

Thursday, April 13, 2006

To: Kittitas County Community Development Services Dept.
411 N. Ruby Suite 2
Ellensburg WA 98926

From: Darrell Blalock
Property Owner, Woods & Steel Road- Cle Elum, Wa

RECEIVED
APR 17 2006
KITTTAS COUNTY
GDS

Having just received your mailing dated April 10 2006, regarding "Application for a 14-Lot Performance Based Cluster Plat (p-06-13, Evergreen Park)," I would like to take the opportunity to make the following comments.

As the owner of the adjoining property, I am most concerned with the proposed "Sno Park." While we recognize the need for the snowmobiles to have an area to disembark, I want to make sure it is done appropriately. My wife and I fully intend to build and retire on our property, and are concerned about noise and litter. Are there any restrictions proposed as far as the hours this area could be used? If not, there is potential for late night parties in the parking lot, as well as the noise of trailering the vehicles. Will it be gated and monitored, or more of a free for all? Will there be adequate restroom facilities? What about garbage? I am also concerned that the motorcyclists or target shooters might take it over in the summer months.

I would also like to take this opportunity to voice my concern over the proposed rezone to a cluster type community. Has there been any study to confirm that adequate water supplies exist? I feel this should be done before this dense of a development is approved.

Sincerely,

Darrell & Carolyn Blalock
5124 Quincy Ave SE
Auburn, Wa 98092
253-735-5535

July 12, 2006

Received
mw
~~PAID~~
JUL 12 2006
KITITAS CO.
CDS

To: Kittitas County Planning Commission

Dear Commissioners,

Since I am unable to attend this 3rd, scheduled meeting concerning a proposed cluster subdivision off Woods and Steel Road, here is some information to be considered at the hearing. My interest in this matter concerns the new proposed snopark site to be donated by Sapphire Skies.

A present snopark consists of parking on 1 side of Woods and Steel Road, but when the USFS 4510 Road becomes plowed in winter, snowmobiles will no longer be able to travel on this bare road up to the National Forest boundry. This new snopark will be adjacent to USFS land, ensuring that no plowing of the road beyond it for housing access will occur. This will result in little to no sound from snowmobiles to new homes along the 4510 road and no mixed traffic. Finding any suitable sites for new snoparks in the I-90 corridor is very difficult and the need is constantly growing. Pleases also consider the positive economic impact that winter recreation bring to upper Kittitas County.

Thank you,

Howard Briggs

Howard Briggs
Chairman, Kittitas County Grooming Council
671 Highline Loop
Cle Elum WA. 98922
509-674-7229

July 12, 2006

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Chairman, Kittitas County Grooming Council
671 Highline Loop
Cle Elum WA. 98922
509-674-7229

Exhibit No.: B-3
Hearing: Evergreen
Date: 7/25/06
Submitted by: Wayne Nelson

July 12, 2006

Received
~~PAID~~ MW
JUL 12 2006
KITTITAS CO.
CDS

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Chairman, Kittitas County Grooming Council
671 Highline Loop
Cle Elum WA. 98922
509-674-7229

Exhibit No.: A-2
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: Scott Turnbull

Evergreen Park Plat

Howard Carlin
802 E 3rd St
Cle Elum, WA 98922

Representing Kittitas County Park and Recreation District #1

The sale of most of the Plum Creek property in Kittitas County for development has closed the traditional open access to Forest Service recreation land. Former permissive-use trails have been fenced and gated by new landowners. The Kittitas County Park & Recreation District was created to address this need for preserving public access. The District's goal is to create an "organized, sustainable system of trails to preserve and enhance public access to outdoor recreation" with the "capacity to meet the needs of the maximum projected population and usage." The population of Kittitas County is expected to triple in the next 20 years. It is already a major destination for Puget Sound residents seeking a backcountry experience, summer and winter. Such opportunities will be severely affected if permanent, publicly-owned trails and trailheads are not constructed in the next few years.

The Evergreen Park trailhead is the first project in which a developer has offered to donate land to the District for public access, and is being viewed by other landowners, and the public, as a "test case" of the county's new density bonus subdivision process. If successfully completed, it will be the first dedicated public access point from the former Plum Creek acreage to an existing Forest Service trail.

The five acres offered by the developer have a current value in excess of \$250,000.00. It would be unrealistic for the District, or any other government agency or nonprofit group, to expect to be able to purchase comparable sites, if not donated as part of the county density bonus incentives. The county commissioners enacted the density bonus ordinance with the expectation that projects like this would directly result.

The Park and Recreation District is currently in negotiations with the major landowners who control the Cle Elum Ridge corridor from Cle Elum to the Forest Service boundary. A memorandum of understanding is currently being circulated among those landowners for approval of a fourteen and one half mile easement over that route, which will be given to Kittitas County Park and Recreation District #1 at no cost. Sapphire Skies, the developer of the Evergreen Park project before you, is one of the major landowners on that Cle Elum Ridge route. They will be sorely challenged to act favorably upon that Ridge trail if they are denied approval today.

As a Park and Recreation District, we are highly concerned that Kittitas County fulfill its obligation to the landowners who are currently working with our Board to provide trails for the public. The land owners are working in good faith to meet the terms laid down by the County under the Performance Based Cluster Development zoning.

Exhibit No.: C
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: HOWARD CARLIN

Without that zoning, our Board will be hard pressed to fulfill its mandate to provide a meaningful trail system for the public.

Our Board of Commissioners strongly supports the Sapphire Skies Evergreen Park project and voted that support unanimously in our May 15th meeting. We have already submitted a grant request for the design and construction of the sno-park, which will also be a summer trailhead. This is our first project to come to fruition and we are anxious to get it underway.

Thank you

Evergreen Park Plat

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Exhibit No.: C
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: HOWARD CARLIN
19

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attorneys at law

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Kevan T. Montoya
Travis W. Misfeldt
Garon K. Jones

James S. Elliott
Sarah L. Wixson
Katie B. Wyckoff
Of Counsel
John S. Moore

July 25, 2006

Via E-Mail and U.S. Mail

Scott Turnbull, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, Washington 98926

Re: Evergreen Park Preliminary Plat (P-06-13)

Dear Mr. Turnbull:

This letter is written on behalf of neighbors to the proposed Evergreen Park Preliminary Plat (P-06-13). Our comments are submitted on behalf of Dennis and Dawn Duglass, Dennis and Diana Burchak, Cecile Woods, Catherine L. Moore, Darrell and Carolyn Blalock, and Kathleen G. Woods.

GeoDatum submitted an application for a fourteen-lot performance based cluster plat pursuant to Kittitas County Code 16.09 on approximately 45 acres of land that is zoned Rural-3. The subdivision proposal includes 13 one-acre lots; one lot of 20.75 acres; and open space of 11.25 acres (including five acres for a proposed SnoPark). We are particularly concerned about the potential use of open space for snowmobiles and other motorized vehicles.

Our concerns include the following:

1. SEPA Mitigated Determination of Nonsignificance (MDNS) limits land use and recreational activities to "5.0 acres as a snopark." A vegetative buffer or fence is required to surround the proposed snopark boundaries and other active recreation activities are limited to trails through the designated open space area. There must be no other "active recreational facilities" included in the open space areas.
2. Based upon the MDNS, the subdivision should include an additional condition contained on the face of the plat as follows:

"Active recreational facilities shall be limited to snopark which may be permitted only following review as a conditional use under applicable use provisions."

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KITITITAS COUNTY
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16

