittitas County codes.

3.a.4.—As per discussions with Ellensburg Water Company, irrigation will be provided to all lots and will meet all their requirements prior to finalization of the plat.

3.b.1.—The exact location of the proposed Group B water system has not yet been determined. Prior to installing the system, we will meet with the Environmental Health Department to ensure our system will meet or exceed all applicable codes and laws.

14.a.—The access to the proposed lots as shown on this application is to be a private road. To specifically address concerns brought up by Kittitas County's Department of Public Works staff, the proposed lots will own to the centerline of the private road with a 60' easement providing access (see revised map). The proposed private road will be maintained by the homeowners it provides access to. The developer will retain the right to grant adjacent owners the use of the proposed easements. All roads, easements, cul-de-sacs, etc., that will serve this proposed plat will meet all applicable Kittitas County code.

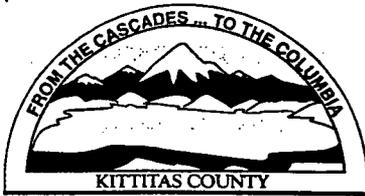
Our goal in creating the Green Trails Estates plat is to produce a quality neighborhood that is a highly desirable place to live. Our hope is that this plat and its future residences will make a complementary asset to the local community. If you have any further questions or need additional information, please do not hesitate to call.

Sincerely,



Christopher C. Cruse
Professional Land Surveyor





Kittitas County Community Development Services

Darryl Piercy, Director

August 16th, 2005

Chris Cruse
217 E. Fourth St
Ellensburg, Wa. 98926

Dear Mr. Cruse,

Re: Additional Information Requested for Green Trails Estates Plat (P-05-12)

Based on comments received during the SEPA comment period, additional information is being requested which would serve to clarify the proposal and potential impacts. The following SEPA Checklist items should be elaborated on and clarified:

A.2. It appears future subdivisions are planned adjacent to the current proposal. Any information you know regarding these future proposals would be helpful.

B.1.e. Please expand upon the quantities of filing and grading proposed. As identified in Public Works comments, an estimate of quantity of any filing or grading should be calculated based on the current proposal.

3.a.4. Will any alterations to historic irrigation water delivery occur? If so describe. Ellensburg Water Company approval will be required.

3.b.1. After looking at the plat, Environmental Health is confused as to where the exact location of the proposed Group B water system is proposed to be. Please clarify this.

14.a. Transportation: Please describe *in detail* the proposed access road, and what is being proposed beyond what is shown on the map. It is unclear as to the intent and details of the road proposal (private/public). Please explain how ownership issues would work and what the plan for cul-de sacs, connectivity, maintenance, etc is. Please be thorough.

Please submit the following responses as a supplement to the SEPA checklist as soon as possible. Once received, the Public Works and Community Development Services Departments would like to meet with the applicant to discuss any unresolved issues.

Sincerely,

Marco Rains, Planner
Community Development Services Department
509-962-7637

26 July 2005

Kittitas County Community Development Services
ATTN: Marco, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED

JUL 29 2005

KITTITAS COUNTY
CDS

RE: New Development east of Grass Lands Park

Dear Marco,

Thank you for the opportunity to comment on the proposed plat. I have included a copy of the comments I made for the previous plat, New Development as the are applicable to this development as well with the exception that the new development is taking irrigation water out of the Town Ditch versus water wells.

First I would like to identify the conditions that should be imposed upon the development:

1. All roads shall be County owned and maintained.
2. All width and design should match or exceed Grasslands Park design.
3. Lot access to this development shall be restricted to existing county roads through Quartz Mt Dr or First Street. There shall be no additional access from streets (private or public that touch or abut No 6 Highway or Kittitas Highway. This would prevent through access through the subdivision any greater than today's traffic.
4. Class B system shall be monitored by County Environmental health to verify the well does not pump more than the legal amount of 5000 gals per day.
5. The home owners association shall fund the additional monitoring costs. This monitoring shall continue for 5 years after 100% of the homes are occupied. If there are violations the water shall be shutoff to the proper number of home to stay within the 5000gals per day
6. The well shall have automatic shutoff to stop producing water in excess of 5000 in any 24 hour period.

Now for some general comments. Unless there has been additional documentation submitted since the first draft I find this SEPA to be woefully inadequate. This was similar to the first SEPA submitted for Grasslands Park. I accepted that because the individual submitting the SEPA was young and inexperienced. By submitting another woefully inadequate SEPA, much information missing or the reader is left to find, the drafter shows his disdain for the process his lack of respect for the County and the residents that want to provide constructive comments. The County should not have sent this out. It should be submitted with completed information.

Grasslands are all county roads and Grasslands Parks is County Roads. Although no one will admit it there are at least two to three more developments in the vacant land after this development is approved. Since the serial short platting is allowed without any discussion to cumulative impacts this developer wants to combine a mish mash of private and public road in that state public and end public but in between the are private. The elimination of previous safeguards to prevent this are gone. This is the epitome of no planning. With this scenario I can walk my dog and ride my bike every place else accept this area because it is private. The school bus will have to run an inefficient route and double back instead of continuing through.

What is the motivation; build a cheap road. I believe if you allow the private the public will convince a future BOCC to take on a potentially inadequate road at tax payer expense. All roads are public Keep it this way.

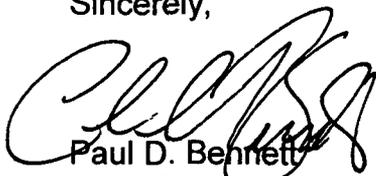
With the rash of private purchases of lots to access new development I would like protective conditions place that would eliminate the potential of through traffic on grasslands except through the three public access point that exist, Mathews, 1st and third.. Restrict the lots from ever accessing out to the Number 6 Road or Kittitas Highway. If you don't make this restriction more people will use grasslands as through traffic to by pass the Kittitas Highway because of increased traffic the new 187 lot development and other will generate. The new development is OK to occur don't ruin the existing ones because County regs are splintered or written so you can't address these real issues.

The issue of water. I disagree with the County's position of water and class B well. But if the County is so confident of the position the prove it through monitoring, and automatic shutoffs. If there are no violations after 5 years then stop the monitoring. The development will pay additional staff time to conduct the monitoring. The meters should be tamperproof.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created there own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I look forward to seeing this SEPA reissued in a complete manner.

Sincerely,



Paul D. Bennett
2013 Quartz Mt Dr.
Ellensburg, WA 98926

Incl Comments for Grassland Parks, Most comments are applicable.

May 19, 2004

Kittitas County Community Development Services
ATTN: Ms Jan Sharar, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Grasslands Park Plat (P-04-01)

Dear Ms. Sharar,

Thank you for the opportunity to comment on the proposed plat. I shall make some general comments and then get into specific comments regarding the SEPA checklist.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created their own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I find the SEPA fatally flawed and strongly request the county reject this document as being inadequate for review. The SEPA checklist is relatively simple and should provide sufficient information for the "reasonable and prudent person" to adequately determine what the impacts are for this development. From that reasonable comments could be made from which the SEPA determining official can make a determination of no significance or of a mitigated determination. This SEPA checklist has numerous errors of fact and errors of omission. There are 13 answers where the agent or the owner answers "unknown". These range from answering a simple question such as will there be additional fill, are there other governmental approvals required, is it an environmentally sensitive area. Now the answers to these questions may be "no", but it leads one to surmise that instead of thoughtfully and deliberately examining the impacts of the development that this checklist was just a process to get through. It may also be that the agent is inexperienced at filing out a SEPA checklist. If the latter is true the SEPA determining official could counsel and suggest ways of completing the document so we do have clear information.

Unfortunately there appear to be errors of fact and errors of omission. In responding to A2 the agent answers the question of future additions as "None anticipated", yet the plat clearly shows extensions and temporary cul-de-sacs. Is the statement of no future growth made because 14 lots is the most DOE will allow on an exempt well and if there were more than 14 lots a Class A water system would be required and there is no water right for this property. Is this a case of serial platting to get around the water issue? An issue that has kept this land from developing for years. As the SEPA determining official I expect a candid answer to this question.

The agent fails to answer the impact of traffic in the area. How should I know what a normal traffic load is for 14 residences. Is that 14 cars per day? 140 cars per day? 1400? The agents states up to 100 people may live there. How many trips would 100 people generate? It is not my responsibility to know the answer to this. The agent, as a professional, needs to provide complete and factual information that allows for thoughtful and reasonable review.

The answers of "not likely" appear in simple questions such as B1f. Could erosion occur as a result of clearing? The correct answer is yes of course it could, but there would be reasonable construction industry methods to minimize the impacts. The agent needs to try again and answers the questions completely.

Now, as to water. These comments may be irrelevant because if there are adequate irrigation and domestic water rights then there is no issue. Applicant should state that up front in the revised application. However, if there are no rights then there is an issue. As much of Grasslands operates of a Class A water system I would be concerned if numerous serial developments were going in with exempt wells serving as the source of domestic water. The impacts could have a significant adverse impact on the Grassland Class A water system. As there is no information in the packet as to water rights it is impossible to make a determination of the significance.

As the SEPA determining official you must reject this SEPA checklist as incomplete. I do not think there is sufficient information for you to make any level of determination based upon missing and incomplete information. To ensure you follow all procedures carefully and completely to carefully consider and evaluate all relevant information, that all the information must be present.

In the event that you disagree that the SEPA checklist should be rejected and resubmitted I do have specific comments that I would like you to consider.

A2a – There will be expansion based upon the obvious ends of the road and the fact that the is a temporary cul-de-sac. Is this an attempt to skirt the 14 lot limit on exempt wells. Will the same owner under a different partnership continue serial platting. You must evaluate on cumulative impacts Assuming all the land develops without a water right under exempt wells could there be an additional

40 to 50 homes all on exempt wells and yet there is no impact? A response is requested.

A3 - Can the ground handle septic? Is there evidence that domestic water can be found. Answer yes or no.

4a - What about the irrigation plan? Is all irrigation water going to be piped. What about irrigation easements to convey water to the south?

5a - What about Water rights, Class B water system approval, irrigation approval. Do you have them, what is the plan?

B1d - Are there surface indications of unstable soils. This would require the agent to visit the site and say yes or no based upon observation. None known is unacceptable.

B1f - Yes erosion could occur - what will you do to mitigate this during construction so it doesn't flow into a main irrigation ditch and plug pumps downstream.

B1g - 10% seems low. Does this include the road, all the homes and the fact that a homeowner could cover 1/3 of his lot with a home structure or driveways? This number is critical in determining how the developer will deal with storm water since 1 acre lots are too small to deal with their own storm water. Please show your calculations.

B1H - The fact that the agent is proposing no erosion control is unacceptable. He may not have to build a triple setting pond with aeration features, but a little silt fence would be nice. Again this speaks to the fact that the agent is either inexperienced in answering the questions or he is deliberately being evasive.

2a - Since the agent proposes no erosion control I can only assume that is because there will be no stormwater to generate erosion therefore he's just going to generate dust. As this is a residential area what is his dust mitigation plan and what do we do if he doesn't follow his plan. Better yet I hope he can provide a reasonable plan in the revised application and that he is able to comply with the plan to keep his project going.

2c - Oh, I guess he doesn't have a plan to control the dust.

3a1 - Is the agent planning on rerouting the irrigation ditches? Does he have permission from down stream owners and all users of the water? Where are the irrigation easements that show either recorded easements or historical use easements? I believe 60-100 foot irrigation easements are required for access/egress and maintenance. Document the irrigation right for this Plat in the revised SEPA.

3a2 – How will the water get under the road crossings? What irrigation flow is allowed? Will the crossing size be adequate for maintenance? Who maintains the irrigation flows and crossings?

3a4 – What water right does the applicant have or does this mean there is no irrigation right for the development? How will the residents irrigate the lawns? Will the Class B water system be used for irrigation? The agent should answer this question in the revised application.

3b1 – Please indicate what water right the development has for the well that will serve 14 residents with a Class B System. When the agent shows the adjudicated water right then this will clear up numerous concerns about domestic water. If the well is limited to 14 residents and 5000 gal per day then how does the applicant propose to shut the well off if the limit is reached so as not to have a significant adverse impact on other area wells? Later in the application the agent states there will be 14 to 100 people living in the development. Based upon 100 gallons per day per person that equates to a range of between 1400 gallons to 10,000 gallons per day. This exceeds the limit of the wells. If the water is used for irrigation it gets even worse. The agent should clarify this issue in the revised SEPA.

3c 1– If the water would runoff as it always had then there would be no issue, but given an increase in impervious surfaces of between 10-30% it seems unlikely that the agent meant to say that it “will run off as it always has.” Given a road, homes, outbuildings and driveways the applicant should describe/quantify the increase in storm water and state what they intend to do about it. The county must have regulations that could assist the agent in making this determination. He could mention that in the revised application.

3d – I guess the agent is not proposing any control of increased runoff water. He should in the revised application. Maybe it should meet some county codes, if applicable. Without this information it would be difficult for the SEPA determining official to thoughtfully consider all the impacts and make a reasonable determination of non-significance or mitigated significance.

4b – A quick calculation of the area of the road and an average of the total area disturbed for each of the middle-high income houses could produce an answer that folks could look at and evaluate.

6a – Would these be placed as part of the development or is it an individual responsibility? Are these in the road or on private lots?

7b – The construction should not go on from dawn to dusk. In mid-summer at the peak of construction that could be from 4:30 am until 10:00 pm. Limit from 7:30 to 5:00 Monday thru Friday – no weekend work. State that in the revised application

8h – Environmentally sensitive area? Maybe, maybe not, the agent can go and do the research and provide a definitive answer in the revised application.

8j – 14-100 people. That's a significant range. Assuming the typical 2.5 residents per home one would expect about 35 people. 100 people would have a negative impact on either an approved water right or they would probably exceed the allowable water from an exempt well. This also has a significant impact on traffic

13 – Historical impacts – Do the research and answer the question on the revised application.

14a – Since the name of the plat is Grasslands Park you are trying to associate with the desirable name of the Grasslands neighborhood. That's OK. Your roads should reflect the characteristics of the neighborhood, hard surface, same width, grassy swales, meandering nature. It also ensures no one leg takes on an excessive amount of through traffic. Your plan shows continuations, probably to Mt Daniel Drive. You should show an access to the Kittitas Highway to the south.

14d – The plat notes are unacceptable. We are essentially an urban area with a neighborhood traffic circulation system. The idea of placing private roads that are not accessible to the neighbors is offensive. The roads should be public to allow this residential neighborhood to expand safely and thoughtfully as it has in the past. The roads if private could be gravel. That is unacceptable for cars that could generate about 140 trips per day. The dust is unacceptable. When the agents submits the revised application he should address the roads and offer what was mentioned above in 14a. If not offered the SEPA determining official should include 14a as mitigation. As private roads the other neighbors could not walk around the block once all the developments are complete. That is inconsistent with the neighborhood. Build public roads safely and easily maintained that are maintained by the county just like the rest of the neighborhood. Or limit the development to 3 homes. Also name the roads that are consistent with grasslands. Delta Street doesn't quite fit. Where's the stormwater going to go? Is there a stormwater system? Will the temporary cul-de-sacs be paved? If the roads are private that means the school buses won't go down the road and all the children congregate in front of somebody else's house. Not very neighborly. Avoid that issue, keep them public.

14f – What is the volume. State a number and cite your source in the revised application?

14g – Are there any off-site transportation impacts that could be mitigated? The intersection at Quartz Mountain Drive and Mt Stuart is a doozy. Propose that you will fix the angle and the slope and drainage at that intersection.

Thank you for your consideration of these comments. I believe all the comments can be reasonably addressed in a revised application that can be thoughtfully and reasonably reviewed. Although a burden I do expect to see written consideration to each of the comments in the record. Please add my name and address to the mailing list so I can review your determination and if there is no revised SEPA document this gives adequate time to evaluate if an appeal is required or if your mitigation addresses all of the issues.

Thank you again for your consideration.

Sincerely,



Mary K. Pratt *FRANCOIS D. BERNET*
2013 Quartz Mountain Drive
Ellensburg, WA 98926

MAILING ADDRESS:

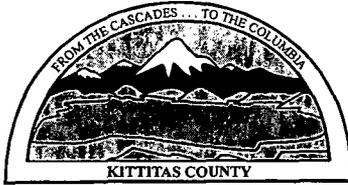
Mary K. Pratt
P.O. Box 662
Ellensburg, WA 98926

18. Plat Comments from previous adjoining Grasslands Park development shall still apply:

- a. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
- b. A variance may be sought to reduce the paved width of the proposed road system to be consistent with the existing widths already established within Grasslands.
- c. Wellhead Buffers will not encroach within County Maintained R/W.
- d. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Community Development Services

FROM: Joy Potter, Engineering Manager
Randy Carbary, Development Review, Planner II *RC*

DATE: August 5, 2005

SUBJECT: Green Trails Estates – SEPA Comments

Kittitas County received the Notice of Action for the Green Trails Estates Plat on June 20, 2005. Public Works submits the following comments in relation to the SEPA document:

General Comments: A previous development application was submitted and approved for the Grasslands Park Plat, which is adjacent to the proposed Green Trails Estates Plat. The Grasslands Park Plat required the extension of Quartz Mountain Drive and the newly proposed Delta Street to be constructed to County Road Standards for a Public on-system road. The same will be required for the further extension of Quartz Mountain Drive and the newly proposed Dawn Drive. These requirements will be further addressed in Kittitas County Public Works response to the applicants preliminary plat application.

SEPA Comments:

Section A.1. The proposed timing is ASAP, which indicates this is a project action rather than a planning tool.

Section A.2. It appears by the configuration of Dawn Drive and the proposed temporary cul-de-sacs that future extension of the road may occur.

Section B.1.e. This project will have grading and fill activities with the proposed road development and the individual home sites. At a minimum, the applicant will provide estimates for the road construction.

Section B.1.f. There is a possibility of erosion during clearing and construction. The applicant will identify the possibilities and the methods planned to minimize any erosion.

Section B.1.g. . Kittitas County Public Works is requiring a hard surface public road for the extension of Quartz Mountain Drive and the newly proposed Dawn Drive. Does the 15% calculation of impervious surface stated by the applicant included this consideration or does the 15% of impervious surface estimation only refer to the residential housing impacts.

Section B.1.h. Again, there must be some methods of erosion control planned for the construction of the roads as well as the individual structures.

Page 1 of 3

Section 2.a. The applicant has not addressed the issue of having to construct a paved road.

Section 2.c. The applicant should consider dust control during construction and will address watering and construction impacts.

Section 3.a.1. All irrigation easements, recorded or historic, will be identified on the site map included their width. Any alternation in the historic water delivery should be identified.

Section 3.a.2. No description or plans are attached on the work related to the water.

Section 3.d. Some method of runoff will be identified for the road construction.

Section 4.b. The applicant will have an approximation of quantities removed for road and residential construction.

Section 4.c. The applicant should research threatened or endangered species known to be on or near the site.

Section 5.b. The applicant should research threatened or endangered species known to be on or near the site.

Section 7.a. The applicant should address general risks associated with construction activities.

Section 7.b.2 The applicant will indicate hours in which construction can occur and consider noise impacts on the neighboring residents.

Section 7.b.3 The applicant will address propose measures to reduce or control noise impacts.

Section 8.h. Applicant should consult with appropriate agencies to determine if there has or has not been any classified environmentally sensitive areas.

Section 11.d. As in a previous development application for the Grasslands Park Plat, Light and Glare was addressed in SEPA using the following language:

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded.

The applicant should address Light and Glare in a similar manor.

Section 13.a. Has the applicant researched to see if any cultural studies have been performed in this vicinity.

Section 14.a. On the attached Preliminary Plat Map the applicant depicts what appears to be a 60' right of way as an extension of Quartz Mountain Drive that eventually becomes the newly proposed Dawn Drive. ***This would tend to indicate that the proposed new road(s) are going to be established as public roads.*** The applicant has also described the "access" as a "private road". Clarification is needed as to where the public road would end and where the private road would begin.

Section 14.d. The applicant has also described the "access" as a "private road". Clarification is needed as to where the public road would end and where the private road would begin.

Our department's policies, standards and codes dictate that consideration being given to the design, functionality and future transportation needs of newly proposed roads. In reviewing the

information provided, I would conclude that this newly proposed road should be consistent with the adjoining and neighboring roads that currently exist within the Grasslands subdivision. I presume that the intent of this application would be similar, in nature, to the Grasslands Park Development application, in that, the goal is to have Green Trail Estates be a natural extension of Grasslands. If that is the case then the newly proposed road should be incorporated into the existing road system that serves Grasslands and have the same attributes, including a similar level of design, construction and maintenance.

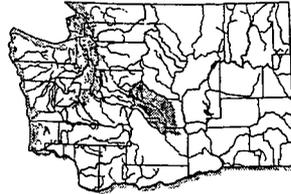
On the attached Preliminary Plat Map the applicant has proposed a temporary cul-de-sac at the south end of Dawn Drive. Kittitas County Department of Public Works requests that the applicant enter into further discussion with our department regarding the incorporation of the newly proposed road(s) into the existing road system.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

August 2, 2005



Your address
is in the
**Upper
Yakima**
watershed

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

Dear Mr. Rains:

Thank you for the opportunity to comment on the pre-threshold determination for a 10-lot preliminary plat on approximately 11.11 acres, proposed by JDT Properties [P05-12]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Dept. of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, at the Dept. of Ecology, (509) 575-2807, to determine if your site needs such a permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

889

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AUG 4 2005
KITTITAS COUNTY
CDS



7



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

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

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JUL 25 2005

KITTITAS COUNTY
CDS

July 21, 2005

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

Attention: Marco Rains, Staff Planner

Subject: P-05-12; Green Trails Estates (10 Lots)/JDG Properties
1 Mile East of Ellensburg
About 1.5 Miles North of I-90 Exit 110 (I-82 Interchange)

We have reviewed the proposed plat. The plat area is not adjacent to, or in the vicinity of, any state-maintained roads and we have no comments.

Thank you for the opportunity to review and comment on this proposed plat.

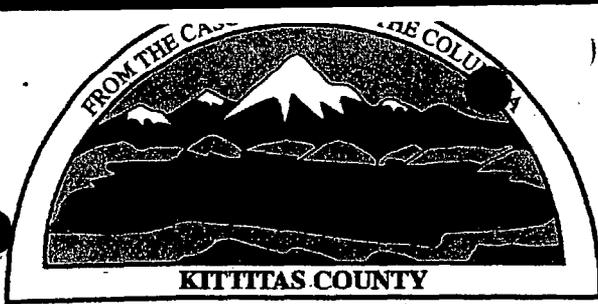
Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: jgg

cc: File #18, Kittitas County

p:\planning\devrev\kittitasco\kittco_green trails estates_lp.doc



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

June 21, 2005

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Green Trails Estates, located in Section 6, Township 17N, Range 19E, at the end of Quartz Mountain Drive.

We have also received the \$625.00 plat submission fee (receipt #005422).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- 1) **PUBLIC UTILITY SEWER**
Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.
- 2) **ON SITE SEWAGE**
Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

- 1) **Public Utility Water Supply** – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- 2) **Group "A" Public Well** - If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington.

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

PUBLIC HEALTH

RECEIVED
JUN 21 2005
KITTTAS COUNTY
CDS

5

His contact number is (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval.

If you have not secured a water right for potable use you must contact the Washington State Department of Ecology-Central Region Office- Yakima Washington, telephone number (509) 575-2800 to begin the process of obtaining a water right.

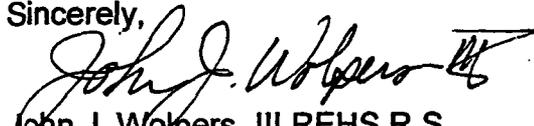
- 3) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- 4) INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

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

Sincerely,



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

cc: Community Development Services
cc: JDT Properties

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Ron Cridlebaugh being first duly sworn on oath, deposes and says: That he is the Advertising Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF APPLICATION JDT PROPERTIES

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 week (s), commencing on the following days.

JULY 25, 2005

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$76.07 rate of \$4.35 per column inch for each insertion.

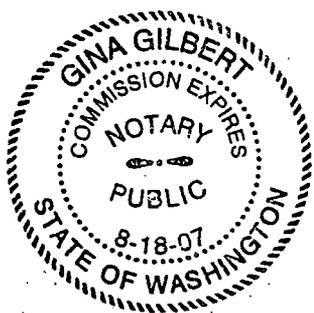


Subscribed to me this 28 day of July, 2005.



GINA GILBERT

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



CRS

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel #17-19-06040-0022, comprising a portion of Section 6, T. 17N., R. 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (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 SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Ratns.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners Auditorium Kittitas County Courthouse.

Date: July 20th 2005

Publish: July 25th, 2005 Daily Record



INVOICE				MAKE CHECKS PAYABLE TO →
01507893, ADVERTISING				
CLASS	AD-TYPE	INS.	AMOUNT	
999	1a	1	\$70.07	
AGATES	LINES	WORDS	INCHES	
11	73	30	8.1	
EDITIONS			AD TAKER	
01			MR	
Cust # B0104360				
PHONE (509) 962-7508				
SORTLINE				
Notice of Application				
START DATE	STOP DATE			
07/25/05	07/25/05			

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

B0104360 - 01507893
Kittitas Co Commissioners
205 W. 5th Ave, Rm 108
ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application

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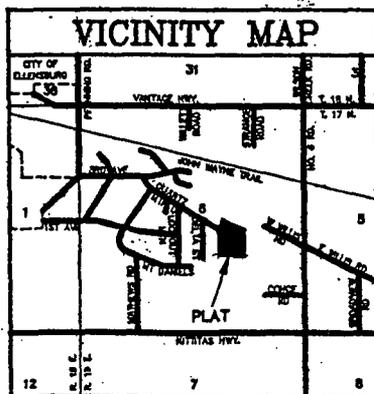
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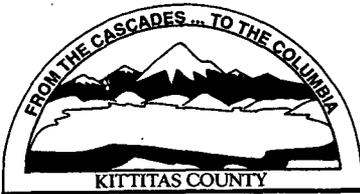
Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish



01507893

2x 8.11 76.07



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: July 20th, 2005

Subject: **APPLICATION FOR A TEN LOT PRELIMINARY PLAT - Green Trails Estates (P-05-12):** JDT Properties, represented by Chris Cruse, has applied for a 10-lot preliminary plat on approximately 11.11 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06040-0022.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to August 5th, 2005 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

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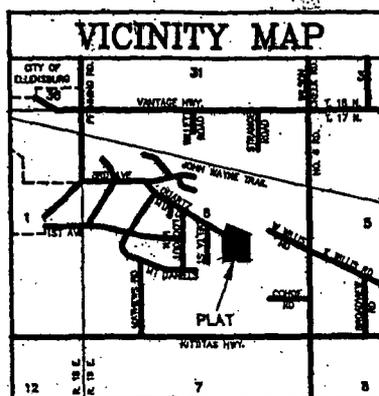
Date: July 20th, 2005

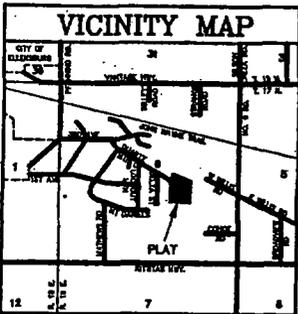
Publish: July 25th, 2005 Daily Record Publish

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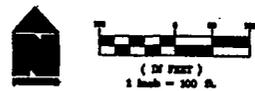


GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

*THIS SHORT PLAT
 IS 2-01-03*

ROBERT J. TRUX ETLX
 2500 E. 3RD AVE
 ELLENSBURG, WA 98928

DANIEL R. CRUTE ETLX
 851 MEMBER # RD
 ELLENSBURG, WA 98928



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18076"
- FOUND PIN & CAP
- — — FENCE
- - - - EASEMENT

OWNER:
 JDT PROPERTIES
 2813 AIRPORT ROAD
 ELLENSBURG, WA 98928

TOTAL ACREAGE: 11.11 ACRES
NO. OF LOTS: 10
ZONE: SUBURBAN
ASSESSOR'S NO.: 1718-06040-0022

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITTITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

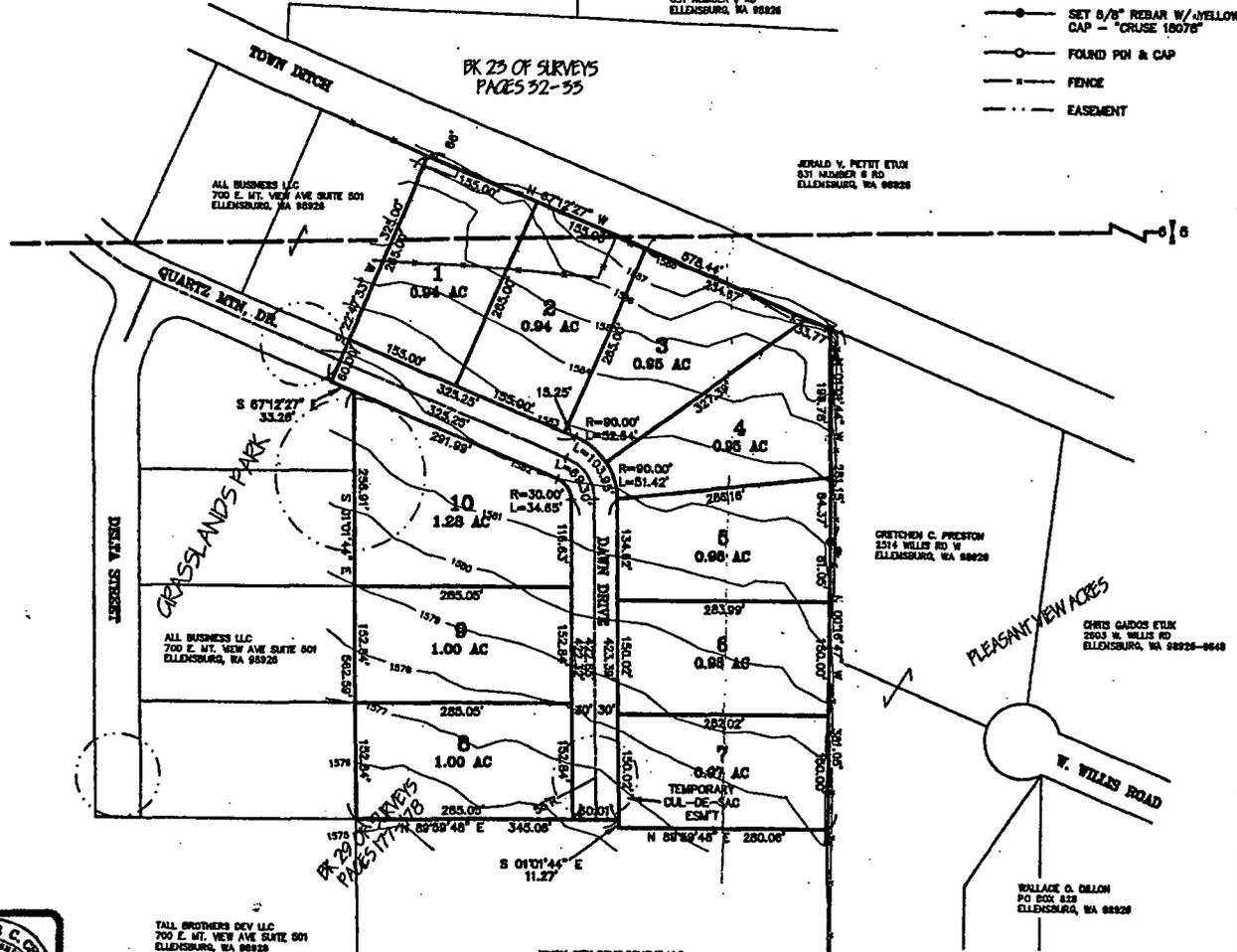
RECEIVED
 JUN 17 2005
 KITTITAS COUNTY
 CDS

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.



Chris Cruse DATE
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815



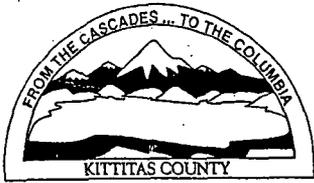
TALL BROTHERS DEV LLC
 700 E. MT. VIEW AVE SUITE 501
 ELLENSBURG, WA 98928

WINDY CITY DEVELOPMENT LLC
 207 W. TACOMA AVE.
 ELLENSBURG, WA 98928

JOEL V. DELVO ETLX
 1281 MEMBER # RD
 ELLENSBURG, WA 98928

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 859
 Ellensburg, WA 98928 (509) 962-8242

①



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES:

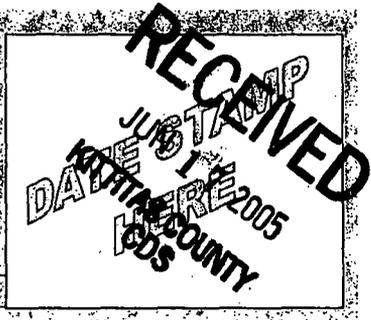
\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$400 to Community Development Services Department, PLUS \$100 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE: [Handwritten Signature] DATE: 6/17/05 RECEIPT: 43454

NOTES:



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

Name: JDT Properties LLC
Mailing Address: 2813 Airport Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____

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

Agent Name: Chris Crose - Crose & Assoc.
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Quartz Mt. Drive
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcel B of Survey in Book 29
Pages 177-178 filed under AFN 200312150026

6. Tax parcel number(s): 17-19-06040-0022

7. Property size: 11.11 (acres)

8. 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 Green Trails Estates map.

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

10. What County maintained road(s) will the development be accessing from? Quartz Mt. Dr.

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:

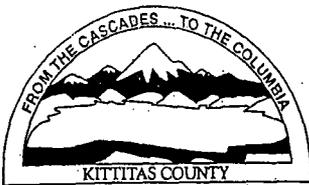
X Chris Cruise

Date: 6/16/05

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

X John Smiley

Date: 6/16/05



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

Additional plats are planned adjacent to the current proposal.

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

None known

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

None known

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

SEPA, Final Plat Approval

Irrigation approval
Class B water system approval

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

± 20%

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.

Loam and Sandy Clay Loam

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

None Known

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

Typical for construction - will know when Road is designed.

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

Not likely, if appropriate an erosion plan will be filed with DOE.

- Erosion could occur

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

Approx 15%

will not exceed 30% as per Kittitas Co. Code

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

None Anticipated - see f. above

- Erosion control plan by DOE likely required which would include measures to reduce/control erosion.

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.

Temp. emissions typical for construction then Emissions typical for residential neighborhood.

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:

None

DUST CONTROL WILL BE REQUIRED DURING CONSTRUCTION.

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

Ellensburg Water Company approval will be required.

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.

Yes Road and homes within 200' of the irrigation Pipe.

Ellensburg Water Company approval required.

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 known

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

Not likely

Clarify

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done.

Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: mice
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known

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

None known

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

None

6. ENERGY AND NATURAL RESOURCES

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

All? Typical Residential Energy Requirements

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

Not Likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

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

None known

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

None

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

10 Residences

Appr. 35 people ±

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

None

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

Proposal will conform to appropriate Kittitas County Codes

9. HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11. LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

Attachment shows private 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.

Volumes typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

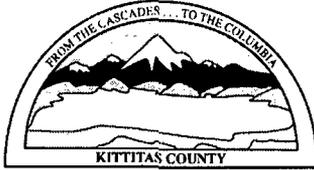
Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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: John Mulley

Date: 6/14/05



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

AGENDA STAFF REPORT

AGENDA DATE: June 20, 2006

ACTION REQUESTED: Signature of Final Mylars for Final Approval of the Green Trails Estate Plat (P-05-12)

BACKGROUND: Green Trails Estates Preliminary Plat (P-05-12): JDT Properties, landowner (Chris Cruse, Authorized Agent).

Plat subdivision of parcel numbers 17-19-06040-0022, totaling 11.11 acres into 10 lots from .98 to 1.62 acres in size.

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. The area comprising part of the East 1/2 of Section 6, T. 17N. R. 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022.

Property is zoned Suburban and the Comprehensive Plan designation is Rural.

INTERACTION: On November 15th, 2005 the Board of County Commissioners granted preliminary plat approval to Green Trails Estates Plat (P-05-12) through the signing of Resolution No. 2005-151. Final mylars are before the Board for final approval.

RECOMMENDATION: Staff recommends Chair signature on the mylars for final plat approval of the Green Trails Estate Plat.

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

ATTACHMENTS: None
Final Mylars will be available for Chair signature after agenda

LEAD STAFF: Joanna Valencia, Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Mylar Routing Form

Project Name: Green Trails Estates , P-05-12 , Crusa + Assoc.

Planner: Jounna , (Marco Project) ~~17-19-06040-0022~~ 17-19-06040-0022

CDS Date Received: 5/19/06

Comments: need Ellensburg Water Co. Approvals , Group B

See ^A 6/10/06 Approval letter. RC

RECEIVED

MAY 19 2006

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

Public Works Date Received: 5/19/06

Comments: Signed Final 6/12/06

Environmental Health Date Received:

Comments: Cathy Bambrick - Signed - 6/14/06

Final CDS Approval Date:

Comments:

To: Kittitas County Community Development Services

Date: June 8, 2006

RE: Green Trails Estates

RECEIVED
JUN 08 2006
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

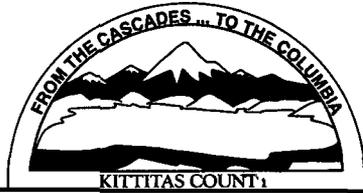
To Whom It May Concern:

Green Trails Estates (P-05-12) has met all the requirements of the Ellensburg Water Company.



Larry Brown
Ellensburg Water Company

RECEIVED
JUN 08 2006
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS



Kittitas County Community Development Services

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
Green Trails Estates

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Attached is a copy of the approved resolution,

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

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the Green Trails Estates Plat and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
5. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
8. *Irrigation Water*
 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.
9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this 15th day of November 2005.



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

Perry D. Huston
Perry Huston, Chairman

David B. Bowen
David Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

Debbie Myers
Debbie Myers

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

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

RESOLUTION

NO.: 2005-

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the **Green Trails Estates Plat** and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
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Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
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 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this _____ day of _____ 2005.

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

Perry Huston, Chairman

David Bowen, Vice-Chairman

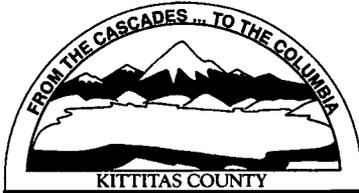
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Debbie Myers

James Hurson, Prosecuting Attorney WSBA#12686



Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

R- 151

Name

AGENDA DATE: November 15th, 2005

ACTION REQUESTED: Green Trails Estates (P-05-12): Sign Resolution for Preliminary Plat on November 15th, 2005 at Commissioner's Auditorium

BACKGROUND: Green Trails Estates Preliminary Plat (P-05-12): JDT Properties, landowner (Chris Cruse, Authorized Agent).

Plat subdivision of parcel numbers 17-19-06040-0022, totaling 11.11 acres into 10 lots from .98 to 1.62 acres in size.

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. The area comprising part of the East 1/2 of Section 6, T. 17N. R. 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022.

Property is zoned Suburban and the Comprehensive Plan designation is Rural.

Community Development Services issued a Notice of Application on June 20th, 2005.

Community Development Services issued a Mitigated Determination of Non-significance on September 6th, 2005. No appeal was filed.

The Kittitas County Planning Commission held a public hearing on September 26th, 2005 and recommended approval.

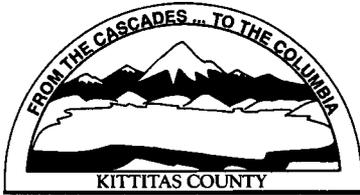
INTERACTION: The BOCC held a Closed Record Meeting on November 1st, 2005 and directed staff to prepare enabling documents for preliminary plat **approval**.

RECOMMENDATION: *Forwarded to Mr. Hirsun, Procureur office*
Review and sign attached Resolution

ATTACHMENTS: Green Trails Estates (P-05-12) Resolution

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

LEAD STAFF: Marco Rains, Staff Planner



Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: November 15th, 2005

ACTION REQUESTED: Green Trails Estates (P-05-12): Sign Resolution for Preliminary Plat on November 15th, 2005 at Commissioner's Auditorium

BACKGROUND: Green Trails Estates Preliminary Plat (P-05-12): JDT Properties, landowner (Chris Cruse, Authorized Agent).

Plat subdivision of parcel numbers 17-19-06040-0022, totaling 11.11 acres into 10 lots from .98 to 1.62 acres in size.

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. The area comprising part of the East 1/2 of Section 6, T. 17N. R. 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022.

Property is zoned Suburban and the Comprehensive Plan designation is Rural.

Community Development Services issued a Notice of Application on June 20th, 2005.

Community Development Services issued a Mitigated Determination of Non-significance on September 6th, 2005. No appeal was filed.

The Kittitas County Planning Commission held a public hearing on September 26th, 2005 and recommended approval.

INTERACTION: The BOCC held a Closed Record Meeting on November 1st, 2005 and directed staff to prepare enabling documents for preliminary plat **approval**.

RECOMMENDATION: Review and sign attached Resolution

ATTACHMENTS: Green Trails Estates (P-05-12) Resolution

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

LEAD STAFF: Marco Rains, Staff Planner

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

RESOLUTION

NO.: 2005-

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the **Green Trails Estates Plat** and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
5. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
8. *Irrigation Water*
 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this _____ day of _____ 2005.

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

Perry Huston, Chairman

David Bowen, Vice-Chairman

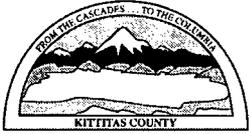
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Debbie Myers

James Hurson, Prosecuting Attorney WSBA#12686



EXECUTIVE SUMMARY

KITITITAS COUNTY

COMMUNITY DEVELOPMENT SERVICES

*Darryl Piercy
Director*

*Allison Kimball
Assistant Director*

COMMUNITY PLANNING
BUILDING INSPECTION
PLANS EXAMINATION
ADMINISTRATION
PERMIT SERVICES
INVESTIGATION
ENFORCEMENT
GIS

TO: Board of County Commissioners
FROM: Marco Rains, Planner I
Kittitas County Community Development Services
DATE: October 12th, 2005
SUBJECT: Green Trails Estates Preliminary Plat (P-05-12)

Proponent: JDT Properties, landowner
Agent: Chris Cruse, Cruse and Associates
Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. Tax parcel # 17-19-06040-0022.

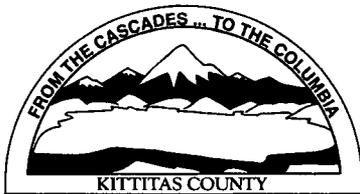
Project

Description: Plat subdivision of one 11.11 acre lot into 10 lots from .98 to 1.62 acres in size.

Attachments: Agenda Staff Report
File Index
Planning Commission Minutes
PC Staff Report
Copies of the Written Record
PC Audio Tapes Available Upon Request

411 N. Ruby Street, #2
Ellensburg, WA 98926

Phone(509) 962-7506
Fax (509) 962-7682
CDS@co.kittitas.wa.us



Kittitas County Community Development Services

Darryl Piercy, Director

AGENDA STAFF REPORT

AGENDA DATE: October 18th, 2005

ACTION REQUESTED: Set Closed Record Meeting for Green Trails Estates Preliminary Plat (P-05-12) for November 1st, 2005.

BACKGROUND: Green Trails Estates Preliminary Plat (P-05-12): JDT Properties, landowner (Chris Cruse, Authorized Agent).

Plat subdivision of parcel numbers 17-19-06040-0022, totaling 11.11 acres into 10 lots from .98 to 1.62 acres in size.

Location: Property is located off of Quartz Mountain Drive within the Grasslands Community. The property is North of Kittitas Hwy and South of Vantage Hwy, and directly east of the recently approved Grassland Park plat. The area comprising part of the East 1/2 of Section 6, T. 17N. R. 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022.

Property is zoned Suburban and the Comprehensive Plan designation is Rural.

Community Development Services issued a Notice of Application on June 20th, 2005.

Community Development Services issued a Mitigated Determination of Non-significance on September 6th, 2005. No appeal was filed.

The Kittitas County Planning Commission held a public hearing on September 26th, 2005 and recommends **approval** of the Green Trails Plat with the following conditions:

1. Internal Roads for the area known as Green Trails Estates Plat shall be dedicated public roads built to appropriate County Road Standards.

INTERACTION: Transmittal of the September 26th, 2005 Planning Commission's recommendation of **approval**.

RECOMMENDATION: Set Closed Record hearing for November 1st, 2005

HANDLING: Notify CDS staff of hearing date

ATTACHMENTS: File Index
Planning Commission Minutes
PC Staff Report
Copies of the Written Record
PC Audio Tapes Available Upon Request

LEAD STAFF: Marco Rains, Staff Planner

PROJECT NAME: Green Trails Plat P-05-12

Index # *Numbers in lower right corners	Document Name
1	Green Trails Application Submitted June 17 th , 2005
2	Original Plat Map- 8.5" x 11" Shows road as being a separate private tract/lot (later changed to item #13)
3	Notice of Application July 20 th , 2005
4	Affidavit of Publication (Notice of Application)
5	Kittitas County Environmental Health Comments June 21 st , 2005
6	Washington State DOT Comments July 25 th , 2005
7	Department of Ecology Comments August 2 nd , 2005
8	Original Public Works Comments based on the original Plat Map August 5 th , 2005
9	Neighbor Comments: Paul D. Bennett Comments Submitted July 29 th , 2005
10	CDS Letter to applicant requesting additional information April 16 th , 2005
11	Letter supplying additional information from applicant August 23 rd , 2005
12	Letter from James Denison, Attorney at Law regarding additional information submitted August 23 rd , 2005
13	Revised Plat Map (8.5" x 11") (shows 60' private access easement instead of a separate tract as originally submitted) August 23 rd , 2005
14	KC Public Works: Updated and revised Comments (based on the revised information received) Submitted September 1 st , 2005
15	SEPA Mitigated Determination of Non-Significance Issued September 6 th , 2005
16	SEPA Legal Notice- Daily Record
17	Maps of Area
18	Planning Commission Staff Report
19	Planning Commission Minutes

**KITTITAS COUNTY PLANNING COMMISSION
MEETING MINUTES - SEPTEMBER 25, 2005**

D. Green Trails Plat - P 05-12

The hearing was opened to the Green Trails Plat - P 05-12.

Staff Planner **Marco Rains** presented his Staff Report to the Planning Commission by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report with Suggested Findings of Fact. Rains provided overhead view of maps for consideration.

Mark McClain questioned whether this was in the cities Urban Growth Area. Rains advised that grasslands are outside of the UGA.

Doug Harris had a question in regards to page 3 of the Long Plan Application - Surface Water and the Ellensburg Water Company. Harris asked Rains whether or not the approval had been given by the water company. Rains reported that as part of approval of this Plat the Ellensburg Water Company would have to sign off on the Plat. We have not received comment, but this is part of a process.

The hearing was opened to Applicant testimony.

Chuck Cruz, 217 E. 4th, Ellensburg, Washington, representing the applicant. Cruz provided the Planning Commission with a Plat Map. Attached hereto and incorporated herein as Exhibit C is a Plat map of Green Trails Estates.

Cruz testified that the Staff Report is complete as presented. Cruz responded to the question on the irrigation delivery by informing the Planning Commission that he has spoken to Larry Brown, manager of the Ellensburg Water Company and who jurisdictions the water system as well as the water used for this application. The Plat is very straight forward, what you see is what we are proposing.

McClain questioned if Green Trails was going to tie into city water or going Class B? Cruz informed McClain that town ditch is operated by the Ellensburg Water Company and it is irrigation water. This is not in the UGA and the land was deliberately drawn around this neighborhood. There are no city services within reach. It is unlikely that city services will extend into this area in the foreseeable future. We are going to do a Group B water system. Cruz reserves the right to comment after public testimony.

David Black questioned whether Quartz Mtn Drive presently a cul de sac. Cruz reported that it was and it has a paved roadway like a roadway, although it has not curb or sidewalk. Black asked if they intended to do an extension there and down. Cruz testified that grasslands and grassland parks are an exclusive neighborhood in the community here and it is our proposal to continue that. Roads will appear the same as what exists. We are trying to minimize dramatic

changes. Black questioned if this was going to be a private road. Cruz reported that it would be. Black questioned if Quartz Mtn. Road was private or public. Cruz responded by informing him that it was a public road.

The hearing is open to public testimony.

Paul Bennett, 2013 Quartz Mtn. Drive, Ellensburg, Washington. Bennett testified in opposition. Bennett commented on Cruz's comment on the goal. Bennet quotes from Cruz's letter submitted in the packets. "Our goal in creating Green Trails Estates Plat is to produce a quality neighborhood that is a highly desirable place to live. Our hope is that this plat and it's future residences will make a complimentary asset to the local community". Bennett agrees that this is a goal, but he submits to you that this Plat and it's subsequent ones will fall short of that. The reasons for that is the private roads. There is nothing stopping homeowners from posting signs on private road to keep out and with private roads School buses in Ellensburg are not allowed to drive on them. The Code lets them do this because this is a "mismatch" of Codes right now.

Bennett testified that the whole intent was to get the road standards and subdivision so their complimentary. What you have is no planning right now. Bennett cannot think of one good public reason to make this a private road. If you make this a private road then eventually all the folks will be up there and asking why this is not a county road because it functions as a County road and then eventually it will become a County road. That private road that has now become a County road is now a liability to the County because it is not build to County standards.

Bennett requested that the Commission place restrictions on access if they choose to make this a County road. Bennett believes that it is possible that if restrictions are not placed then someone will try to connect the roads. Do not allow any further access to the properties.

Bennett questioned the Group B wells and who was going to monitor and who was going to enforce the usage of 5000 gallons per day? What happens if they violate that 5000 gallons per day? Specific questions need specific answers.

Bennett would like to start enforcing what we have out there right now. Bennett reports that there is a horrible dust problem out there. No dust control. Bennett questioned occupancy permits in grasslands.

Black requested that Bennett refresh his memory on when they did the road standards didn't we establish that the private and public roads were to be the same? Bennett responded that no and the reason why is because we wanted the structure of the public road to last for 20 years. The public roads had a 20 year design. Private roads are to be maintained by a homeowners association so they could have something less to lower the initial costs with the promise to put in additional maintenance dollars. Widths were the same.

Eilert Bjorge, 2614 W. Willis Road, Ellensburg, Washington testified that he is not against the development but I do have questions with what is happening out there. Bjorge worried about the major threshold of development which pushes the requirements for SEPA to a higher level.

Bjorge suggested that each development should be considered as one totaling four parcels together. Bjorge feels this is important because we are looking at ground water withdrawal. Septic will be another concern depending on when they decide to put them in because there is different water levels in summer and winter.

Bjorge states that public service is a big concern to him because it hits his property taxes. Bjorge talked to City Council members on what they were doing with their developments North of town and they stated it was costing them 10 to 20% more than the anticipated property tax revenue for those houses. If that is the case with the County that is when they accelerate all of the property taxes. That is serious to me because I am retired now. Bjorge suggested that we have to take the whole realistic approach to that development as it is in a confined area.

Bjorge would like to see things are looked at in more detail. Would like to see more information on ground water; wells in the area; septic tank impacts; costs to provide added services and impact fees. Who do we talk to in the County when there is noncompliance with a SEPA? Bjorge is not against the development just concerned on how it will affect him.

Wally Dillion, 2604 W. Willis Road, Ellensburg, Washington. Dillion testified that he is impacted by this development. Dillion wants to know if the County does perk tests anymore because the ground does not perk. Dillion is concerned about the water and the different levels in summer and winter. Dillion reported that the dust is horrible and asked if there was anything that can be done about it. Worried that taxes will rise with the increase in development and the traffic, but what worries Dillion the most is where the water is going to come from. Dillion is against this Plat proposal.

Cindy Preston, 2514 W. Willis Road, Ellensburg, Washington representing her mother Gretchen Preston. Preston testified she is opposed to this development because if they every extended Willis road it would go right through their house. Preston questioned how these lots were divided up and why we are doing segmental SEPA here. Preston concerned about the dust and garbage problem from the development. Preston concerned about the increase in traffic on Number 6 Road which is currently a death trap because noone travels at 50 miles per hour; with dogs running loose because everyone thinks they are in the country; and concerned with how they are going to handle the irrigation water. Preston comments on how city utilities and that they presently have gas out there. Preston suggested putting a fence along the development. Preston is not against this just upset with the way it was handled.

Yuonne McClure, 2609 W. Willis Road, Ellensburg, Washington. McClure testified that the first house that the County allowed in there has destroyed her well. McClure is positive that more wells will be contaminated if they allow more houses to be built. McClure is concerned about the rise in property taxes. McClure hopes that this Plat is not approved.

Pat Deneen, testified on Class B wells. Deneen reported that the State of Washington has an exempt well allocation. A one acre lot is allowed one septic system and one well. Each individual lot would be allowed to withdraw 5000 gallons of water per day for domestic use and under the Attorney General's opinion, unlimited amount of water per day to irrigate a ½ acre and an unlimited amount of water per day for stock. Deneen testified that if you put in a Class B

well, you limit the amount of acres that can be irrigated out of that well for the entire 10 lots. Deneen testified that this particular piece of property has an irrigation water right which eliminates them from having to use the Class B well from irrigating.

Deneen reports that in researching water he sees no declining anywhere of any water table that we have looked at for domestic wells. Class B wells make more sense than exempt wells. Deneen agreed with Bennett on County Road Standards. Applicants should build private roads to public standards. Deneen suggests that the Commission place a condition that they build the private road to public standards. Deneen testified that Septic systems need to meet the state requirements. Property taxes - that is a big issue. I would agree that property taxes are high. Property taxes are not driven by costs, they are driven by the assessed valuation. Deneen proposed a dust abatement plan for the dust problem. If there is a problem with that then report to County Code Enforcement.

Jim Denison, Attorney at Law, PO Box 1088, Ellensburg, Washington representing JDT Properties, Jack Miller. Denison agreed with Pat Deneen on the water issues. Denison testified on the roads and agreed with Bennett that the Code has allowed the applicant to put in a private road and that is what the applicant is wanting to do under the current road standards. Denison agreed with Deneen, after talking to Jack Miller, there is no reason why we couldn't make that road as good as a quality as a County road. Denison reports that he has heard nothing but positive remarks other than the increase in property taxes and assessment, but the development is going to give you a break by maintaining this road which is a public benefit because there is no additional costs to the County to maintain it. Denison testified that they have no intentions of attaching on to Willis road and not sure where that came from.

McClain asked if there was any objection to the requirement that it be maintained to public road standards. Denison testified "no".

Chuck Cruz testified that he sees concern among Commission member and confusion among certain members of the public. Cruz stressed that this application was not prepared in a half hazard fashion and it has not arrived here before you with out review. Cruz walked through the items in the SEPA- Notice of Action, dated September 6th. Attached hereto and incorporated herein is the SEPA Mitigated Determination of Non-Significance. Cruz clarified the concerns raised from testimony given. Cruz testified that if we do not conform with the SEPA we do not have a Plat.

Bill Vertres, 2117 Quartz Mtn. Drive, Ellensburg, Washington testified that the proposed subdivision and the one that is currently being constructed connects completely to grasslands so it should live under the same require as the rest of us and not be able to change. Vertres noted that anything that is connecting to that neighborhood, the County has an obligation to protect the existing neighborhood. Vertres requested that the Planning Commission look to the future and monitor the development.

Black asked Vertres if they were on a Group B or Group A water system. Vertres reported Group A water system for 100+ houses and we are monitored. We have an above ground water system that is pressurized and all of our road as public.

The chair opened the hearing to the Planning Commission deliberation and Motion.

Harris commented on the criteria for roads and how the roads will far exceed grassland roads as far as meeting standards. Dust abatement could very well be on the books but Harris does not believe it is controlled. Perna stated that if it is in the SEPA then it is required to control dust. McClain commented that all an individual would need to do is contact the Code Enforcement Officer and the Code Enforcement Office will go out and can shut down a project if they do not comply.

Black would like to see a public road, but believes the Code allows them to build a private road. Black would like to see the road built to standards of a public road.

Perna questioned the applicant about the possibility of a fence blocking the development. Cruz reported that as a condition he does not believe it is a requirement. However, Cruz did report that it has been his observation, in the last couple of plats that were developed, there were fences built. Therefore, this will probably be something that will happen naturally.

Perna questioned if it was his understanding because the Code allows it, the Planning Commission cannot enforce a public road. Rains responded by stating you can as a recommendation of approval, then it would be up to the BOCC.

Black commented that he is concerned with the applicant using the roads that are public and then going into an area by changing the road. The configuration of this property is the same as the rest of the grassland configuration. The water system will be different. Black stated that we should look at this from a planning stage and not the 10 or 11 parcels. Black suggested that the configuration should be the same throughout the grassland area. McClain agreed, but it is the intent of the applicant to have this development look similar to the others. McClain questioned Black if his hang up was that you believe this should be a public road rather than a private road. McClain commented that it is his belief, it is not for the Planning Commission to determine and I do not believe we have the right to condition that either. Black commented that it is his belief that if the applicant is going to use an already maintained public road to access this development and then change its dynamics of the area, it would seem to him that it is not our decision ultimately, but I do believe we can condition the type of roadway that is put in.

McClain commented that if you develop private property and choose to do certain things to that property, the is what property ownership is all about. McClain feels that we do not have the authority to condition this property. Black disagreed because the applicant is coming off of a public road. Harris commented that he can see a island being developed. Rains commented that in our Code Book in the Suburban portion of the Code, it does require that main dwelling units have a main right of way, but he does not believe it has been enforced because of the road standards over loading the other.

Denison clarified by testifying that the new road standards specifically and expressly states that if there is any contradiction between them and any other subdivision code or zoning code the new road standards trump those therefore, while it does state it has to abut a public road, it

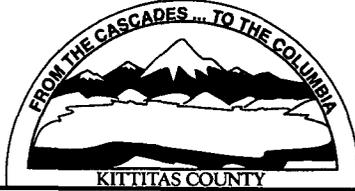
clearly states in the road standards the allowance of private roads in developments of up to 40 lots. This is a contradiction that road standards trump.

Mark McClain moved to pass forward the Green Trails Estates Plat - P 05-12 to the Board of County Commissioners with the recommendation of approval. The motion was seconded by Scott Perna. The motion was approved by a 3/1 poll of the Board.

Findings of Fact. Perna moved that a condition be included that states the road is to be built to public standards. Perna would like the record to reflect that there was testimony for and against the proposal. McClain disagreed with some of the Findings.

McClain requested a roll call on the Findings of Fact. The poll of the Board provided 2 yes and 2 no. Those opposed: David Black and Mark McClain.

Black clarified whether the condition was to make it a public road. Perna stated the condition was to make it a public road. Black misunderstood. Black changed his vote to reflect in favor of. **The Planning Commission approved the Findings of Fact (3-1).**



Kittitas County Community Development Services

Darryl Piercy, Director

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Marco Rains
Planner I
Kittitas County Community Development Services

DATE: September 19th, 2005

SUBJECT: Green Trails Estates Plat (P-05-12)

I. BACKGROUND INFORMATION

Proposal: Preliminary Plat Application – Green Trails Estates (P-05-12)- 10 Lot Subdivision

APPLICATION FOR A 10-LOT PLAT (P-05-12): Division of approximately 11.11 acres into a total of ten (10) lots submitted by Chris Cruse, authorized agent for JDT Properties, landowner, comprising part of the East 1/2 of Section 6, T. 17N. R 19E W.M. in Kittitas County, tax parcel # 17-19-06040-0022. The property is east of the recently approved Grasslands Park Plat.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

Environmental Health: The preliminary plat application proposes use of on-site sewage and a community Group "B" public water system.

Transportation: The applicant is proposing privately owned and maintained roads. As shown on the plat map, the proposed road would be by a 60' wide private access easement off of the Quartz Mtn. Drive, a public road. Maintenance of the private road is proposed to be by the homeowners.

Irrigation: Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Rural.

Zoning Code:

The property is current zones Suburban. The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Lots must abut public right-of-way: KCC 17.20.1000- "Lots abutting right-of-way required for dwellings. No main dwelling shall be built or moved onto a lot not abutting a public right-of-way. (Res. 83-10, 1983)."

Minimum Lot Size: KCC 17.20.030-“The minimum lot size in the suburban zoning district shall be computed on the basis of one lot per gross acre with a minimum size of not less than 0.75 (three-fourths) acre.”

Permitted Uses: KCC 17.20.020- Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, agriculture practices, etc.

Structural Setback requirements: KCC 17.20.060- 25' from the front, 15' from the sides, and 25' from the rear property lines.

Subdivision Code: KCC 16.04.010 (b) (1) Plat (Long Plat): The division of land into 5 or more parcels.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on June 17th, 2005. A Notice of Application was issued on July 20th, 2005. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see the attachments in the written record for complete text of all comments from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, information submitted with this project permit application, and additional SEPA information submitted August 23rd, 2005, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on September 6th, 2005. Please see the attached MDNS for specific SEPA conditions on this proposal.

Administrative Review Comments: The applicant has proposed access by a 60' private access easement, to be extended off of Quartz Mtn. Drive. As was previously stated, the Kittitas County Zoning Code Chapter 17 requires that in Suburban zoning districts no main dwelling shall be built or be moved onto a lot not abutting a public right-of-way (KCC 17.20.1000). Kittitas County Road Standards Code Chapter 12, which supersedes County Zoning Code requirements when a conflict occurs (KCC 12.01.030), allows for the road to be either public or private. KC Public Works has recommended the continuation of Quartz Mountain Drive remain a public road.

IV. SUGGESTED FINDINGS OF FACT

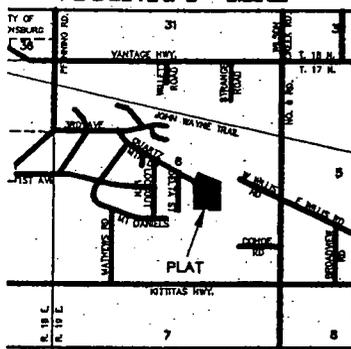
THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of JDT Properties., landowner, to the Community Development Services Department on June 17th, 2005.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 10 lots ranging from .98 acres to 1.62 acres.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on September 6th, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an open record hearing was held on September 26th, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. Public testimony was received for and against the proposal during the Planning Commission public hearing.
7. The Planning Commission finds that additional conditions are necessary to protect the public's interest as follows:

CONDITIONS OF APPROVAL

1. Internal roads for the area known as Green Trails Estates Plat shall be dedicated public roads built to appropriate County Road Standards.

VICINITY MAP

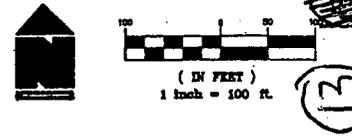


GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

*THIS SHORT PLAT
 SP-01-05*

ROBERT J. TITUS ETUX
 2500 E. 3RD AVE
 ELLENSBURG, WA 98926

DANIEL R. ORCUTT ETUX
 851 NUMBER 6 RD
 ELLENSBURG, WA 98926

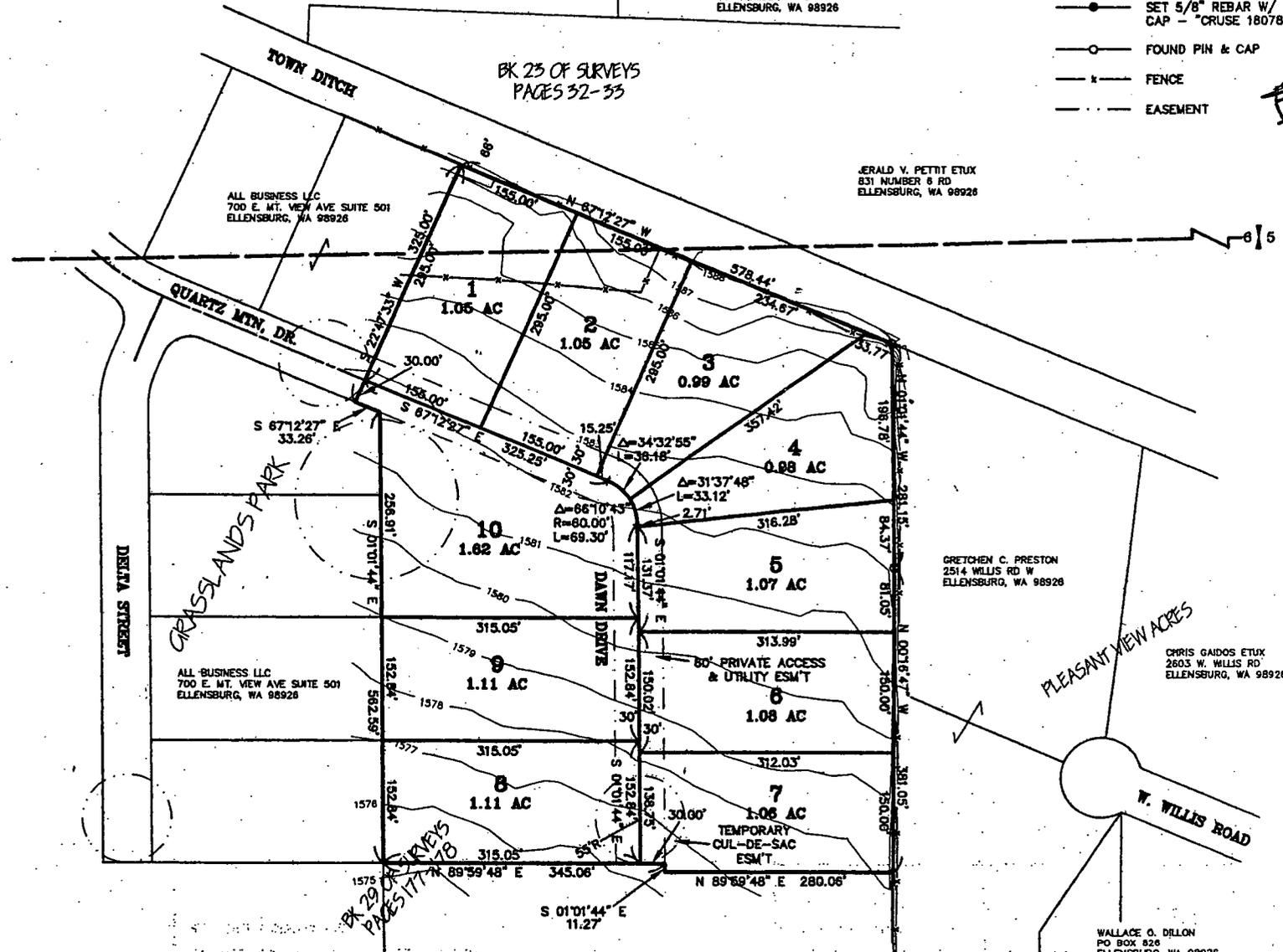


LEGEND

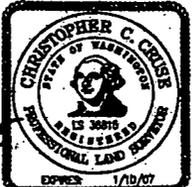
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- - - EASEMENT

MNER:
 IT PROPERTIES
 313 1ST ROAD
 ELLENSBURG, WA 98926
 TOTAL ACREAGE: 11.11 ACRES
 NO. OF LOTS: 10
 ZONE: SUBURBAN
 ASSESSOR'S NO. 1719-08040-0022
 SOURCE OF WATER: GROUP B WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITTITAS CO. STANDARDS
 ACCESS: PRIVATE ROAD

GAL DESCRIPTION
 PARCEL B OF THAT CERTAIN SURVEY AS RECORDED
 NUMBER 15, 2003, IN BOOK 29 OF SURVEYS,
 PAGES 177 AND 178, UNDER AUDITOR'S FILE NO.
 0312150026, RECORDS OF KITTITAS COUNTY,
 WASHINGTON; BEING A PORTION OF THE EAST HALF
 SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST,
 W.M., IN THE COUNTY OF KITTITAS, STATE OF
 WASHINGTON.



SURVEYOR'S CERTIFICATE
 THIS MAP AND LOT LAYOUT IS A DEPICTION OF
 THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
 INFORMATION IS BASED ON FIELD WORK DONE IN
 JULY OF 2004.



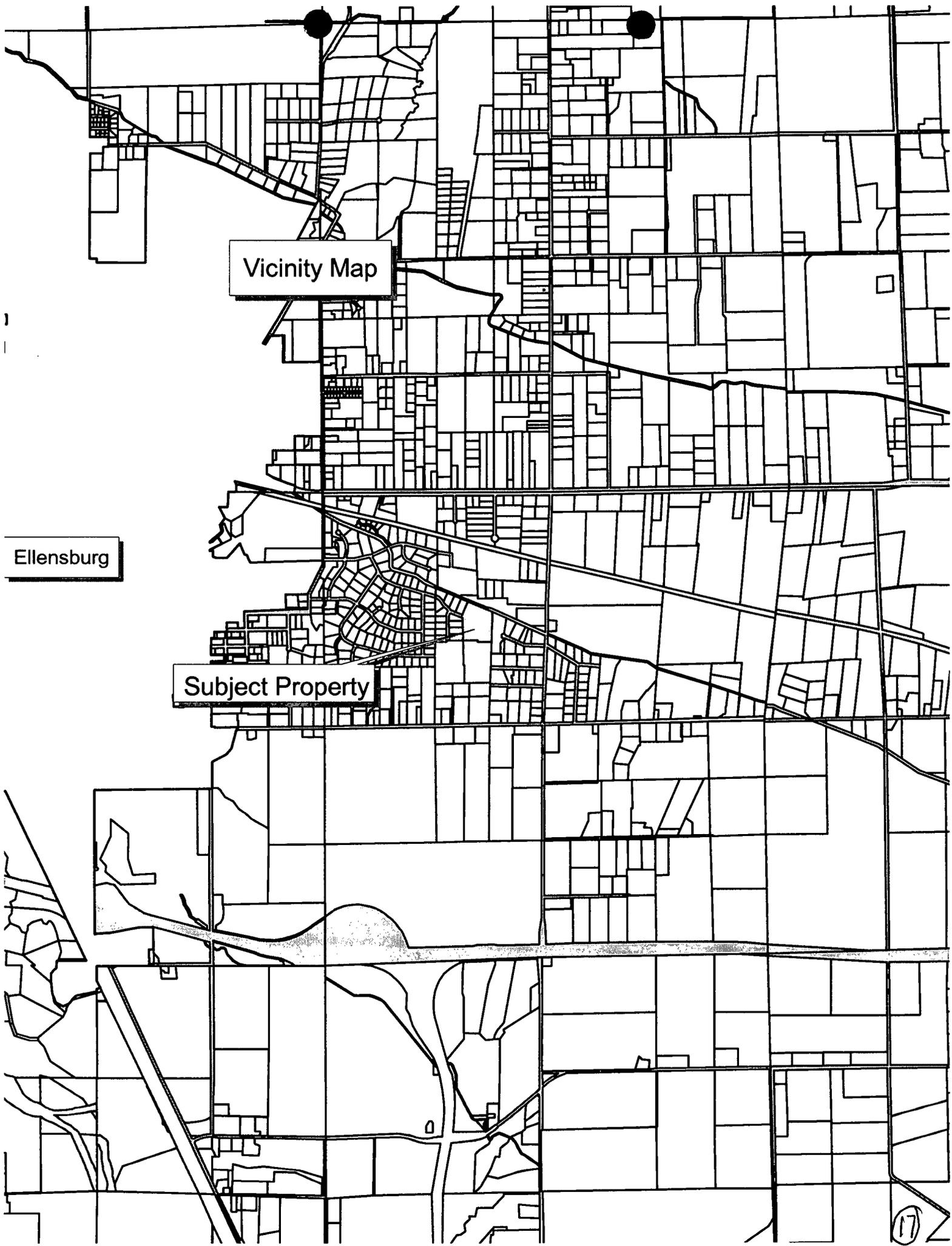
Chris Cruse 8/23/04
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815

TALL BROTHERS DEV LLC
 700 E. MT. VIEW AVE SUITE 501
 ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
 207 W. TACOMA AVE
 ELLENSBURG, WA 98926

JOEL V. DELVO ETUX
 1261 NUMBER 6 RD
 ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 982-8242
GREEN TRAILS ESTATES



Vicinity Map

Ellensburg

Subject Property



General Map

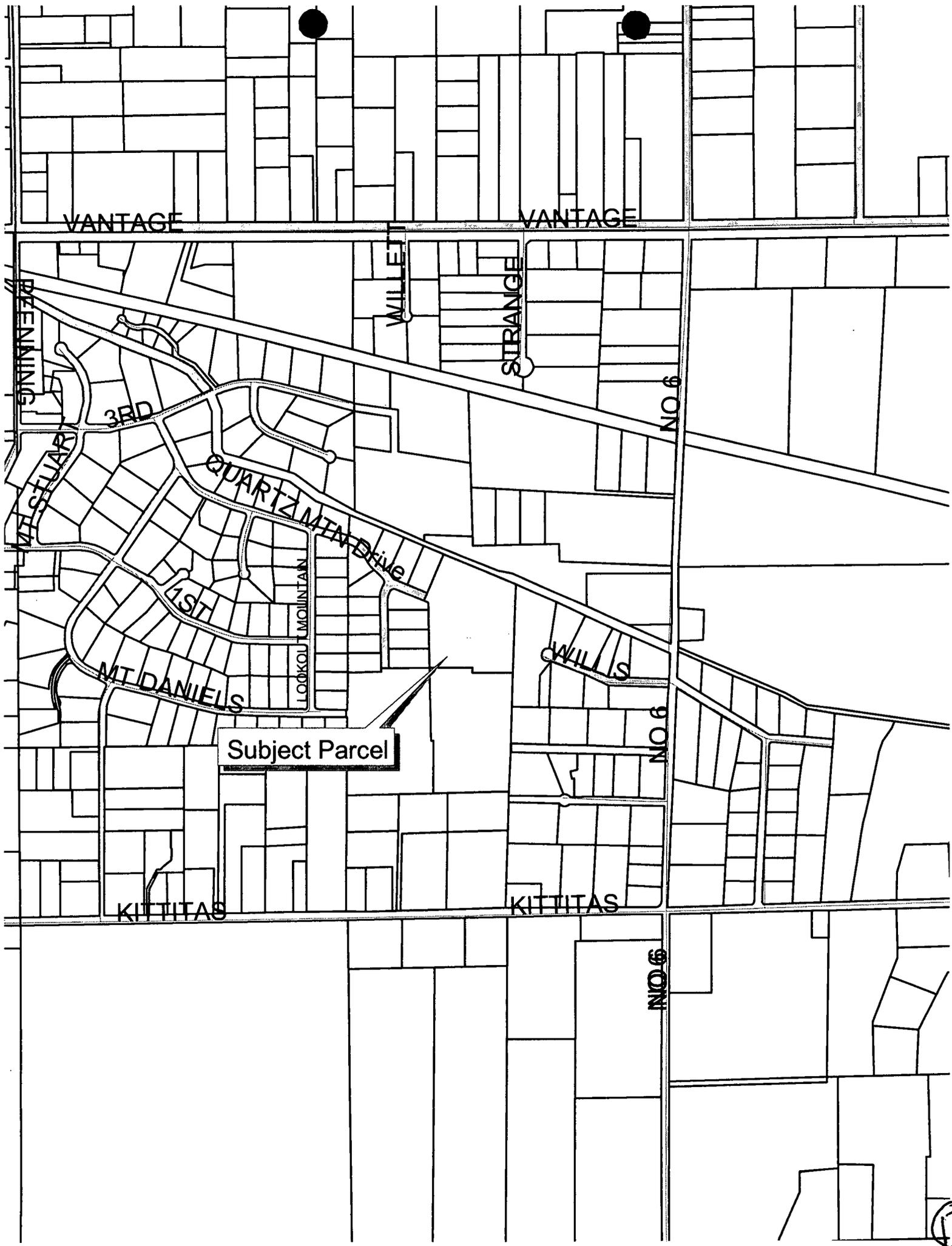
Subject Parcel

WOODLAWN FARMS SHORT PLAT 93-06

J DELVO SHORT PLAT 01-13

GOVT. LOT 4

17



VANTAGE

VANTAGE

PENNING

WILLET

STRANGE

3RD

NO 6

QUARTZ MOUNTAIN DRIVE

4TH

LOOKOUT MOUNTAIN

WILLIS

MT DANIELS

Subject Parcel

NO 6

KITTITAS

KITTITAS

NO 6

Current County Zoning Map

Suburban

AG-3

Suburban

Suburban

General Commercial

Suburban

Public Reserve

Suburban

Suburban

AG-20

Subject Property

Residential

Suburban

Suburban

Commercial Agriculture

Commercial Agriculture

Commercial Agriculture

Notice of SEPA Action/Public Hearing

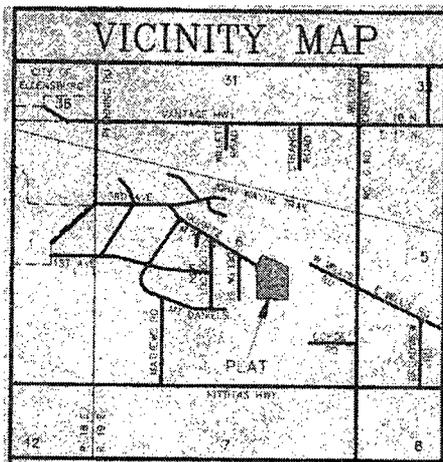
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on September 6th, 2005, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for JDT Properties, landowner, for an approximate 11.11 acre site, APN 17-19-06040-0022 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file for Green Trails Estates Plat (P 05-12) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person: Marco Rains, Planner.

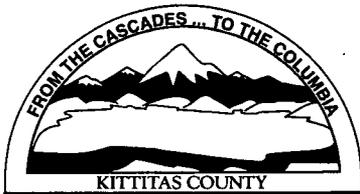
Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 21st, 2005 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, September 26th at 6:30 p.m. in the Commissioners Auditorium at the Kittitas County Courthouse. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: September 6th, 2005

Publish: September 9th, and September 16th, 2005. Daily Record.





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

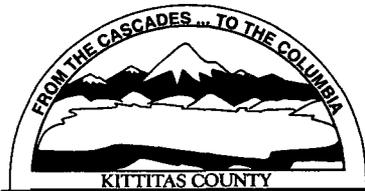
Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) – Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Green Trails Estates Preliminary Plat for 10 building lots totaling approximately 11.11 acres in the Suburban Zone - #P-05-12

PROPONENT: JDT Properties
2813 Airport Rd
Ellensburg, WA. 98926

Chris Cruse, Authorized Agent
Cruse and Associates.
P.O.Box 959
Ellensburg, WA. 98926

LOCATION OF PROPOSAL: Located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision, Ellensburg, WA., in Section 6 of Township 17N., Range 19E., WM. APN #17-19-06040-0022.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

Environmental Health

1. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
2. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
3. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

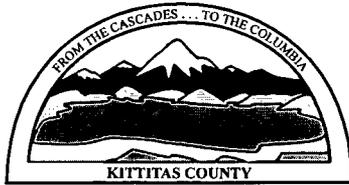
A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Community Development Services

FROM: Joy Potter, Engineering Manager *J.P.*
Randy Carbar, Development Review, Planner II *RC*

DATE: September 1, 2005

SUBJECT: Green Trails Estates – Private Road Proposal Comments

RECEIVED
SEP 02 2005
KITTTITAS COUNTY
CDS

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Initially, Kittitas County Department of Public Works encouraged the applicant to construct a public road, built to County standards; however, it is my understanding the applicant does have the option to construct the newly proposed road as a private road. This does create some unique circumstances, which our department will address in this correspondence. If the applicant has any questions or concerns regarding these conditions, please feel free to contact our office to discuss matters further.

Prior to Final Plat Approval:

1. Temporary Cul-de-sac(s): The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to

Page 1 of 5

meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)

2. Cul-de-sacs:

- a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
- b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
- c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

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4. Private Road Requirements:

The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows. : (Per current Kittitas County Road Standards 12.12.020, Table 12-1).

Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. (See current Kittitas County Road Standards)

- a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- b. All easements shall provide for AASHTO radius at the intersection with a County Road.
- c. Minimum centerline radius will be 60'.
- d. Surface requirement BST/ACP.
- e. Maximum Grade 8% flat, 12% rolling or mountainous.
- f. Stopping Site Distance, reference AASHTO.
- g. Entering Site Distance, reference AASHTO.

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

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and
4. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is

Page 3 of 5

not responsible and a disclosure statement of the same is filed with the County Auditor, and

8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

5. Private Road Maintenance Agreement: The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
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7. Roadside Features: (See Kittitas County Road Standards 12.50.010)
- a. Mailbox supports shall be of a "break-away" design.
8. Addressing:
- a. I recommend contacting 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.
9. Fire Protection:
- a. Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
10. Plat Comments from previous adjoining Grasslands Park development shall still apply:
- a. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No

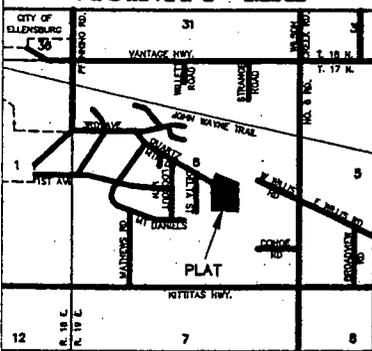
irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

- b. Wellhead Buffers will not encroach within County Maintained R/W.
- c. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

VICINITY MAP

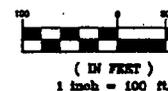


**GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -**

*THIS SHORT PLAT
92-01-05*

ROBERT J. TITUS ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98926

DAHIEL R. ORCUTT ETUX
651 NUMBER 6 RD
ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT



OWNER:

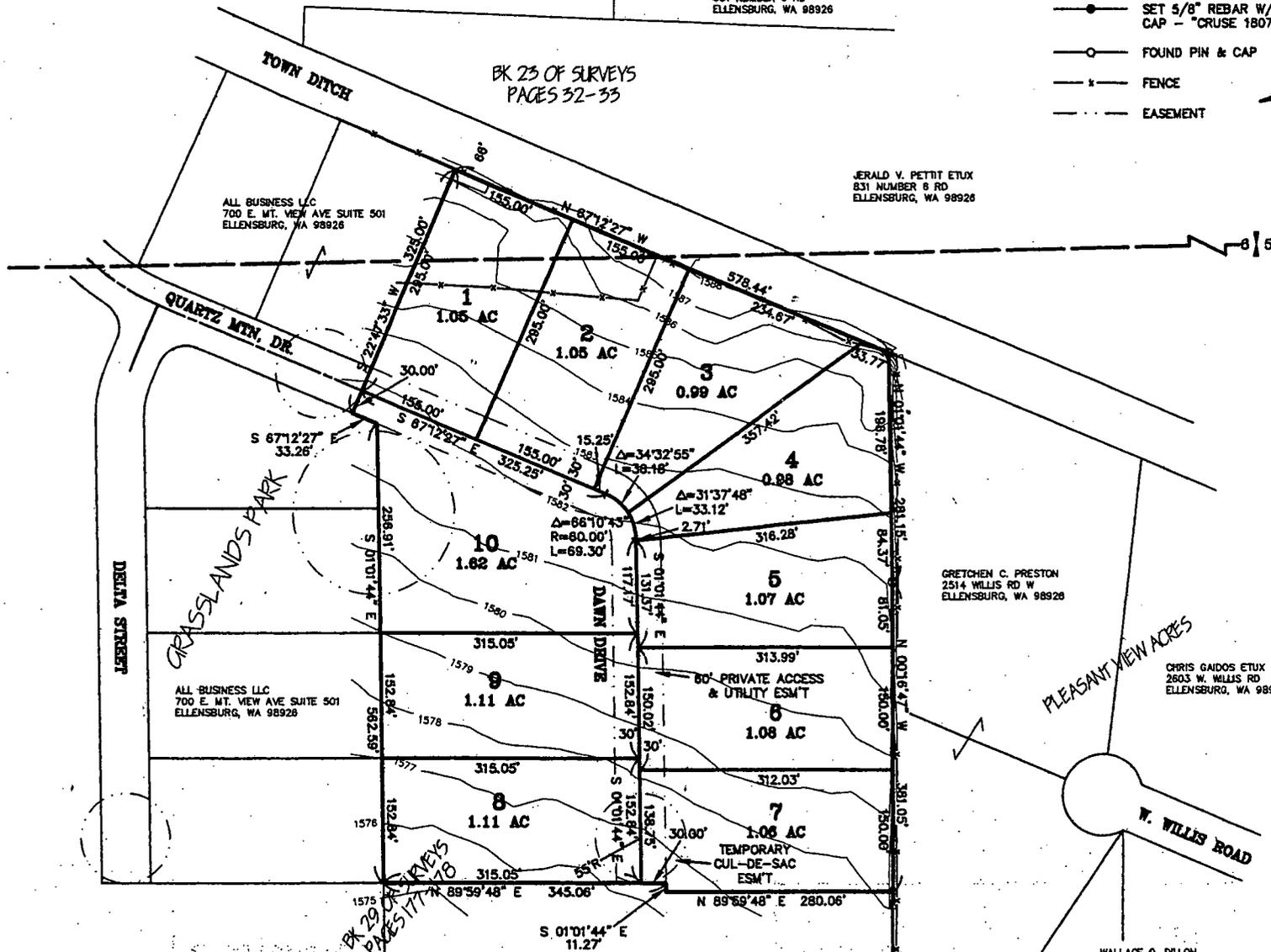
JDT PROPERTIES
2813 [redacted] ROAD
ELLENSBURG, WA 98926

TOTAL ACREAGE: 11.11 ACRES
NO. OF LOTS: 10
ZONE: SUBURBAN
ASSESSOR'S NO. 1719-06040-0022

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



ALL BUSINESS LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

JERALD V. PETTIT ETUX
631 NUMBER 6 RD
ELLENSBURG, WA 98926

GRETCHEN C. PRESTON
2514 WILLIS RD W
ELLENSBURG, WA 98926

CHRIS GAIDOS ETUX
2603 W. WILLIS RD
ELLENSBURG, WA 98926-9648

ALL BUSINESS LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

WALLACE O. DILLON
PO BOX 826
ELLENSBURG, WA 98926

TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98926

JOEL V. DELVO ETUX
1261 NUMBER 6 RD
ELLENSBURG, WA 98926

DELVO SP
92-96-04

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.



Chris Cruse 8/23/04
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
GREEN TRAILS ESTATES

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.*

*Tel (509) 925-6916
Fax (509) 962-8093*

August 24, 2005

Attn Marco Rains
Kittitas County Community Development Services Department
411 N Ruby St., Ste 2
Ellensburg, WA 98926

Re: Green Trails Estate Plat P-05-12

Dear Mr. Rains:

I met with my client, JDT Properties, LLC, and Chuck and Chris Cruse regarding your letter dated August 16, 2005. Enclosed is a copy of our response to your specific questions outlined. We have given you as much detail as is available.

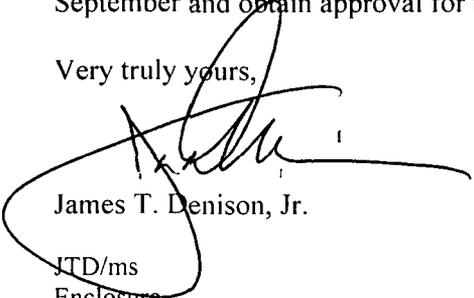
I was informed by Mr. Cruse you had indicated that if we were to provide you with this information this week that the hearing for Plat approval could go through in September as currently scheduled. Since we have provided that information, I see no reason why that cannot take place.

If you have any questions about the responses to your inquiries, you can contact either Chris or myself and we would be glad to help you, but we have answered your questions in as much detail as possible.

I do want to point out that we have changed the Plat, from 11 lots to 10 lots Plat, doing away with the nonconforming "Dawn Drive" and simply making that an easement access rather than a separate lot. The home owners will be required to maintain the road rather than the owner of Dawn Drive as indicated on the previous version of the Plat.

If you have any other questions, please let me know; I see no reason that we cannot proceed forward in September and obtain approval for this Plat.

Very truly yours,


James T. Denison, Jr.

JTD/ms

Enclosure

cc: Chris Cruse
cc: Jack Miller

RECEIVED

AUG 23 2005

KITTITAS COUNTY
CDS

(12)

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

RECEIVED

AUG 23 2005

**KITTITAS COUNTY
CDS**

August 23, 2005

Marco Rains, Planner
Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926

Re: Green Trails Estates Plat (P-05-12)

Marco:

I am writing to address some concerns that have been brought up during the SEPA comment period:

A.2.—At our current rate of growth I am certain most of the adjacent properties will be further subdivided. However, at this point I have no information on pending additions or adjacent subdivisions.

B.1.e.—The proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. I expect the earthwork needed to build the proposed road to be similar to that of the new road through Grasslands Park. The proposed private road, when built, will meet all applicable Kittitas County codes.

3.a.4.—As per discussions with Ellensburg Water Company, irrigation will be provided to all lots and will meet all their requirements prior to finalization of the plat.

3.b.1.—The exact location of the proposed Group B water system has not yet been determined. Prior to installing the system, we will meet with the Environmental Health Department to ensure our system will meet or exceed all applicable codes and laws.

14.a.—The access to the proposed lots as shown on this application is to be a private road. To specifically address concerns brought up by Kittitas County's Department of Public Works staff, the proposed lots will own to the centerline of the private road with a 60' easement providing access (see revised map). The proposed private road will be maintained by the homeowners it provides access to. The developer will retain the right to grant adjacent owners the use of the proposed easements. All roads, easements, cul-de-sacs, etc., that will serve this proposed plat will meet all applicable Kittitas County code.

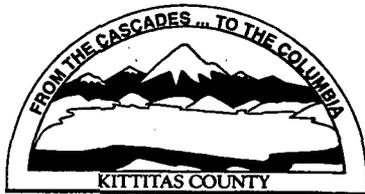
Our goal in creating the Green Trails Estates plat is to produce a quality neighborhood that is a highly desirable place to live. Our hope is that this plat and its future residences will make a complementary asset to the local community. If you have any further questions or need additional information, please do not hesitate to call.

Sincerely,



Christopher C. Cruse
Professional Land Surveyor





Kittitas County Community Development Services

Darryl Piercy, Director

August 16th, 2005

Chris Cruse
217 E. Fourth St
Ellensburg, Wa. 98926

Dear Mr. Cruse,

Re: Additional Information Requested for Green Trails Estates Plat (P-05-12)

Based on comments received during the SEPA comment period, additional information is being requested which would serve to clarify the proposal and potential impacts. The following SEPA Checklist items should be elaborated on and clarified:

A.2. It appears future subdivisions are planned adjacent to the current proposal. Any information you know regarding these future proposals would be helpful.

B.1.e. Please expand upon the quantities of filing and grading proposed. As identified in Public Works comments, an estimate of quantity of any filing or grading should be calculated based on the current proposal.

3.a.4. Will any alterations to historic irrigation water delivery occur? If so describe. Ellensburg Water Company approval will be required.

3.b.1. After looking at the plat, Environmental Health is confused as to where the exact location of the proposed Group B water system is proposed to be. Please clarify this.

14.a. Transportation: Please describe *in detail* the proposed access road, and what is being proposed beyond what is shown on the map. It is unclear as to the intent and details of the road proposal (private/public). Please explain how ownership issues would work and what the plan for cul-de sacs, connectivity, maintenance, etc is. Please be thorough.

Please submit the following responses as a supplement to the SEPA checklist as soon as possible. Once received, the Public Works and Community Development Services Departments would like to meet with the applicant to discuss any unresolved issues.

Sincerely,

Marco Rains, Planner
Community Development Services Department
509-962-7637

26 July 2005

Kittitas County Community Development Services
ATTN: Marco, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RECEIVED

JUL 29 2005

KITTITAS COUNTY
CDS

RE: New Development east of Grass Lands Park

Dear Marco,

Thank you for the opportunity to comment on the proposed plat. I have included a copy of the comments I made for the previous plat, New Development as the are applicable to this development as well with the exception that the new development is taking irrigation water out of the Town Ditch versus water wells.

First I would like to identify the conditions that should be imposed upon the development:

1. All roads shall be County owned and maintained.
2. All width and design should match or exceed Grasslands Park design.
3. Lot access to this development shall be restricted to existing county roads through Quartz Mt Dr or First Street. There shall be no additional access from streets (private or public that touch or abut No 6 Highway or Kittitas Highway. This would prevent through access through the subdivision any greater than today's traffic.
4. Class B system shall be monitored by County Environmental health to verify the well does not pump more than the legal amount of 5000 gals per day.
5. The home owners association shall fund the additional monitoring costs. This monitoring shall continue for 5 years after 100% of the homes are occupied. If there are violations the water shall be shutoff to the proper number of home to stay within the 5000gals per day
6. The well shall have automatic shutoff to stop producing water in excess of 5000 in any 24 hour period.

Now for some general comments. Unless there has been additional documentation submitted since the first draft I find this SEPA to be woefully inadequate. This was similar to the first SEPA submitted for Grasslands Park. I accepted that because the individual submitting the SEPA was young and inexperienced. By submitting another woefully inadequate SEPA, much information missing or the reader is left to find, the drafter shows his disdain for the process his lack of respect for the County and the residents that want to provide constructive comments. The County should not have sent this out. It should be submitted with completed information.

Grasslands are all county roads and Grasslands Parks is County Roads. Although no one will admit it there are at least two to three more developments in the vacant land after this development is approved. Since the serial short platting is allowed without any discussion to cumulative impacts this developer wants to combine a mish mash of private and public road in that state public and end public but in between the are private. The elimination of previous safeguards to prevent this are gone. This is the epitome of no planning. With this scenario I can walk my dog and ride my bike every place else accept this area because it is private. The school bus will have to run an inefficient route and double back instead of continuing through.

What is the motivation; build a cheap road. I believe if you allow the private the public will convince a future BOCC to take on a potentially inadequate road at tax payer expense. All roads are public Keep it this way.

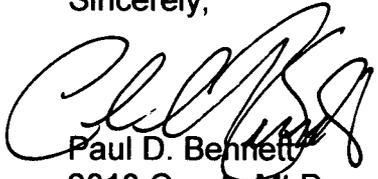
With the rash of private purchases of lots to access new development I would like protective conditions place that would eliminate the potential of through traffic on grasslands except through the three public access point that exist, Mathews, 1st and third.. Restrict the lots from ever accessing out to the Number 6 Road or Kittitas Highway. If you don't make this restriction more people will use grasslands as through traffic to by pass the Kittitas Highway because of increased traffic the new 187 lot development and other will generate. The new development is OK to occur don't ruin the existing ones because County regs are splintered or written so you can't address these real issues.

The issue of water. I disagree with the County's position of water and class B well. But if the County is so confident of the position the prove it through monitoring, and automatic shutoffs. If there are no violations after 5 years then stop the monitoring. The development will pay additional staff time to conduct the monitoring. The meters should be tamperproof.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created there own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I look forward to seeing this SEPA reissued in a complete manner.

Sincerely,



Paul D. Bennett
2013 Quartz Mt Dr.
Ellensburg, WA 98926

Incl Comments for Grassland Parks, Most comments are applicable.

May 19, 2004

Kittitas County Community Development Services
ATTN: Ms Jan Sharar, Staff Planner
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Grasslands Park Plat (P-04-01)

Dear Ms. Sharar,

Thank you for the opportunity to comment on the proposed plat. I shall make some general comments and then get into specific comments regarding the SEPA checklist.

I think the addition of the Grassland Park Plat is a normal and expected extension of the Grasslands area. The original plat was made up of several divisions, all of which came at different times and created their own impacts, none of which could not be mitigated. In each and every case the additional divisions added to the quality of life for the area known as Grasslands. If one looks at the different plats there were accommodations made to allow for the expansion of the development further to the east. Given the proper planning, traffic circulation needs, permitting, construction and attention to water rights, both domestic and irrigation, this will be a fine addition to a residential community that is a great place to live and raise a family or enjoy the quieter life of retirement.

I find the SEPA fatally flawed and strongly request the county reject this document as being inadequate for review. The SEPA checklist is relatively simple and should provide sufficient information for the "reasonable and prudent person" to adequately determine what the impacts are for this development. From that reasonable comments could be made from which the SEPA determining official can make a determination of no significance or of a mitigated determination. This SEPA checklist has numerous errors of fact and errors of omission. There are 13 answers where the agent or the owner answers "unknown". These range from answering a simple question such as will there be additional fill, are there other governmental approvals required, is it an environmentally sensitive area. Now the answers to these questions may be "no", but it leads one to surmise that instead of thoughtfully and deliberately examining the impacts of the development that this checklist was just a process to get through. It may also be that the agent is inexperienced at filing out a SEPA checklist. If the later is true the SEPA determining official could counsel and suggest ways of completing the document so we do have clear information.

Unfortunately there appear to be errors of fact and errors of omission. In responding to A2 the agent answers the question of future additions as "None anticipated", yet the plat clearly shows extensions and temporary cul-de-sacs. Is the statement of no future growth made because 14 lots is the most DOE will allow on an exempt well and if there were more than 14 lots a Class A water system would be required and there is no water right for this property. Is this a case of serial platting to get around the water issue? An issue that has kept this land from developing for years. As the SEPA determining official I expect a candid answer to this question.

The agent fails to answer the impact of traffic in the area. How should I know what a normal traffic load is for 14 residences. Is that 14 cars per day? 140 cars per day? 1400? The agents states up to 100 people may live there. How many trips would 100 people generate? It is not my responsibility to know the answer to this. The agent, as a professional, needs to provide complete and factual information that allows for thoughtful and reasonable review.

The answers of "not likely" appear in simple questions such as B1f. Could erosion occur as a result of clearing? The correct answer is yes of course it could, but there would be reasonable construction industry methods to minimize the impacts. The agent needs to try again and answers the questions completely.

Now, as to water. These comments may be irrelevant because if there are adequate irrigation and domestic water rights then there is no issue. Applicant should state that up front in the revised application. However, if there are no rights then there is an issue. As much of Grasslands operates of a Class A water system I would be concerned if numerous serial developments were going in with exempt wells serving as the source of domestic water. The impacts could have a significant adverse impact on the Grassland Class A water system. As there is no information in the packet as to water rights it is impossible to make a determination of the significance.

As the SEPA determining official you must reject this SEPA checklist as incomplete. I do not think there is sufficient information for you to make any level of determination based upon missing and incomplete information. To ensure you follow all procedures carefully and completely to carefully consider and evaluate all relevant information, that all the information must be present.

In the event that you disagree that the SEPA checklist should be rejected and resubmitted I do have specific comments that I would like you to consider.

A2a – There will be expansion based upon the obvious ends of the road and the fact that the is a temporary cul-de-sac. Is this an attempt to skirt the 14 lot limit on exempt wells. Will the same owner under a different partnership continue serial platting. You must evaluate on cumulative impacts Assuming all the land develops without a water right under exempt wells could there be an additional

40 to 50 homes all on exempt wells and yet there is no impact? A response is requested.

A3 - Can the ground handle septic? Is there evidence that domestic water can be found. Answer yes or no.

4a - What about the irrigation plan? Is all irrigation water going to be piped. What about irrigation easements to convey water to the south?

5a - What about Water rights, Class B water system approval, irrigation approval. Do you have them, what is the plan?

B1d - Are there surface indications of unstable soils. This would require the agent to visit the site and say yes or no based upon observation. None known is unacceptable.

B1f - Yes erosion could occur - what will you do to mitigate this during construction so it doesn't flow into a main irrigation ditch and plug pumps downstream.

B1g - 10% seems low. Does this include the road, all the homes and the fact that a homeowner could cover 1/3 of his lot with a home structure or driveways? This number is critical in determining how the developer will deal with storm water since 1 acre lots are too small to deal with their own storm water. Please show your calculations.

B1H - The fact that the agent is proposing no erosion control is unacceptable. He may not have to build a triple setting pond with aeration features, but a little silt fence would be nice. Again this speaks to the fact that the agent is either inexperienced in answering the questions or he is deliberately being evasive.

2a - Since the agent proposes no erosion control I can only assume that is because there will be no stormwater to generate erosion therefore he's just going to generate dust. As this is a residential area what is his dust mitigation plan and what do we do if he doesn't follow his plan. Better yet I hope he can provide a reasonable plan in the revised application and that he is able to comply with the plan to keep his project going.

2c - Oh, I guess he doesn't have a plan to control the dust.

3a1 - Is the agent planning on rerouting the irrigation ditches? Does he have permission from down stream owners and all users of the water? Where are the irrigation easements that show either recorded easements or historical use easements? I believe 60-100 foot irrigation easements are required for access/egress and maintenance. Document the irrigation right for this Plat in the revised SEPA.

3a2 – How will the water get under the road crossings? What irrigation flow is allowed? Will the crossing size be adequate for maintenance? Who maintains the irrigation flows and crossings?

3a4 – What water right does the applicant have or does this mean there is no irrigation right for the development? How will the residents irrigate the lawns? Will the Class B water system be used for irrigation? The agent should answer this question in the revised application.

3b1 – Please indicate what water right the development has for the well that will serve 14 residents with a Class B System. When the agent shows the adjudicated water right then this will clear up numerous concerns about domestic water. If the well is limited to 14 residents and 5000 gal per day then how does the applicant propose to shut the well off if the limit is reached so as not to have a significant adverse impact on other area wells? Later in the application the agent states there will be 14 to 100 people living in the development. Based upon 100galolons per day per person that equates to a range of between 1400 gallons to 10,000 gallons per day. This exceeds the limit of the wells. If the water is used for irrigation it gets even worse. The agent should clarify this issue in the revised SEPA.

3c 1– If the water would runoff as it always had then there would be no issue, but given an increase in impervious surfaces of between 10-30% it seems unlikely that the agent meant to say that it “will run off as it always has.” Given a road, homes, outbuildings and driveways the applicant should describe/quantify the increase in storm water and state what they intend to do about it. The county must have regulations that could assist the agent in making this determination. He could mention that in the revised application.

3d – I guess the agent is not proposing any control of increased runoff water. He should in the revised application. Maybe it should meet some county codes, if applicable. Without this information it would be difficult for the SEPA determining official to thoughtfully consider all the impacts and make a reasonable determination of non-significance or mitigated significance.

4b – A quick calculation of the area of the road and an average of the total area disturbed for each of the middle-high income houses could produce an answer that folks could look at and evaluate.

6a – Would these be placed as part of the development or is it an individual responsibility? Are these in the road or on private lots?

7b – The construction should not go on from dawn to dusk. In mid-summer at the peak of construction that could be from 4:30 am until 10:00 pm. Limit from 7:30 to 5:00 Monday thru Friday – no weekend work. State that in the revised application

8h – Environmentally sensitive area? Maybe, maybe not, the agent can go and do the research and provide a definitive answer in the revised application.

8j – 14-100 people. That's a significant range. Assuming the typical 2.5 residents per home one would expect about 35 people. 100 people would have a negative impact on either an approved water right or they would probably exceed the allowable water from an exempt well. This also has a significant impact on traffic

13 – Historical impacts – Do the research and answer the question on the revised application.

14a – Since the name of the plat is Grasslands Park you are trying to associate with the desirable name of the Grasslands neighborhood. That's OK. Your roads should reflect the characteristics of the neighborhood, hard surface, same width, grassy swales, meandering nature. It also ensures no one leg takes on an excessive amount of through traffic. Your plan shows continuations, probably to Mt Daniel Drive. You should show an access to the Kittitas Highway to the south.

14d – The plat notes are unacceptable. We are essentially an urban area with a neighborhood traffic circulation system. The idea of placing private roads that are not accessible to the neighbors is offensive. The roads should be public to allow this residential neighborhood to expand safely and thoughtfully as it has in the past. The roads if private could be gravel. That is unacceptable for cars that could generate about 140 trips per day. The dust is unacceptable. When the agents submits the revised application he should address the roads and offer what was mentioned above in 14a. If not offered the SEPA determining official should include 14a as mitigation. As private roads the other neighbors could not walk around the block once all the developments are complete. That is inconsistent with the neighborhood. Build public roads safely and easily maintained that are maintained by the county just like the rest of the neighborhood. Or limit the development to 3 homes. Also name the roads that are consistent with grasslands. Delta Street doesn't quite fit. Where's the stormwater going to go? Is there a stormwater system? Will the temporary cul-de-sacs be paved? If the roads are private that means the school buses won't go down the road and all the children congregate in front of somebody else's house. Not very neighborly. Avoid that issue, keep them public.

14f – What is the volume. State a number and cite your source in the revised application?

14g – Are there any off-site transportation impacts that could be mitigated? The intersection at Quartz Mountain Drive and Mt Stuart is a doozy. Propose that you will fix the angle and the slope and drainage at that intersection.

Thank you for your consideration of these comments. I believe all the comments can be reasonably addressed in a revised application that can be thoughtfully and reasonably reviewed. Although a burden I do expect to see written consideration to each of the comments in the record. Please add my name and address to the mailing list so I can review your determination and if there is no revised SEPA document this gives adequate time to evaluate if an appeal is required or if your mitigation addresses all of the issues.

Thank you again for your consideration.

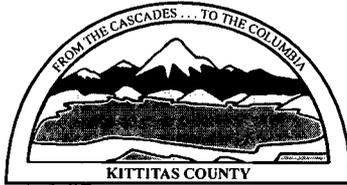
Sincerely,



Mary K. Pratt *F. Pratt D. Bennett*
2013 Quartz Mountain Drive
Ellensburg, WA 98926

MAILING ADDRESS:

Mary K. Pratt
P.O. Box 662
Ellensburg, WA 98926



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Staff Planner, Community Development Services

FROM: Randy Carbary, Development Review, Planner II *RC*

DATE: August 5, 2005

SUBJECT: Green Trails Estates Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "**Conditional Preliminary Approval**" has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Prior to Final Plat Approval:

1. Bearings and Distance: Bearings are not shown for some lots (ie: the western lot lines of lots 5,6 & 7). Although bearings are shown on eastern lot lines, the western lines may or may not be the same bearing. Since no bearings are shown for the centerline of the newly proposed road (north / south portion) and the bearings are not shown for the eastern lot lines of lots 8, 9 & 10 it makes it difficult to surmise what the bearings are.
2. Temporary Cul-de-sacs and other easements: The dashed circular lines depicted on the face of the plat are not all identified. The one that is identified, at the south end of the newly proposed road, is depicted as a temporary Cul-de-sacs easement. This would appear to indicate that future extensions of the newly proposed road are possible. I would like the opportunity to meet with the applicant and/or designated representative to discuss the particulars of the newly proposed road.

Page 1 of 8

3. Road Names: The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat. (Per Kittitas County Addressing Guidelines).
4. Newly Proposed Road: The newly proposed road appears to be extension of Quartz Mtn Drive, as depict by the 60' right of way, this would appear to indicate that this is being proposed as a county "on-system" road, similar to the Grasslands Park Plat extension of Quartz Mtn Drive. Quartz Mtn Drive is designated as a Class 09 Rural Local Access Road per Kittitas County Road Standards 12.03.030, C. This would be consistent previous development actions and with current policy (see below Kittitas County Code 16.12.080) I would like the opportunity to meet with the applicant and/or designated representative to discuss the particulars of the newly proposed road.

16.12.080 Lot access.

1. Every lot shall be provided with satisfactory access to a public road. No lot shall be served by an easement which is the exclusive means of access to the lot.

2. Subdivision lots which are adjacent to a major or minor collector arterial road (as designated by the board) shall be provided with access other than the arterial road unless the board grants specific exemption to this requirement upon the recommendation of the planning commission and director of public works. (Ord. 84-6 (part), 1984).

Internal Roads: As per previous development requirements for the extension of Quartz Mtn Drive, the newly proposed road shall be constructed per KCC 12.20.50 Rural Local Access as defined in Kittitas County Road Standards 12.03.010 Road Classifications, C.

12.03.010 Road Classifications. County roads or streets are classified functionally as indicated in the following Sections 12.03. Function is the controlling element for classification and shall govern right-of-way, road width and road geometrics. Other given elements such as access, arterial spacing, and average daily traffic count, (ADT) are typical.

C. Rural Local Access (Class 09). Road, which provides direct access to adjoining properties within a neighborhood. These constitute all rural mileage not classified as principal arterial, minor arterial, major collector, or minor collector mileage.

5. As per previous development requirements as follows:

- a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.

- b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.
6. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
7. Road Names: KCC 16.12.065 Road names shall be subject to the approval of the department of public works.
8. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.
9. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement. Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.
10. Inspection: KCC 16.16.030 Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

8

- a. Clearing and grubbing;
- b. Road system drainage;
- c. Road subgrade;
- d. Road ballast grade;
- e. Completion of road surfacing.
- f. The platlor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
- g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

11. Test Results: KCC 16.16.035 Certified test reports.

- a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B" and crushed surfacing top course from a reputable testing firm for approval.
- b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
- c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
- d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the



approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
 2. Representative of all involved utilities;
 3. County director of public works or his representative.
- e. Following successful completion of the preconstruction conference, utility and road construction may proceed.
- f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road. (Ord. 84-6 (part), 1984).

12. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

- a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.

②

- b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

13. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

- a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
- b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
- c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
- d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
- e. The impact of a system failure should be analyzed both in terms of on-site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
- f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.

- g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
- h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems. (Ord. 95-2 (part), 1995).

14. Approaches: All approaches to county roads shall be constructed as follows:

- a. An approved access permit will be required from the Department of Public Works, prior to creating any new driveway access, or performing any work within the county road right-of-way.
- b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.
- c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)
- d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

15. Roadside Features: (See Kittitas County Road Standards 12.50.010)

- a. Mailbox supports shall be of a "break-away" design.

16. Addressing:

- a. I recommend contacting 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.

17. Fire Protection:

- a. Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.

18. Plat Comments from previous adjoining Grasslands Park development shall still apply:

- a. Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
- b. A variance may be sought to reduce the paved width of the proposed road system to be consistent with the existing widths already established within Grasslands.
- c. Wellhead Buffers will not encroach within County Maintained R/W.
- d. Public Works suggests the construction of swales vs. hard ditching for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

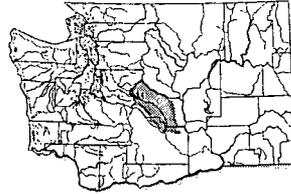
Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

August 2, 2005



Your address
is in the
Upper
Yakima
watershed

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

Dear Mr. Rains:

Thank you for the opportunity to comment on the pre-threshold determination for a 10-lot preliminary plat on approximately 11.11 acres, proposed by JDT Properties [P05-12]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Dept. of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, at the Dept. of Ecology, (509) 575-2807, to determine if your site needs such a permit.

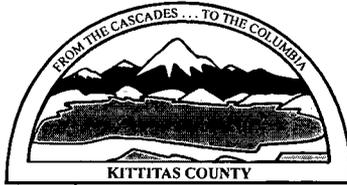
Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

889

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AUG 4 2005
KITITAS COUNTY
CDS





KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Community Development Services

FROM: Joy Potter, Engineering Manager
Randy Carbary, Development Review, Planner II *RC*

DATE: August 5, 2005

SUBJECT: Green Trails Estates – SEPA Comments

Kittitas County received the Notice of Action for the Green Trails Estates Plat on June 20, 2005. Public Works submits the following comments in relation to the SEPA document:

General Comments: A previous development application was submitted and approved for the Grasslands Park Plat, which is adjacent to the proposed Green Trails Estates Plat. The Grasslands Park Plat required the extension of Quartz Mountain Drive and the newly proposed Delta Street to be constructed to County Road Standards for a Public on-system road. The same will be required for the further extension of Quartz Mountain Drive and the newly proposed Dawn Drive. These requirements will be further addressed in Kittitas County Public Works response to the applicants preliminary plat application..

SEPA Comments:

Section A.1. The proposed timing is ASAP, which indicates this is a project action rather than a planning tool.

Section A.2. It appears by the configuration of Dawn Drive and the proposed temporary cul-de-sacs that future extension of the road may occur.

Section B.1.e. This project will have grading and fill activities with the proposed road development and the individual home sites. At a minimum, the applicant will provide estimates for the road construction.

Section B.1.f. There is a possibility of erosion during clearing and construction. The applicant will identify the possibilities and the methods planned to minimize any erosion.

Section B.1.g. . Kittitas County Public Works is requiring a hard surface public road for the extension of Quartz Mountain Drive and the newly proposed Dawn Drive. Does the 15% calculation of impervious surface stated by the applicant included this consideration or does the 15% of impervious surface estimation only refer to the residential housing impacts.

Section B.1.h. Again, there must be some methods of erosion control planned for the construction of the roads as well as the individual structures.

Page 1 of 3

Section 2.a. The applicant has not addressed the issue of having to construct a paved road.

Section 2.c. The applicant should consider dust control during construction and will address watering and construction impacts.

Section 3.a.1. All irrigation easements, recorded or historic, will be identified on the site map included their width. Any alternation in the historic water delivery should be identified.

Section 3.a.2. No description or plans are attached on the work related to the water.

Section 3.d. Some method of runoff will be identified for the road construction.

Section 4.b. The applicant will have an approximation of quantities removed for road and residential construction.

Section 4.c. The applicant should research threatened or endangered species known to be on or near the site.

Section 5.b. The applicant should research threatened or endangered species known to be on or near the site.

Section 7.a. The applicant should address general risks associated with construction activities.

Section 7.b.2 The applicant will indicate hours in which construction can occur and consider noise impacts on the neighboring residents.

Section 7.b.3 The applicant will address propose measures to reduce or control noise impacts.

Section 8.h. Applicant should consult with appropriate agencies to determine if there has or has not been any classified environmentally sensitive areas.

Section 11.d. As in a previous development application for the Grasslands Park Plat, Light and Glare was addressed in SEPA using the following language:

Light and Glare –

In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall install outdoor lighting which will be casted downward and/or shielded. Recorded covenants for the Grasslands Park Plat shall include a requirement that homeowners installing outdoor lighting which will be casted downward and/or shielded.

The applicant should address Light and Glare in a similar manor.

Section 13.a. Has the applicant researched to see if any cultural studies have been performed in this vicinity.

Section 14.a. On the attached Preliminary Plat Map the applicant depicts what appears to be a 60' right of way as an extension of Quartz Mountain Drive that eventually becomes the newly proposed Dawn Drive. ***This would tend to indicate that the proposed new road(s) are going to be established as public roads.*** The applicant has also described the "access" as a "private road". Clarification is needed as to where the public road would end and where the private road would begin.

Section 14.d. The applicant has also described the "access" as a "private road". Clarification is needed as to where the public road would end and where the private road would begin.

Our department's policies, standards and codes dictate that consideration being given to the design, functionality and future transportation needs of newly proposed roads. In reviewing the

information provided, I would conclude that this newly proposed road should be consistent with the adjoining and neighboring roads that currently exist within the Grasslands subdivision. I presume that the intent of this application would be similar, in nature, to the Grasslands Park Development application, in that, the goal is to have Green Trail Estates be a natural extension of Grasslands. If that is the case then the newly proposed road should be incorporated into the existing road system that serves Grasslands and have the same attributes, including a similar level of design, construction and maintenance.

On the attached Preliminary Plat Map the applicant has proposed a temporary cul-de-sac at the south end of Dawn Drive. Kittitas County Department of Public Works requests that the applicant enter into further discussion with our department regarding the incorporation of the newly proposed road(s) into the existing road system.



**Washington State
Department of Transportation**
Douglas B. MacDonald
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

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

RECEIVED

JUL 25 2005

**KITTITAS COUNTY
CDS**

July 21, 2005

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

Attention: Marco Rains, Staff Planner

Subject: P-05-12; Green Trails Estates (10 Lots)/JDG Properties
1 Mile East of Ellensburg
About 1.5 Miles North of I-90 Exit 110 (I-82 Interchange)

We have reviewed the proposed plat. The plat area is not adjacent to, or in the vicinity of, any state-maintained roads and we have no comments.

Thank you for the opportunity to review and comment on this proposed plat.

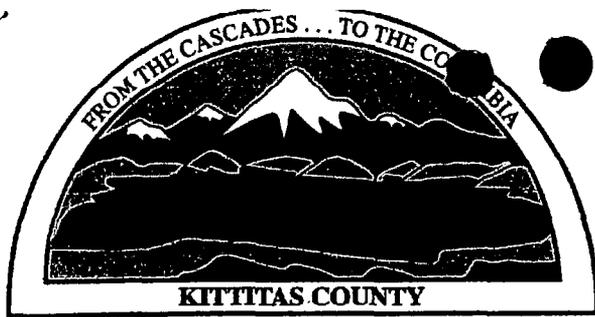
Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: jjg

cc: File #18, Kittitas County

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PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

June 21, 2005

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Green Trails Estates, located in Section 6, Township 17N, Range 19E, at the end of Quartz Mountain Drive.

We have also received the \$625.00 plat submission fee (receipt #005422).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

1) **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2) **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

- 1) **Public Utility Water Supply** – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- 2) **Group "A" Public Well** - If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington.

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

PUBLIC HEALTH

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JUN 21 2005
KITTTAS COUNTY
CDS

Mr

5

His contact number is (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval.

If you have not secured a water right for potable use you must contact the Washington State Department of Ecology-Central Region Office- Yakima Washington, telephone number (509) 575-2800 to begin the process of obtaining a water right.

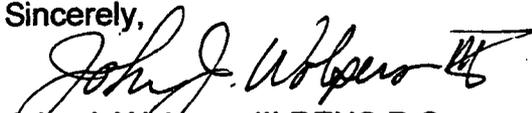
- 3) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- 4) INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

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

Sincerely,



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

cc: Community Development Services
cc: JDT Properties

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Ron Criddlebaugh being first duly sworn on oath, deposes and says: That he is the Advertising Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF APPLICATION JDT PROPERTIES

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 week (s), commencing on the following days.

JULY 25, 2005

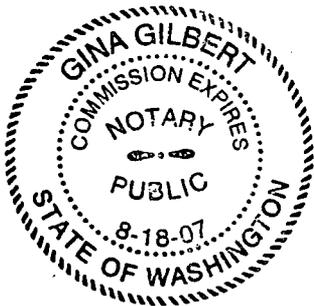
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$76.07 rate of \$4.35 per column inch for each insertion.



Subscribed to me this 28 day of July, 2005.



GINA GILBERT



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

CRS

4

Notice of Application

Pursuant to RCW 36,70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel #17-19-06040-0022, comprising a portion of Section 6, T. 17N., R. 19E., W.M., in Kittitas County.

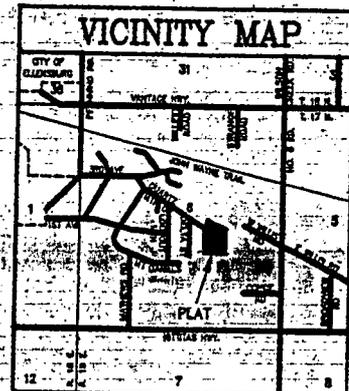
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Rains.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: July 20th 2005

Publish: July 25th, 2005 Daily Record



INVOICE				FOR CLASSIFIED	MAKE CHECKS
01507893				ADVERTISING	PAYABLE TO →
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EDITIONS			AD TAKER		
01			MR		
Cust # b0104360					
PHONE (509) 962-7508					
SORTLINE					
Notice of Application					
START DATE	STOP DATE				
07/25/05	07/25/05				

20

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

b0104360 - 01507893
Kittitas Co Commissioners
205 W. 5th Ave, Rm 108
ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application

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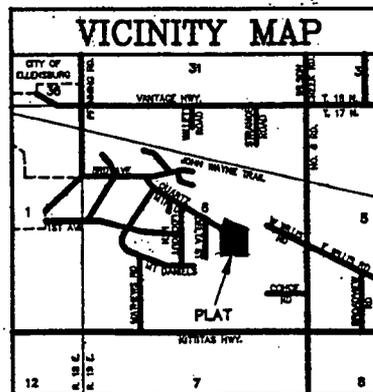
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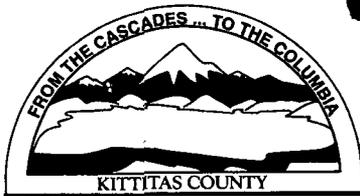
Publish: July 25th, 2005 Daily Record Publish



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Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: July 20th, 2005

Subject: **APPLICATION FOR A TEN LOT PRELIMINARY PLAT – Green Trails Estates (P-05-12):** JDT Properties, represented by Chris Cruse, has applied for a 10-lot preliminary plat on approximately 11.11 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06040-0022.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to August 5th, 2005 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (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 SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Rains.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

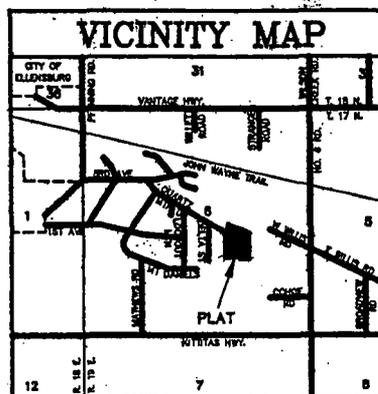
Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish

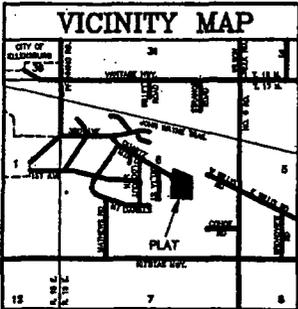
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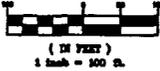


THIS SURVEY
9-01-05

GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITKITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

ROBERT J. WILS ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98928

DANIEL R. ORCUTT ETUX
831 HANMER S RD
ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18076"
- FOUND PIN & CAP
- — — FENCE
- — — EASEMENT

OWNER:
 JDT PROPERTIES
 2813 AIRPORT ROAD
 ELLENSBURG, WA 98928

TOTAL ACREAGE: 11.11 ACRES
 NO. OF LOTS: 10
 ZONE: SUBURBAN
 ASSESSOR'S NO. 1719-08040-0022

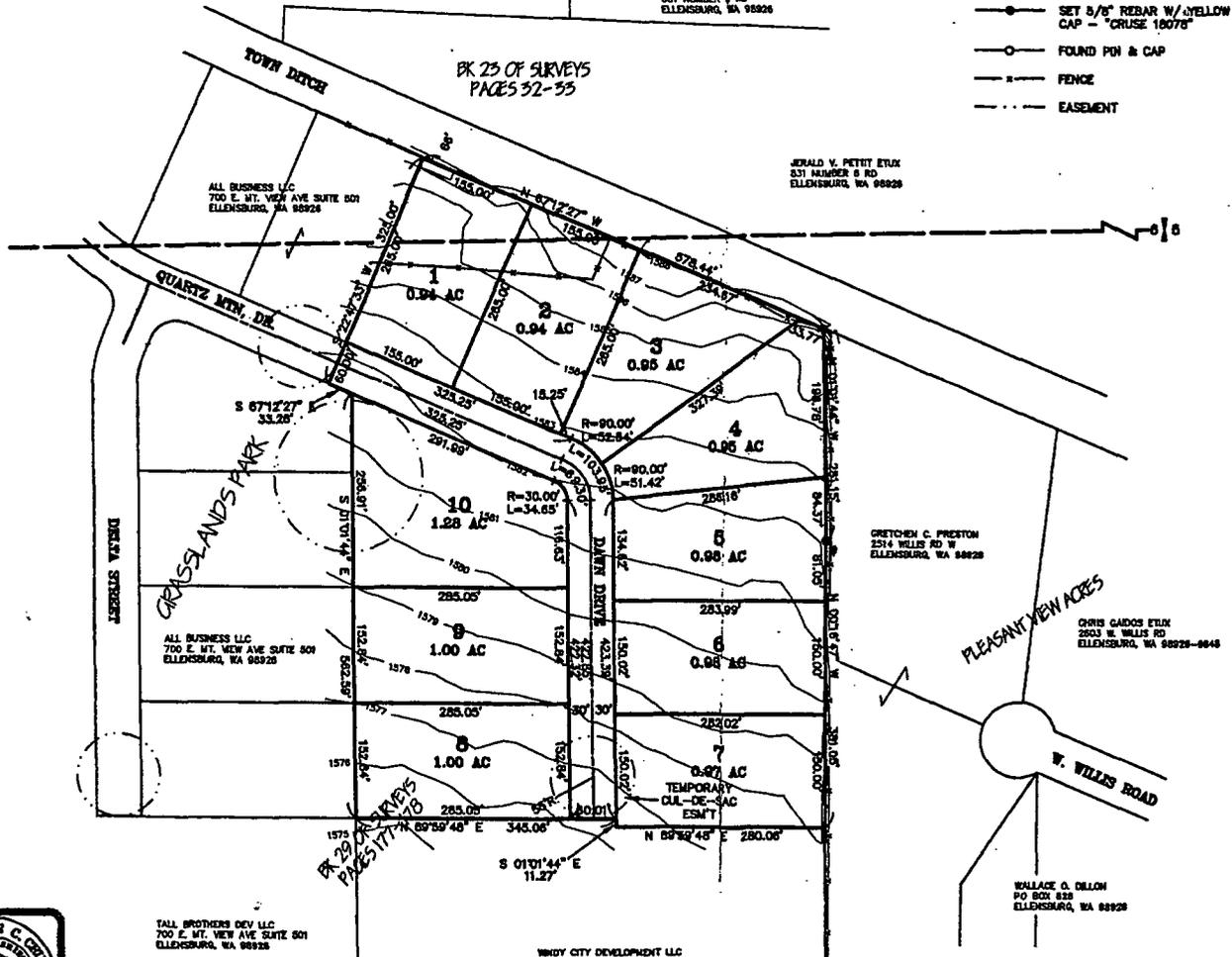
SOURCE OF WATER: GROUP B WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITKITAS CO. STANDARDS
 ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION
 PARCEL B OF THAT CERTAIN SURVEY AS RECORDED
 DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS,
 PAGES 177 AND 178, UNDER AUDITOR'S FILE NO.
 2003121500228, RECORDS OF KITKITAS COUNTY,
 WASHINGTON, BEING A PORTION OF THE EAST HALF
 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST,
 W.M., IN THE COUNTY OF KITKITAS, STATE OF
 WASHINGTON.

RECEIVED
 JUN 17 2005
 KITKITAS COUNTY
 CDS

SURVEYOR'S CERTIFICATE
 THIS MAP AND LOT LAYOUT IS A DEPICTION OF
 THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
 INFORMATION IS BASED ON FIELD WORK DONE IN
 JULY OF 2004.

Chris Cruise 6/16/05
 DATE
 CHRISTOPHER C. CRUISE
 Professional Land Surveyor
 License No. 36815



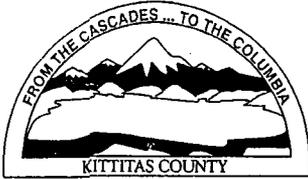
TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98928

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98928

JOEL V. DELVO ETUX
1281 HANMER S RD
ELLENSBURG, WA 98928

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 817 E. Fourth St. P.O. Box 859
 Ellensburg, WA 98928 (509) 962-8248

1



2003

P-05-12

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES:

\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$400 to Community Development Services Department, PLUS \$100 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE

DATE

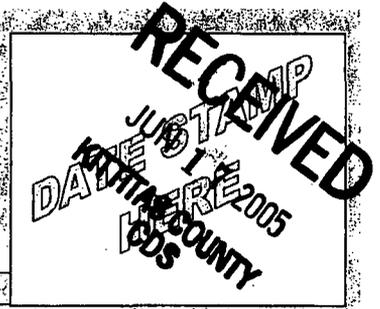
RECEIPT #

X *[Handwritten Signature]*

6/17/05

43454

NOTES:



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

Name: JDT Properties LLC
Mailing Address: 2813 Airport Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____

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

Agent Name: Chris Crose - Crose & Assoc.
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Quartz Mt. Drive
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcel B of Survey in Book 29
Pages 177-178 filed under AFN 200312150026

6. Tax parcel number(s): 17-19-06040-0022

7. Property size: 11.11 (acres)

8. 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 Green Trails Estates map.

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

10. What County maintained road(s) will the development be accessing from? Quartz Mt. Dr.

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:

X Chris Cruise

Date:

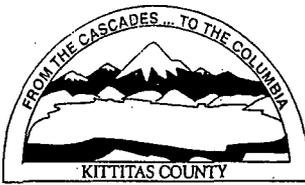
6/16/05

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

X John Miller

Date:

6/16/05



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

Additional plats are planned adjacent to the current proposal.

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

None known

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

None known

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

SEPA, Final Plat Approval

Irrigation approval
Class B water system approval

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

± 20%

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.

Loam and Sandy Clay Loam

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

None known

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

Typical for construction - will know when Road is designed.

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

Not likely, if appropriate an erosion plan will be filed with DOE.

- Erosion could occur

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

Approx 15%
will not exceed 30% as per Kittitas Co. Code

✓

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

None Anticipated - see f. above

- Erosion control plan by DOE likely required which would include measures to reduce/control erosion.

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.

Temp. emissions typical for construction then
Emissions typical for residential neighborhood.

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:

None

DUST CONTROL WILL
BE REQUIRED DURING
CONSTRUCTION.

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

Ellensburg Water Company.
approval will be required.

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.

Yes Road and homes within 200' of the irrigation Pipe.

Ellensburg Water Company.
approval required.

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 Known

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

Not likely

Clear by

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done. Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: rice
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known

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

None known

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

None

6. ENERGY AND NATURAL RESOURCES

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

All? Typical Residential Energy Requirements

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

Not Likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

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

None known

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

None

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

10 Residences

Appr. 35 people ±

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

None

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

Proposal will conform to appropriate
Kittitas County Codes

9.

HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11.

LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12.

RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

Attachment shows private 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.

Volumes typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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: John Mulley

Date: 6/14/05

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Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

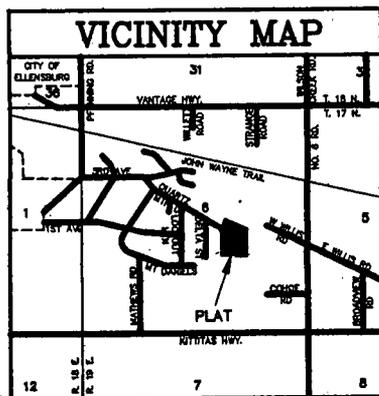
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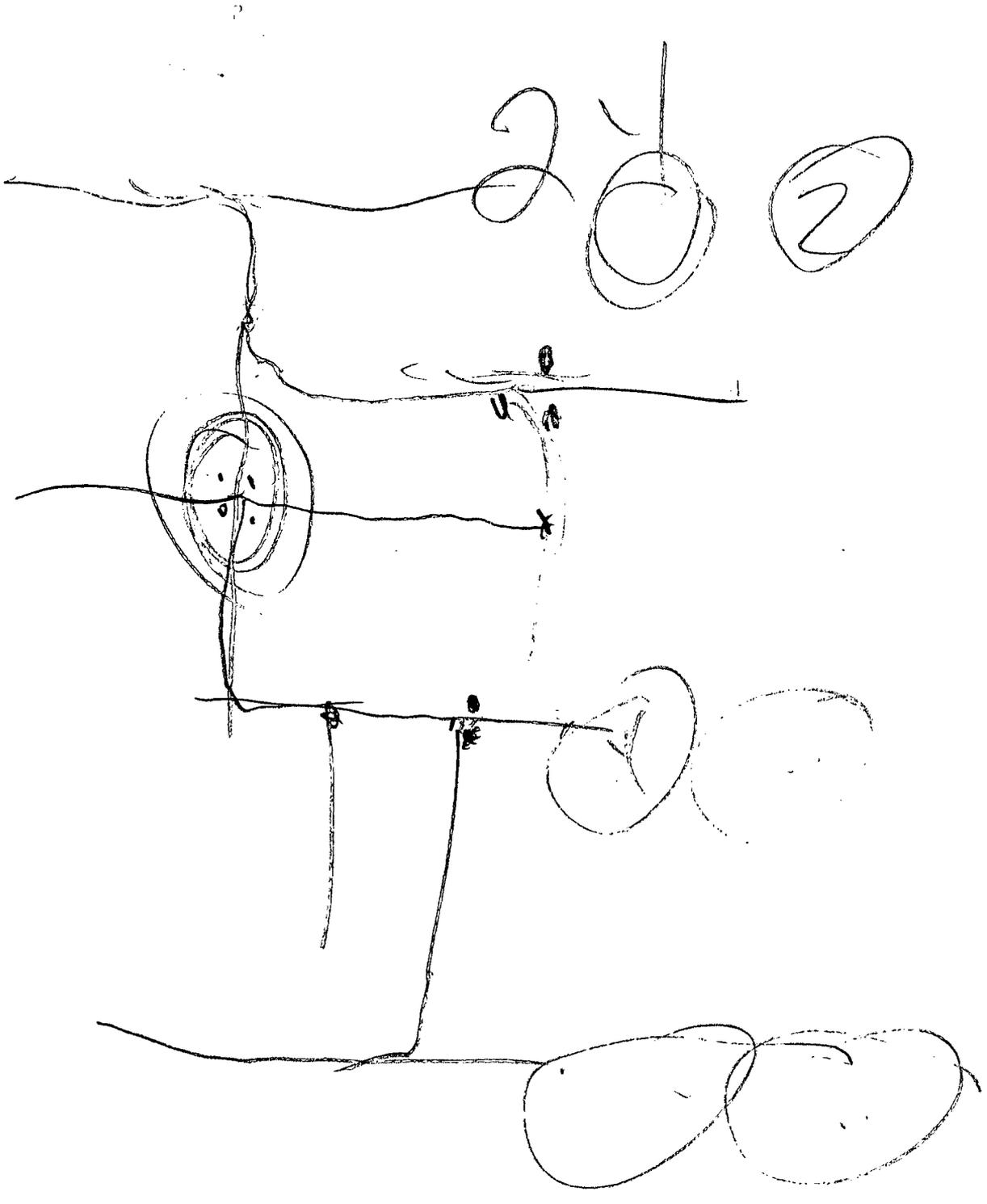
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Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish

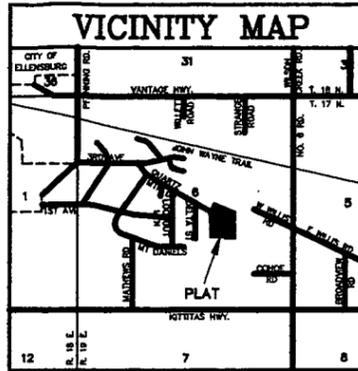




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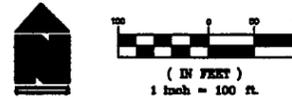
KITTITAS COUNTY
CDS



GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

ROBERT J. TITUS ETUX
2500 E. 3RD AVE
ELLENSBURG, WA 98926

DANIEL R. ORCUTT ETUX
851 NUMBER 6 RD
ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- - - EASEMENT

OWNER:
JDT PROPERTIES
2813 AIRPORT ROAD
ELLENSBURG, WA 98926

TOTAL ACREAGE: 11.11 ACRES
NO. OF LOTS: 10
ZONE: SUBURBAN
ASSESSOR'S NO. 1719-06040-0022

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITTITAS CO. STANDARDS
ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

RECEIVED

AUG 23 2005

KITTITAS COUNTY
CDS

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.

Chris Cruse 8/23/2005
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

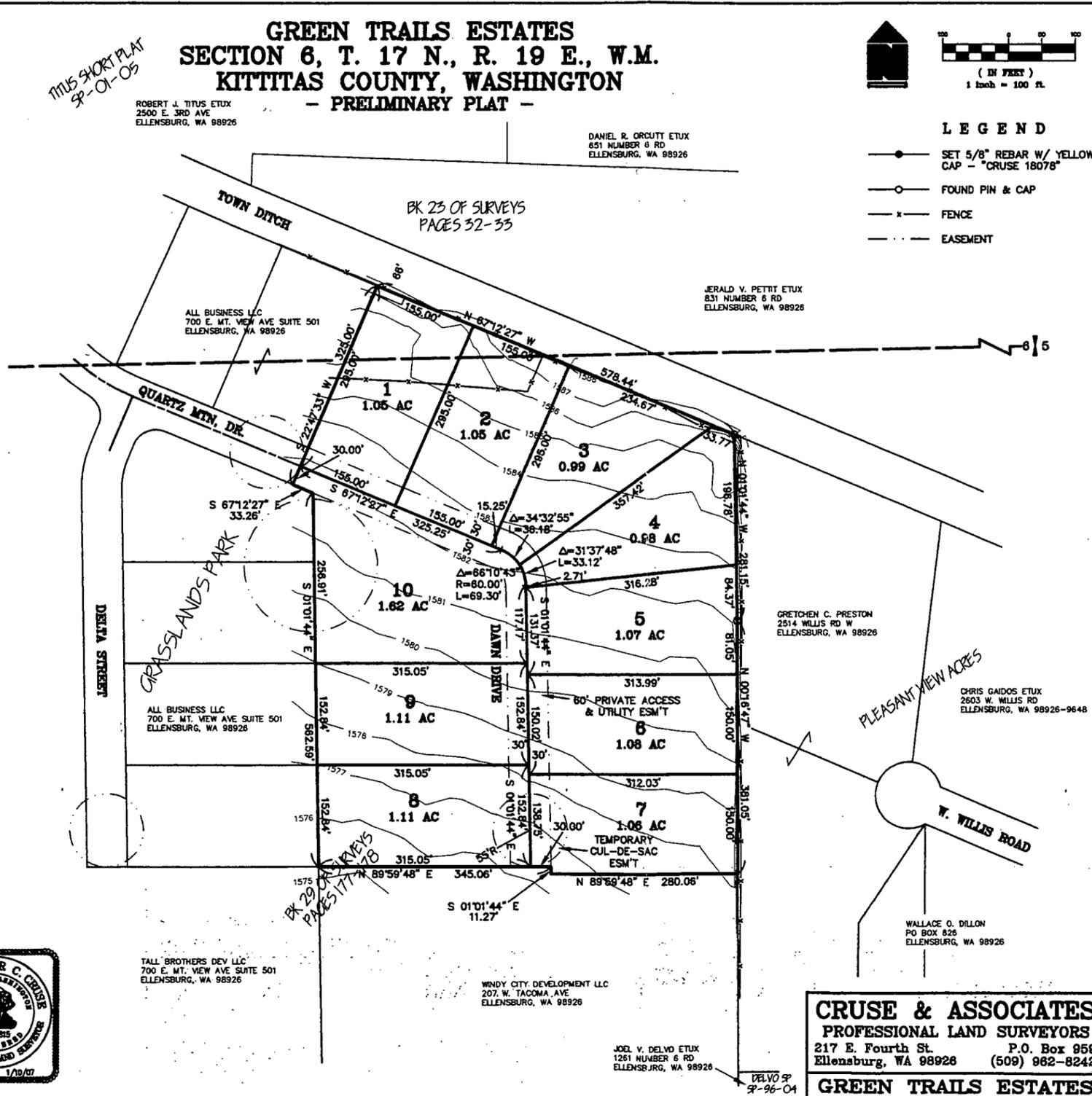


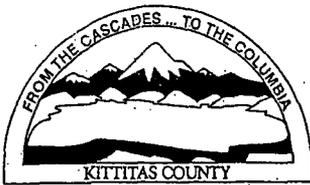
TALL BROTHERS DEV LLC
700 E. MT. VIEW AVE SUITE 501
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W. TACOMA AVE
ELLENSBURG, WA 98926

JOEL V. DELVO ETUX
1261 NUMBER 6 RD
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 862-8242
GREEN TRAILS ESTATES





SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

None known

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

None known

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

SEPA, Final Plat Approval

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

± 20%

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.

Loam and Sandy Clay Loam

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

None Known

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

Typical for construction - will know when Road is designed.

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

Not likely, if appropriate an erosion plan will be filed with DOE.

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

Approx 15%
will not exceed 30% as per Kittitas Co. Code

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

None Anticipated - See f. above

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.

Temp. emissions typical for construction then
Emissions typical for residential neighborhood.

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:

None

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

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.

Yes Road and homes within 200' of the irrigation Pipe.

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 known

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

Not likely

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done. Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: none
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known

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

None known

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

None

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.

All 3 Typical Residential Energy Requirements

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

Not likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

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

None Known

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

None

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

10 Residences

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

None

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

Proposal will conform to appropriate
Kittitas County Codes

9.

HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11.

LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12.

RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

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.

Volumes typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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: _____

John Mulley

Date: _____

6/14/05

From: Paul Bennett [mailto:paulbennett@co.lincoln.wa.us]
Sent: Monday, September 26, 2005 7:23 AM
To: Joy Potter
Subject: Green Tree Estates

Good Morning Engineering Section,

Don't know who will represent Public Works at tonight's planning commission meeting but I thought I would give DPW (and other staffs) a heads up on the major issues so you could respond and agree or respond and disagree. Please pass on to whom ever will respond to P.C. questions. May want to pass on to Env Health and the planners just so they have a heads up and can offer support or counter arguments. Always best to know the questions that are going to be asked so you can prepare the answer.

1. **Make Road a County Road. Continue as Quartz Mountain Drive.** private road is planned. There fore it could be a gravel road. It should be a County Road, Subdivision says so, early version of road standards said so. Had the subdivision code been passed as planned with all changes from DPW and Planning this kind of issue would not have occurred. The same conditions exist for this plat as exist for the one just before it. I even think the new roads standards were in effect. Previous plat could have been private and P.C. agreed to Public. Same conditions exist now as before. Keep consistency with this continuation of the development as before and for the next 20 – 30 lot sand homes that are already drafted out some where
2. **Wells need to be plumbed so they stop pumping at 5000 gal limits per day. Sufficient storage needs to be on hand to take care of the surge. Environmental health needs to inspect to ensure compliance.** If we are going to use group "B" in this way (and it is better than sticking 10 individual wells in the ground) then we need to ensure we are monitoring the 5000 gal a day limit period. Right now we are turning a blind eye to and saying it's not our job. If the county is approving the group "B" wells then they should monitor. If they are not going to monitor then pass the approval process of the group B well up to DOE. If they approve the application then they should monitor. We can't split it down the middle because no one is monitoring and no one knows if developments like this are complying with the 5000 gal limit per day. That is a concern
3. **Restrict access to this development and the ones to follow (2-3 more) to initial Quartz Mountain Drive and Mt Daniels.** The real issue is not to allow any of these public or private roads to tie into any other private or county roads, or new easements that connect to No 6 Road or Kittitas Highway. The roads in grassland were not designed for through traffic don't allow that. Place restrictive language on the plat that would prevent this from occurring
4. **The new homes and neighbors are welcome additions to an already nice neighborhood. People are buying homes because they drive through a neighborhood that they like and think they will be the same. Give them the opportunity and require the developer to continue to make the neighborhood similar. It has worked for many years – let it continue to work.**

Staff should bring the conditions of the previous plat for comparison. Staff should also bring a large map that encompasses this and the last plat and the two parcels to the south that will be platted (and I bet they are already drawn and the Survey Company has that information) so the P.C. can see the transportation options and possible damaging options.

Be prepared to discuss completion of the road on the previous plat. O.C.'s are being issued and the road is not complete. Culverts are being installed to close to the road to get a proper slope, they are also being place to deep so they become a pond instead of a drain. Shoulders are not gentle swales or 4:1. As a result asphalt edges are already cracking. Some one should put eyes on the road before the meeting. But that's just a suggestion

I think this covers the major issues. I try not to surprise any one. Look forward to seeing whomever is there this evening. I don't plan on being combative. I plan on being informational, quiet and meek.

If you know what staff is going to attend I would appreciate knowing. I would also like a heads up if a no staff is planning on not attending from any department. Please acknowledge receipt just so I know you got this. ☺

Thank You

Paul Bennett

RECEIVED
 JUN 17 2005
 KITTITAS COUNTY
 CDS

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
*****	PT/PT INVERSE	TOTAL					
*****	START				605123.19404	1999003.06187	240
240	INV	S	67 12 27	E	578.44	604899.10790	1999536.33564
							1686
1686	INV	S	1 01 44	E	281.15	604617.99873	1999541.38404
							1702
1702	INV	S	0 16 47	E	381.05	604236.95144	1999543.24442
							241
241	INV	S	89 59 48	W	280.06	604236.93513	1999263.18154
							242
242	INV	N	1 01 44	W	11.27	604248.20712	1999262.97911
							180
180	INV	S	89 59 48	W	345.06	604248.18703	1998917.92384
							237
237	INV	N	1 01 44	W	562.59	604810.68699	1998907.82200
							238
238	INV	N	67 12 27	W	33.26	604823.57216	1998877.15822
							181
181	INV	N	22 47 33	E	325.00	605123.19404	1999003.06187
							240

=====							
NO CLOSURE ERROR	Area =	483943.12 sq ft			605123.19404	1999003.06187	240
FROM	ANGLE			DIST	11.10981	ac	
=====							
*****	PT/PT INVERSE	LOT 1					
*****	START				605123.19404	1999003.06187	240
240	INV	S	67 12 27	E	155.00	605063.14769	1999145.95846
							362
362	INV	S	22 47 33	W	265.00	604818.84062	1999043.29856
							363
363	INV	N	67 12 27	W	155.00	604878.88697	1998900.40197
							239
239	INV	N	22 47 33	E	265.00	605123.19404	1999003.06187
							240

=====							
NO CLOSURE ERROR	Area =	41075.00 sq ft			605123.19404	1999003.06187	240
FROM	ANGLE			DIST	0.94295	ac	
=====							
*****	PT/PT INVERSE	LOT 2					
*****	START				605063.14769	1999145.95846	362
62	INV	S	67 12 27	E	155.00	605003.10134	1999288.85505
							365
65	INV	S	22 47 33	W	265.00	604758.79426	1999186.19515
							364
64	INV	N	67 12 27	W	155.00	604818.84062	1999043.29856
							363
63	INV	N	22 47 33	E	265.00	605063.14769	1999145.95846
							362

=====							
NO CLOSURE ERROR	Area =	41075.00 sq ft			605063.14769	1999145.95846	362
FROM	ANGLE			DIST	0.94295	ac	
=====							
*****	PT/PT INVERSE	LOT 2					
*****	START				605063.14769	1999145.95846	362



FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		LOT 5					
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370	INV	S	1 01 44	E	84.37	604617.99873	1702
1702	INV	S	0 16 47	E	81.05	604536.95135	371
371	INV	S	89 59 48	W	283.99	604536.93482	372
372	INV	N	1 01 44	W	134.62	604671.52923	369
369	INV	N	83 48 56	E	286.16	604702.35669	370

NO CLOSURE ERROR FROM

Area = 42713.90 sq ft
0.98058 ac

604702.35669 1999539.86907 370

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		LOT 6					
*****	START				604536.95135	1999541.77973	371
371	INV	S	0 16 47	E	150.00	604386.95139	374
374	INV	S	89 59 48	W	282.02	604386.93498	373
373	INV	N	1 01 44	W	150.02	604536.93482	372
372	INV	N	89 59 48	E	283.99	604536.95135	371

NO CLOSURE ERROR FROM

Area = 42450.76 sq ft
0.97454 ac

604536.95135 1999541.77973 371

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		LOT 7					
*****	START				604386.95139	1999542.51208	374
374	INV	S	0 16 47	E	150.00	604236.95144	241
241	INV	S	89 59 48	W	280.06	604236.93513	242
242	INV	N	1 01 44	W	150.02	604386.93498	373
373	INV	N	89 59 48	E	282.02	604386.95139	374

NO CLOSURE ERROR FROM

Area = 42156.54 sq ft
0.96778 ac

604386.95139 1999542.51208 374

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		LOT 8					
*****	START				604401.00487	1998915.17941	561
61	INV	N	89 59 48	E	285.05	604401.02147	375
375	INV	S	1 01 44	E	152.84	604248.20363	243
243	INV	S	89 59 48	W	285.05	604248.18703	237
237	INV	N	1 01 44	W	152.84	604401.00487	561

NO CLOSURE ERROR Area = 43560.11 sq ft 1.00000 ac

FROM	ANGLE	DIST	NOR	EAST	TO
=====					
PT/PT INVERSE					
***** START					
			604553.82271	1998912.43498	560
560	INV N 89 59 48	E 285.05	604553.83931	1999197.48063	376
376	INV S 1 01 44	E 152.84	604401.02147	1999200.22506	375
375	INV S 89 59 48	W 285.05	604401.00487	1998915.17941	561
561	INV N 1 01 44	W 152.84	604553.82271	1998912.43498	560

LOT 9

NO CLOSURE ERROR Area = 43560.11 sq ft 1.00000 ac

FROM	ANGLE	DIST	NORTH	EAST	TO
=====					
PT/PT INVERSE					
***** START					
			604810.68699	1998907.82200	238
238	INV S 67 12 27	E 291.99	604697.57060	1999177.01312	378
	RADIAL N 22 47 33	E			
	DELTA 66 10 43	RT			
	RADIUS 30.00				
	TAN 19.55				
	L-ARC 34.65				
	RADIAL N 88 58 16	E			
	RP		604669.91320	1999165.39125	380
378	CHORD S 34 07 05	E 32.76	604670.45188	1999195.38641	377
	TAN@PT S 1 01 44	E			
377	INV S 1 01 44	E 116.63	604553.83931	1999197.48063	376
376	INV S 89 59 48	W 285.05	604553.82271	1998912.43498	560
560	INV N 1 01 44	W 256.91	604810.68699	1998907.82200	238

LOT 10

NO CLOSURE ERROR Area = 55948.03 sq ft 1.28439 ac

FROM	ANGLE	DIST	NORTH	EAST	TO
=====					
PT/PT INVERSE					
***** START					
			604810.68699	1998907.82200	238
239	INV S 67 12 27	E 325.25	604752.88541	1999200.25687	368
	RADIAL N 22 47 33	E			
	DELTA 66 10 43	RT			
	RADIUS 90.00				
	TAN 58.65				
	L-ARC 103.95				
	RADIAL N 88 58 16	E			
	RP		604669.91320	1999165.39125	380
168	CHORD S 34 07 05	E 98.27	604671.52923	1999255.37674	369
	TAN@PT S 1 01 44	E			
169	INV S 1 01 44	E 423.39	604248.20712	1999262.97911	180

ROAD TRACT

					60.01	604248.20363	1999202.96949	243
243-	INV	N	1 01 44	W	422.32	604670.45188	1999195.38641	377
	RADIAL	N	88 58 16	E				
	DELTA		66 10 43	LT				
	RADIUS				30.00			
	TAN				19.55			
	L-ARC				34.65			
	RADIAL	N	22 47 33	E				
	RP					604669.91320	1999165.39125	380
77	CHORD	N	34 07 05	W	32.76	604697.57060	1999177.01312	378
	TAN@PT	N	67 12 27	W				
78	INV	N	67 12 27	W	325.25	604823.57216	1998877.15822	181
81	INV	N	22 47 33	E	60.00	604878.88697	1998900.40197	239

=====
604878.88697 1998900.40197 239

CLOSURE ERROR Area = 49044.49 sq ft 1.12591 ac

NO. 0098095

LIABILITY

1,000.00

FEE \$

215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 4252

CRUSE & ASSOCIATES

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: JUNE 8, 2005 AT 8:00 A.M.

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.

Issued by:
AMERITITLE
P.O. BOX 617
101 WEST 5TH AVENUE
ELLENSBURG, WA 98926
(509) 925-1477

RECEIVED
JUN 17 2005
KITITAS COUNTY
CDS

SUBDIVISION GUARANTEE

Office File Number : 0098095
Guarantee Number : 48 0035 72030 4252
Dated : June 8, 2005, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : JDT Properties

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:

Parcel B of that certain Survey as recorded December 15, 2003, in Book 29 of Surveys, pages 177 and 178, under Auditor's File No. 200312150026, records of Kittitas County, Washington; being a portion of the East Half of Section 6, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

JDT PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0098095

Guarantee Number: 48 0035 72030 4252

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 2005, which become delinquent after October 31, 2005, if not paid.
Amount : \$451.31
Tax No. : 17.19.06040.0022 (R185736)

NOTE: First half 2005 taxes and assessments have been paid in the amount of \$451.32.
General taxes and assessments for the full year: \$902.63.

5. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 14, 1889, in Volume K, Page 32,
In favor of : The Ellensburg & Northeastern Railroad Company
For : Right of Way for Railroad
(Affects the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of said Section 6)
6. EASEMENT, and the terms and conditions thereof
Grantee : City of Ellensburg
Purpose : Gas Pipeline
Dated : November 2, 1956
Recorded : September 20, 1957, in Volume 101 of Deeds, page 88
Auditor's File No. : 266147
(Affects the West Half of the Southeast Quarter of said Section 6)
7. 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)

(SCHEDULE B)

File No. 0098095

Guarantee Number: 48 0035 72030 4252

8. Non-exclusive Ingress, Egress and Utilities Agreement (with Road Maintenance Provisions) by and between Joe Delvo and Jan Delvo, husband and wife, as Seller and Joel V. Delvo and Katherine I. Delvo, husband and wife, as Purchaser, dated June 27, 1996, recorded June 28, 1996, under Auditor's File No. 199606280033.
9. Matters disclosed and/or delineated on that certain survey recorded December 15, 2003, in Book 29 of Surveys, Pages 177 and 178, under Auditor's File No. 200312150026, including but not limited to the following.
 - a) Location of existing fence lines in relation to perimeter boundaries
 - b) 3.7' overlap on the Northeast corner of said Parcel B
10. DEED OF TRUST, and the terms and conditions thereof:

Grantor	:	JDT Properties, LLC, a Washington Limited Liability Company
Trustee	:	AmeriTitle
Beneficiary	:	Jilliene Maria Orcutt, as Trustee of the Joseph James Delvo Testamentary Trust
Amount	:	\$137,500.00, plus interest
Dated	:	March 24, 2004
Recorded	:	March 24, 2004
Auditor's File No.	:	200403240046
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 22, 2005, under Kittitas County Auditor's File No. 200504220014.

In favor of	:	JDT Properties, LLC, a Washington Limited Liability Company, All Business, LLC, a Washington Limited Liability Company, Tall Brothers Development, LLC, a Washington Limited Liability Company and Windy City Development, LLC, a Washington Limited Liability Company
For	:	Nonexclusive easement and right of way for transportation of irrigation water over, under and across portions of the JDT Property for the benefit of all properties
Affects	:	Portion of said premises and other land
12. Ground Water Protection Covenant, and the terms and conditions thereof, executed by and between the parties herein named;

Between	:	JDT Properties, LLC, a Washington Limited Liability Company, and All Business, LLC, a Washington Limited Liability Company
Dated	:	April 21, 2005
Recorded	:	April 22, 2005
Auditor's File No.	:	200504220016
13. Notwithstanding Paragraph Four (4) of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0098095

Guarantee Number: 48 0035 72030 4252

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/bj

1cc: Marsha
Cruse & Associates
P. O. Box 959
Ellensburg WA 98926

RECEIVED

DEC 02 2005

1ST 2ND 3RD
BOARD OF KITTITAS COUNTY COMMISSIONERS

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Ron Cridlebaugh being first duly sworn on oath, deposes and says: That he is the Advertising Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF DECISION
GREEN TRAILS ESTATES PRELIMINARY PLAT

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 2 week (s), commencing on the following days.

NOVEMBER 23, 2005
NOVEMBER 30, 2005

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$93.64 rate of \$4.70 per column inch for each insertion.

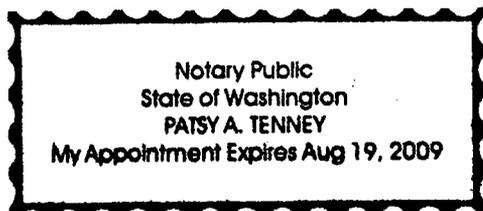


Subscribed to me this 30th day of November, 2005.



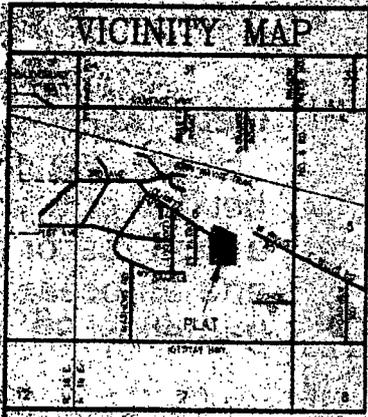
PATSY A TENNEY

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



Notice of Decision

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17:19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R. 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.



Dated: November 21, 2005

Publish: November 23rd, and November 30th, 2005

INVOICE				MAKE CHECKS PAYABLE TO →	
01508600 FOR CLASSIFIED ADVERTISING					
CLASS	AD TYPE	INS.	AMOUNT		
999	1a	2	\$93.04		
AGATES	LINES	WORDS	INCHES		
70	45	13	5.0		
EDITIONS			AD TAKER		
01			MR		
Cust # 01104360				PHONE	
15091962-7508				SOFTLINE	
Notice of Decision			STOP DATE		
START DATE			11/30/05		
11/23/05					

01508600 - 01508600
 Kittitas Co Commissioners
 205 W. 5th Ave, Rm 108
 ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

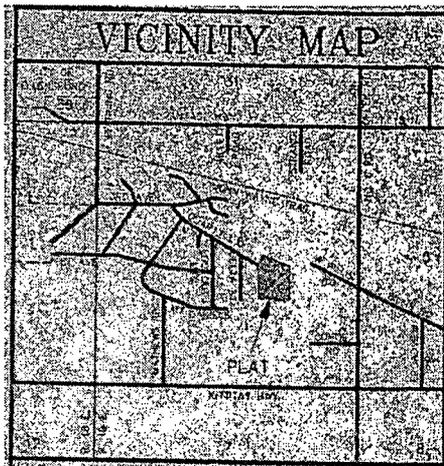
DAILY RECORD
 401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

Notice of Decision

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Dated: November 21, 2005

Publish: November 23rd, and November 30th, 2005

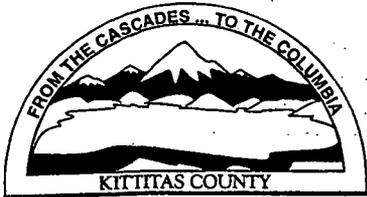


01508600

2x 5.00"

93.64

Oversize
document
to be inserted
here



Kittitas County Community Development Services

Darryl Piercy, Director

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME:

Green Trails Estates No D
(P-05-12)

NOTIFICATION MAIL DATE:

11-21-05

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

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



Signature

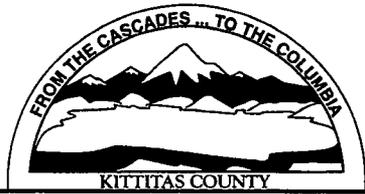
Subscribed and sworn to before me this 9th day of November, 2005.



Amanda J. Weed

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires January 9, 2010.



Kittitas County *Community Development Services*

Darryl Piercy, Director

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

FROM: Marco Rains, Kittitas County Community Development Services

DATE: November 21st, 2005

RE: NOTICE OF PRELIMINARY PLAT APPROVAL P-05-12
Green Trails Estates

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Attached is a copy of the approved resolution,

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

109

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2005-151

To give preliminary plat approval to the

Green Trails Estates (P-05-12)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on September 26th, 2005 for the purpose of considering a preliminary plat known as the Green Trails Estates Plat and described as follows:

Division of parcel number 17-19-06040-0022 (11.11 acres) into 10 lots ranging in size between .98 and 1.62 acres each, comprising part of Section 06, T. 17N. R19E. W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Chris Cruse, authorized agent, submitted a complete application on behalf of JDT Properties, landowner, to the Community Development Services Department on June 17th, 2005. The Board also finds that said development application included a preliminary plat depicting the division of approximately 11.11 acres into a total of 10 lots; all located within the Suburban Zoning District.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 20th, 2005. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. Pursuant to WAC 197-11-340(2) a SEPA MDNS was issued on September 6th, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The appeal deadline ended on September 21st, 2005.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on September 26th, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given

as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby gives preliminary plat approval to the Green Trials Estates Plat with the following conditions:

1. All sheets shall reflect the plat number P-05-12.
2. Full years taxes must be paid on parcel number 17-19-06040-0022.
3. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
4. *Potable Water*
 - a. Group "B" Public Wells: Kittitas County Environmental Health Department must perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries and all infrastructure completed and within the utility corridors. The required Group "B" water system workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number is required.
 - b. The public well shall use less than 5,000 gallons per day to maintain exempt well status and not have to obtain a water right from the Department of Ecology. The landowner or developer will be required to have an Engineer address monitoring of this threshold in the Group "B" workbook submitted for Environmental Health review.
5. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
6. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre.
7. *Light and Glare*
 - a. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.
8. *Irrigation Water*
 - a. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.

- b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.
- 9. *Transportation*: Internal roads shall be dedicated public roads built to appropriate Kittitas County Road Standards.

ADOPTED this 15th day of November 2005.

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



Perry D. Huston
Perry Huston, Chairman

David B. Bowen
David Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

ATTEST:
CLERK OF THE BOARD

Debbie Myers
Debbie Myers

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney WSBA#12686

JDT PROPERTIES LLC
2813 AIRPORT RD
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
CHRIS CRUSE
PO BOX 959
ELLENSBURG, WA 98926

DANIEL ORCUTT
651 NUMBER 6 RD
ELLENSBURG, WA 98926

JERALD PETTIT
831 NUMBER 6 RD
ELLENSBURG, WA 98926

GRETCHEN PRESTON
2514 WILLIS RD W
ELLENSBURG, WA 98926

CHRIS GAIDOS
2603 W WILLIS RD
ELLENSBURG, WA 98926

WALLACE DILLON
PO BOX 826
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W TACOMA AVE
ELLENSBURG, WA 98926

JOEL DELVO
1261 NUMBER 6 RD
ELLENSBURG, WA 98926

TALL BROTHERS DEV. LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ALL BUSINESS LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ROBERT TITUS
2500 E 3RD AVE
ELLENSBURG, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

Ellensburg Water Company
1300 E. 10th
Ellensburg, Wa. 98926

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

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

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

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

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

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

Kittitas County Board of County
Commissioners

Kittitas County Sheriffs Dept.

Kittitas County Fire Marshal

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926

Kittitas Life Safety

Ellensburg School District 401
Administration Office
700 E Mountainview Ave Suite 505
Ellensburg, WA 98926

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

Paul Bennett
2013 Quartz Mt. Dr.
Ellensburg, Wa. 98926

Mary Pratt
P.O. Box 662
Ellensburg, Wa. 98926

Eilert Bjorge
2614 W. Willis Rd
Ellensburg, Wa. 98926

Wally Dillion
2604
W. Willis Rd
Ellensburg, Wa. 98926

Cindy Preston
2514 W. Willis Rd
Ellensburg, Wa. 98926

Yvonne McClure
2606 W. Willis Rd
Ellensbnurg, Wa. 98926

Jim Denison
PO Box 1088
Ellensburg, Wa. 98926

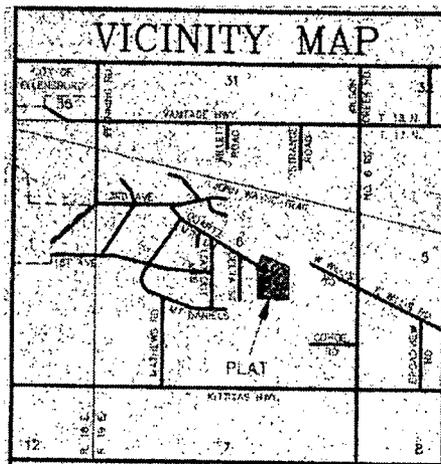
Bill Vertres
2117 Quartz Mtn. Drive
Ellensburg, Wa. 98926

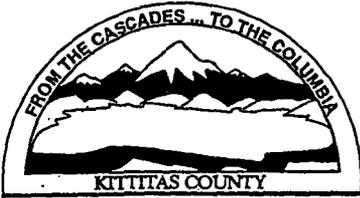
Notice of Decision

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Dated: November 21, 2005

Publish: November 23rd, and November 30th, 2005





**Kittitas County
Community Development Services**

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 Phone (509) 962-7506

**NOTIFICATION CHECKLIST FOR PLANNING ISSUES
(To be filled out and kept in the files at all times)**

PROPOSAL NAME:

Green Trails Estates (P-05-12)

NOTIFICATION MAIL DATE:

7-20-05

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

State of Washington
Kittitas County

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

Signature

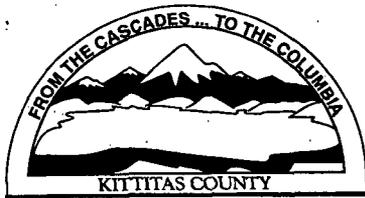


Subscribed and sworn to before me this 9th day of March, 2005

Amanda J. Weed

Notary Public for the State of Washington residing in Ellensburg

My appointment expires January 9, 2010



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: July 20th, 2005

Subject: **APPLICATION FOR A TEN LOT PRELIMINARY PLAT - Green Trails Estates (P-05-12):** JDT Properties, represented by Chris Cruse, has applied for a 10-lot preliminary plat on approximately 11.11 acres of land that is zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Assessor's tax parcel #17-19-06040-0022.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to August 5th, 2005 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 17th, 2005 receive a complete application from JDT Properties, landowner, by Chris Cruse, authorized agent, for a 10-lot preliminary plat on approximately 11.11 acres of land zoned Kittitas County Suburban, located south of the Vantage Highway, north of the Kittitas Highway and east of Grasslands subdivisions, tax parcel # 17-19-06040-0022, comprising a portion of Section 6, T. 17N., R 19E., W.M., in Kittitas County.

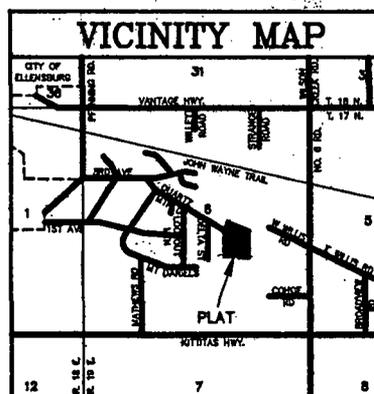
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than August 5th, 2005, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure 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.

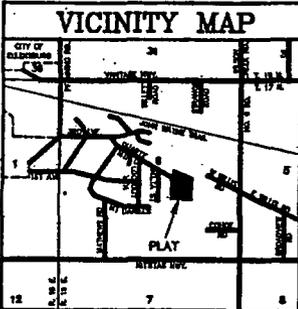
Any person desiring to express their views, or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Marco Rains.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Monday, September 26th, 2005 @ 6:30 PM, Commissioners' Auditorium Kittitas County Courthouse.

Date: July 20th, 2005

Publish: July 25th, 2005 Daily Record Publish



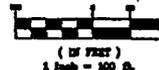


GREEN TRAILS ESTATES
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

*THIS SHORT PLAT
 IS OF-05*

ROBERT A. TRUS ETUX
 2500 E. 3RD AVE
 ELLENSBURG, WA 98926

DANIEL R. CRUTE ETUX
 851 NUMBER 8 RD
 ELLENSBURG, WA 98926



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18077"
- FOUND PIN & CAP
- FENCE
- EASEMENT

OWNER:
 JDT PROPERTIES
 2813 AIRPORT ROAD
 ELLENSBURG, WA 98926

TOTAL ACREAGE: 11.11 ACRES
 NO. OF LOTS: 10
 ZONE: SUBURBAN
 ASSESSOR'S NO. 1719-06040-0022

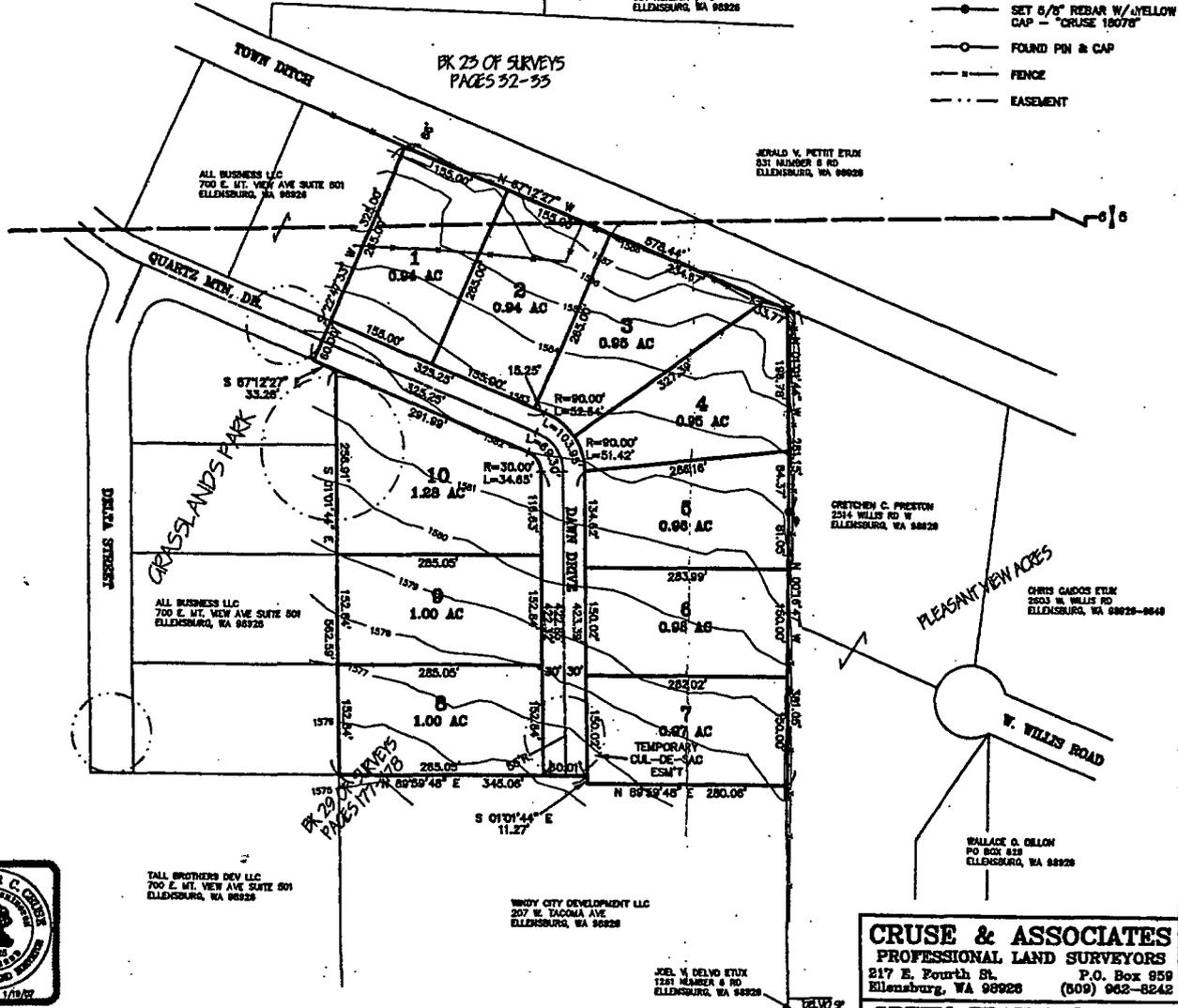
SOURCE OF WATER: GROUP B WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER KITTITAS CO. STANDARDS
 ACCESS: PRIVATE ROAD

LEGAL DESCRIPTION
 PARCEL B OF THAT CERTAIN SURVEY AS RECORDED
 DECEMBER 18, 2003, IN BOOK 29 OF SURVEYS,
 PAGES 177 AND 178, UNDER AUDITOR'S FILE NO.
 200312150026, RECORDS OF KITTITAS COUNTY,
 WASHINGTON, BEING A PORTION OF THE EAST HALF
 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST,
 W.M., IN THE COUNTY OF KITTITAS, STATE OF
 WASHINGTON.

RECEIVED
 JUN 17 2005
 KITTITAS COUNTY
 CDS

SURVEYOR'S CERTIFICATE
 THIS MAP AND LOT LAYOUT IS A DEPICTION OF
 THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
 INFORMATION IS BASED ON FIELD WORK DONE IN
 JULY OF 2004.

Chris Cruse
 Christopher C. Cruse
 Professional Land Surveyor
 License No. 36515



TALL BROTHERS DEV LLC
 700 E. MT. VIEW AVE SUITE 501
 ELLENSBURG, WA 98926

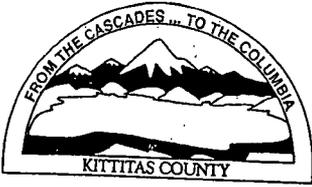
WINDY CITY DEVELOPMENT LLC
 207 W. TACOMA AVE
 ELLENSBURG, WA 98926

JOB. V. DELVO ETUX
 1281 NUMBER 8 RD
 ELLENSBURG, WA 98926

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242

GREEN TRAILS ESTATES

①



P-05-12

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES:

\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$400 to Community Development Services Department, PLUS \$100 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE

DATE

RECEIPT #

[Handwritten Signature]

6/17/05

43454

NOTES:



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

Name: JDT Properties LLC
Mailing Address: 2813 Airport Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____

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

Agent Name: Chris Crose - Crose & Assoc.
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Quartz Mt. Drive
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: Parcel B of Survey in Book 29
Pages 177-178 filed under AFN 200312150026

6. Tax parcel number(s): 17-19-06040-0022

7. Property size: 11.11 (acres)

8. 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 Green Trails Estates map.

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

10. What County maintained road(s) will the development be accessing from? Quartz Mt. Dr.

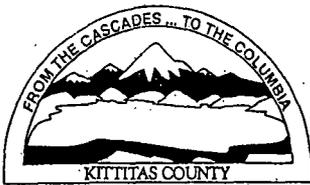
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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:
X Chris Cruise

Date:
6/16/05

Signature of Land Owner of Record
(Required for application submitted):
X John Smiley

Date:
6/16/05



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable): **ASAP**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

None known

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

None known

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:

None

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.

Yes, seasonal water piped for irrigation and Town Ditch North of Proposed Plat

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.

Yes Road and homes within 200' of the irrigation pipe.

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 known

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

Not likely

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

No, Zone C

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.

No.

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.

Class B for 10 Residences
Not to exceed 5000 gallons a day.

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.

Typical discharge for 10 Residences on Individual septic tanks

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. Runoff will sub into the ground as it has always done. Will build swales as required by applicable storm water regulations.

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

Not likely

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

None

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?

Unknown amount will be removed for Road & House construction.

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

None known

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

Residential Landscaping
Lawns/Gardens/Flower Beds

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: mice
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known

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

None known

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

None

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.

All? Typical Residential Energy Requirements

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

Not likely

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

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.

No.

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

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

None

b. Noise

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

None - Typical Residential noise as expected

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.

Construction - Dawn to Dusk
Typical Residential noise when completed.

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

None.

8. LAND AND SHORELINE USE

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

Hay Field

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

Timothy Hay

c. Describe any structures on the site.

None

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

No

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

Suburban

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?

N/A

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

None known

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

None

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

10 Residences

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

None

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

Proposal will conform to appropriate Kittitas County Codes

9. HOUSING

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

10 - mid to high

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.

None

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?

As per Kittitas Co. Zoning Code

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

None

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

None

11. LIGHT AND GLARE

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

Typical Residential Lights

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

No.

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

Traffic / Housing

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

None

12. RECREATION

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

John Wayne Trail ± 1/2 mile North of Project.

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

No.

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

None

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.

None Known

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.

See Attached Map

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?

None - Off street parking

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).

Yes, see attached map.

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.

Volumes Typical for 10 Residences

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

None

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.

Yes - Typical for 10 Residences

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

None - Additional tax base

16. UTILITIES

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

Available on adjoining property

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.

Ellensburg Telephone
Gas - PSE or City of Ellensburg
Power - PSE or PUD
Waste management

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: _____

John Mulley

Date: _____

6/14/05

JDT PROPERTIES LLC
2813 AIRPORT RD
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
CHRIS CRUSE
PO BOX 959
ELLENSBURG, WA 98926

WASHINGTON STATE DOT
RICK HOLMSTROM
PO BOX 12560
YAKIMA, WA 98909

DANIEL ORCUTT
651 NUMBER 6 RD
ELLENSBURG, WA 98926

JERALD PETTIT
831 NUMBER 6 RD
ELLENSBURG, WA 98926

GRETCHEN PRESTON
2514 WILLIS RD W
ELLENSBURG, WA 98926

CHRIS GAIDOS
2603 W WILLIS RD
ELLENSBURG, WA 98926

WALLACE DILLON
PO BOX 826
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W TACOMA AVE
ELLENSBURG, WA 98926

JOEL DELVO
1261 NUMBER 6 RD
ELLENSBURG, WA 98926

TALL BROTHERS DEV. LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ALL BUSINESS LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ROBERT TITUS
2500 E 3RD AVE
ELLENSBURG, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

Ellensburg Water Company
1300 E. 10th
Ellensburg, Wa. 98926

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

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

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

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

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

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

Kittitas County Board of County
Commissioners

Kittitas County Sheriffs Dept.

Jan Jorgensen
CWU Library
Documents Dept.
Ellensburg, WA 98926

Kittitas County Fire Marshal

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

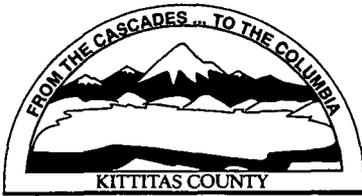
Kittitas County Public Works

City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926

Kittitas Life Safety

Ellensburg School District 401
Administration Office
700 E Mountainview Ave Suite 505
Ellensburg, WA 98926

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



Kittitas County Community Development Services

Darryl Piercy, Director

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: SEPA NOTICE (P-05-12) Green Trails

NOTIFICATION MAIL DATE: 9-6-05

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

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

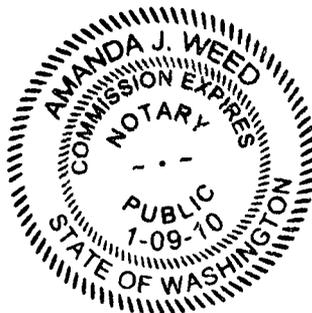
[Signature]
Signature

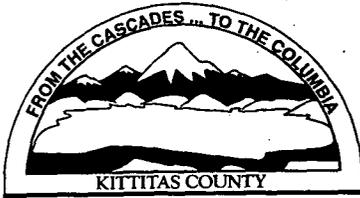
Subscribed and sworn to before me this 9th day of March, 2005

Amanda J. Weed

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires January 9, 2010





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation - Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Ellensburg Water Company
City of Ellensburg
CWU Library
Adjacent Property Owners and Parties of Record
Applicant

From: Marco Rains, Staff Planner
Kittitas County Community Development Services

Date: September 6th, 2005

SUBJECT: Green Trails Estates (P-05-12) - Preliminary Plat
SEPA NOTICE OF ACTION

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on July 20th, 2005. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal. These documents do not constitute approval of this preliminary plat application, but rather a threshold determination.

An open record hearing is scheduled to go forward before the Kittitas County Planning Commission on September 26th @ 6:30 PM in the Commissioners' Auditorium, County Courthouse. The Planning Commission is a volunteer advisory board comprised of seven citizens appointed by the Board of County Commissioners. The final decision on this preliminary plat will be made by the Board of County Commissioners.

If you have any questions, please do not hesitate to contact Kittitas County Community Development Services Department.

4. *Water Quality and Erosion Control*

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Light and Glare

1. In an effort to reduce light and glare associated with outdoor lighting, the landowner/developer shall only install outdoor lighting which shall be cast downward and/or shielded.

Irrigation Water

1. The development shall be in compliance with the Ellensburg Water Company Resolution of May 10, 2004 regulating irrigation water delivery for divisions of property within the Ellensburg Water Company service area.
2. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Ellensburg Water Company and the landowner/developer of an approved irrigation water delivery plan.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

In the event private roads are approved as proposed, the following shall apply:

1. *Temporary Cul-de-sac(s)*: The dashed circular lines depicted on the face of the plat are not all identified. The dashed circle, located at the end of Quartz Mountain Drive, near the southwest corner of lot 1, appears to be for a temporary cul-de-sac easement. At this location a permanent cul-de-sac will be required. With the newly proposed road being private, a turn around for snow plows, mail carriers and school buses will be needed. The cul-de-sac will be required to meet the following current Kittitas County Road Standards 12.20.100. (See below for detailed requirement)
2. *Cul-de-sacs*:
 - a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
 - b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
 - c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.
3. *Wellhead Buffers*: Another dashed circular line is shown on the face of the plat south of lot 1. This appears to be for a well head buffer. This dashed circular line shall be clearly identified on the face of the plat. Wellhead Buffers shall not encroach within County Maintained R/W

4. *Private Road Requirements:* The applicant has stated that the proposed private road will be a paved road similar to the newly constructed road through the adjacent plat of Grasslands Park. This is acceptable; however, the minimum requirements for the newly proposed road are as follows (Per current Kittitas County Road Standards 12.12.020, Table 12-1):

- a. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels (See current Kittitas County Road Standards).
- b. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
- c. All easements shall provide for AASHTO radius at the intersection with a County Road.
- d. Minimum centerline radius will be 60'.
- e. Surface requirement BST/ACP.
- f. Maximum Grade 8% flat, 12% rolling or mountainous.
- g. Stopping Site Distance, reference AASHTO.
- h. Entering Site Distance, reference AASHTO.
- i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

5. *Private roads shall meet the following conditions (12.12.010 General):*

- a. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County, and;
- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and;
- c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director, and;
- d. Permanently established by an easement or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and;
- e. Will not result in land locking of existing or proposed parcels, and;
- f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and;
- g. Be clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and;
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road

Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

6. *Private Road Maintenance Agreement:* The property owners served by the proposed private road will be required to enter into a Private Road Maintenance Agreement, in which each home owner is responsible for a proportionate cost of maintaining the private road.
7. *Road Names and Signs:* The proposed road name of "Dawn Drive" is actually an extension of Quartz Mtn Drive and should be depicted as so on the face of the plat as "Quartz Mtn Drive". (Per Kittitas County Addressing Guidelines). A private road sign will be required for the extension of Quartz Mtn Drive. The sign will be at the developer's expense and maintenance of the sign will be the obligation of the homeowners served by the road, as part of the private road maintenance agreement.
8. *Roadside Features:* (See Kittitas County Road Standards 12.50.010) Mailbox supports shall be of a "break-away" design.
9. *Addressing:* The Kittitas County Rural Addressing Coordinator shall be contacted 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.
10. *Fire Protection:* Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.
11. Irrigation water shall comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
12. Construction of swales vs. hard ditching shall be reviewed by the applicant with Public Works for this development.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards and Kittitas County Codes apply to this proposal.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, September 21st, 2005, accompanied with a fee of \$200.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Monday, September 26th, 2005 @ 6:30 p.m., Commissioners Auditorium, Kittitas County Courthouse.

RESPONSIBLE OFFICIAL:

Marco Rains, Staff Planner

ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: September 6th, 2005

JDT PROPERTIES LLC
2813 AIRPORT RD
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
ATTN: CHRIS CRUSE
PO BOX 959
ELLENSBURG, WA 98926

WASHINGTON STATE DOT
RICK HOLMSTROM
PO BOX 12560
YAKIMA, WA 98909

DANIEL ORCUTT
651 NUMBER 6 RD
ELLENSBURG, WA 98926

JERALD PETTIT
831 NUMBER 6 RD
ELLENSBURG, WA 98926

GRETCHEN PRESTON
2514 WILLIS RD W
ELLENSBURG, WA 98926

CHRIS GAIDOS
2603 W WILLIS RD
ELLENSBURG, WA 98926

WALLACE DILLON
PO BOX 826
ELLENSBURG, WA 98926

WINDY CITY DEVELOPMENT LLC
207 W TACOMA AVE
ELLENSBURG, WA 98926

JOEL DELVO
1261 NUMBER 6 RD
ELLENSBURG, WA 98926

TALL BROTHERS DEV. LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ALL BUSINESS LLC
700 E MT VIEW AVE
SUITE 501
ELLENSBURG, WA 98926

ROBERT TITUS
2500 E 3RD AVE
ELLENSBURG, WA 98926

Ellensburg Water Company
Attn: Larry Browne
PO BOX 982
Ellensburg, WA 98926

Ellensburg Water Company
1300 E. 10th
Ellensburg, Wa. 98926

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

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

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

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

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

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

Kittitas County Board of County
Commissioners

Kittitas County Sheriffs Dept.

Jan Jorgensen
CWU Library
Documents Dept.
Ellensburg, WA 98926

Kittitas County Fire Marshal

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926

Kittitas Life Safety

Ellensburg School District 401
Administration Office
700 E Mountainview Ave Suite 505
Ellensburg, WA 98926

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

Paul D. Bennett
2013 Quartz Mt. Dr.
Ellensburg, Wa. 98926

Mary K. Pratt
P.O. Box 662
Ellensburg, Wa. 98926

Notice of SEPA Action/Public Hearing

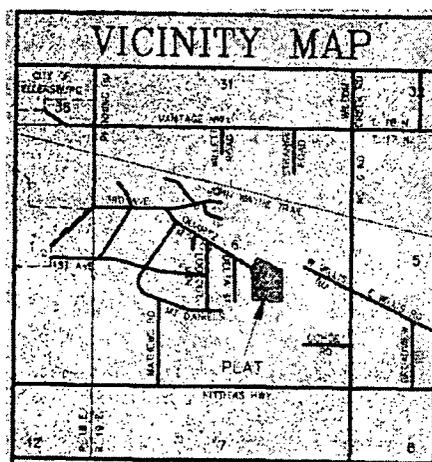
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on September 6th, 2005, make a Determination of Mitigated Non-Significance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for JDT Properties, landowner, for an approximate 11.11 acre site, APN 17-19-06040-0022 (being a portion of Section 6 of T17N., R19E., W.M. in Kittitas County. The complete application file for Green Trails Estates Plat (P 05-12) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Contact person: Marco Rains, Planner.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 21st, 2005 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, September 26th at 6:30 p.m. in the Commissioners Auditorium at the Kittitas County Courthouse. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: September 6th, 2005

Publish: September 9th, and September 16th, 2005. Daily Record.



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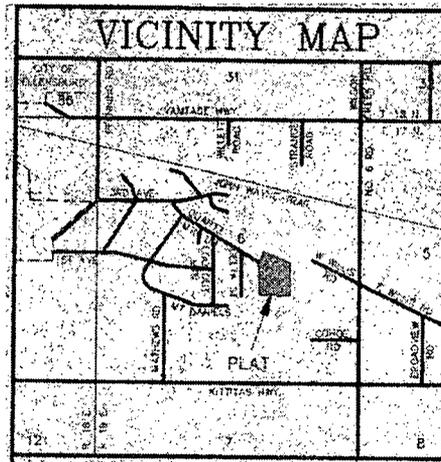
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Notice of Decision

Pursuant to RCW 36.70B.130 and KCC 15A.06, you are hereby notified that the KC Board of County Commissioners gave Preliminary Approval to the Green Trails Estates Preliminary Plat (P-05-12) on November 15th, 2005. The project consists of the division of parcel 17-19-06040-0022 into 10 lots between .98 and 1.62 acres each. Located south of Vantage Highway, north of the Kittitas Highway, and east of Grasslands subdivisions area in the approximate center of Section 6, T. 17N., R 19E., in Kittitas County. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Dated: November 21, 2005

Publish: November 23rd, and November 30th, 2005



11-21-05P04:14 RCVD

JDT PROPERTIES LLC
2813 AIRPORT RD
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES
CHRIS CRUSE
PO BOX 959
ELLENSBURG, WA 98926

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ALL BUSINESS LLC
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ROBERT TITUS
2500 E 3RD AVE
ELLENSBURG, WA 98926

AFFIDAVIT OF PUBLICATION

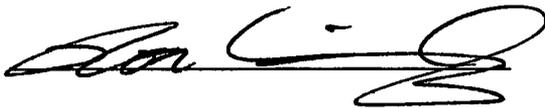
State of Washington, County of Kittitas, ss: Ron Cridlebaugh being first duly sworn on oath, deposes and says: That he is the Advertising Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF SEPA ACTION/PUBLIC HEARING

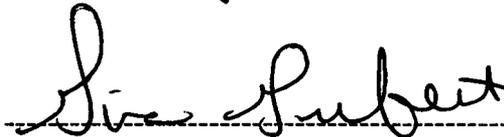
As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 2 week (s), commencing on the following days.

SEPTEMBER 9, 2005
SEPTEMBER 16, 2005

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$89.96 rate of \$4.35 per column inch for each insertion.

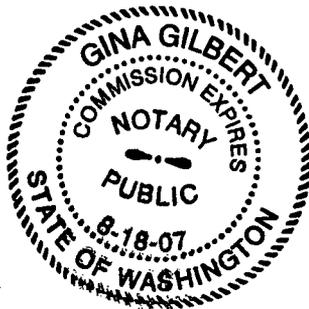


Subscribed to me this 22 day of Sept, 2005.



GINA GILBERT

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



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

INVOICES ARE DUE IN 10 DAYS

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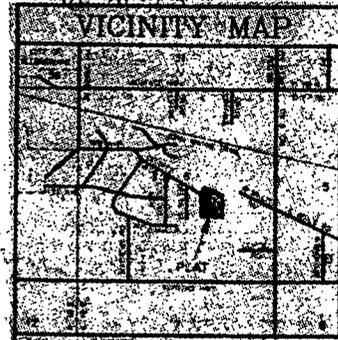
LEGALS

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LEGALS

**Notice of SEPA
 Action/Public Hearing**

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on September 6th, 2005, make a Determination of Mitigated NonSignificance (MDNS) on a preliminary plat by Chris Cruse, authorized agent for JDT Properties, landowner for an approximate 11.11 acre site, APN 17-19-06040-0022, being a portion of Section 6 of T17N R19E W4M in Kittitas County. The complete application file for Green Trails Estates Plat (P-05-12) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Contact person: Marco Rains, Planner.



Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21 RCW shall be commenced on or before September 21st, 2005 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Monday, September 26th at 6:30 p.m. in the Commissioners Auditorium at the Kittitas County Courthouse. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

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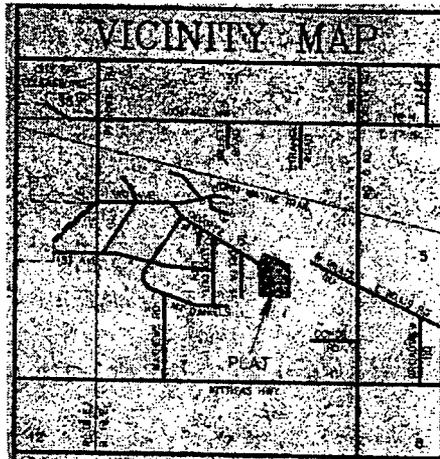
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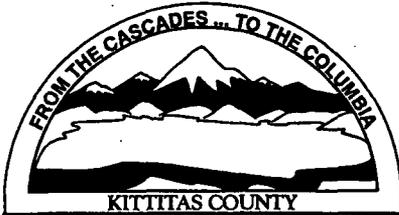
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Date: September 6th, 2005

Publish: September 9th, and September 16th, 2005. Daily Record.



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Kittitas County
Community Development Services

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Phone (509) 962-7506 • Fax (509) 962-7682

REVISED STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Jan Sharar, Staff Planner
Community Development Services
DATE: August 23, 2004
SUBJECT: GRASSLANDS PARK PRELIMINARY PLAT (P 04-01)

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application

Division of one approximately 15.64 acre parcel into a total of fourteen (14) lots submitted by Chris Cruse, authorized agent for All Business, LLC., landowner. APN 17-19-06010-0009.

Location: The subject property is located south of the Vantage Highway, north of the Kittitas Highway, and east of Grasslands Subdivision. The property is abutting the Grasslands Subdivision V, at the northwest corner of the proposed plat. East of the City of Ellensburg, comprising a portion of Section 6 within the T17N., R.19E., WM.

Land Use and Site Characteristics: The proposed development site is located within a residential and agricultural area, which includes uses such as pasture, hay growing and single-family residences.

The preliminary plat application proposes use of on-site sewage and a community well.

Privately maintained internal roads were proposed by the applicant. Access is proposed from the current end of Quartz Mountain Road between Grasslands III and V.

Use of existing Ellensburg Water Company irrigation water under an approved irrigation distribution plan is proposed.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Kittitas County Comprehensive Plan land use element designates the subject property as Kittitas County Suburban.

Zoning Code: The purpose and intent of the Suburban Zone is to provide for and protect low-density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditional rural land uses will be compatible.

Some of the permitted uses in the Suburban Zone are as follows: Single family homes, duplexes, residential accessory buildings, raising of animals with some restrictions, etc.

Subdivision Code:

Short Subdivision: The division of land into 4 or less parcels where the smallest lot is less than 20 acres (KCC 16.04.010 b (2)). Any subsequent division within a 5-year period requires filing a plat (KCC 16.04.010 (a)).

Subdivision: The division of land into 5 or more parcels (KCC 16.04.010 b (1)).

This parcel was created by survey recorded in 2003. To divide the subject property into 14 lots necessitates use of the subdivision (long plat) review process by state law and local code.

If the plat is approved, as a result of creation of lots of approximately 1.00 acre in size, no additional parcels could be created within the site under current zoning.

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area. No restrictions will apply to this proposal pursuant to this Ordinance.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 29, 2004. A Notice of Application was issued on May 4, 2004. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

Written Testimony: Written comments were solicited from the following agencies and individuals: Department of Ecology (SEPA Registrar and Yakima), Department of Natural Resources, Department of Fish and Wildlife, Yakama Nation, Kittitas County Sheriff's Office, Kittitas Co Fire Marshal, Kittitas Co. Solid Waste, Kittitas Co. Fire District #2, Kittitas Co. Environmental Health, Kittitas Co. Public Works, City of Ellensburg, CWU Library, adjacent property owners, and applicant.

Please see attachments for complete text of all correspondence from the jurisdictional agencies and individual parties.

State Environmental Policy Act: Based on correspondence received during this 15 day comment period, and other information submitted with this project permit application, a SEPA Determination of Mitigated Non-Significance (MDNS) was issued by Community Development Services on May 28, 2004.

Subjects addressed in the SEPA threshold determination were: Environmental Health, Transportation and Irrigation.

The MDNS was withdrawn by the CDS Staff Planner on June 15, 2004 within the appeal period. The MDNS was withdrawn to address the need for additional information from the applicant and to address a required element of development in the zoning code. The revised MDNS was issued on June 24, 2004.

The appeal to the original MDNS was withdrawn by the appellant on July 6, 2004.

IV. Findings of Fact and Conclusions of Law

This matter having come before the Kittitas County Planning Commission upon the referenced Preliminary Plat application (P 04-01) by Chris Cruse, authorized agent for All Business, LLC, landowner, the Planning Commission makes the following Findings of Fact and Conclusions at Law and Decision related to the above referenced matter:

1. The Planning Commission finds that Chris Cruse of Cruse and Associates submitted a complete application on behalf of All Business LLC, landowner, to the Community Development Services Department on March 29, 2004.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 14 lots ranging from .91 acres to 1.03 acres.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 4, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 28, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that Community Development Services withdrew the MDNS issued on May 28, 2004 and re-issued a revised MDNS with a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on June 24, 2004. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
6. The Planning Commission finds that an open record hearing to be held on July 26, 2004, to consider this matter was postponed to August 23, 2004 due to legal notice irregularities.
7. The Planning Commission finds that an open record hearing was held on August 23, 2004, to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
8. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
9. An approved irrigation plan through the Ellensburg Water Company and the developer is required prior to final plat approval.
10. All outdoor lighting shall be directed downward and shielded from above.

CONDITIONS OF APPROVAL

1. Internal roads for the area known as Grasslands Park Plat shall be dedicated public roads built to appropriate County Roads Standards.
2. The Group B metered well to serve the Grasslands Park Plat shall be monitored through the homeowners or water users association as appropriate.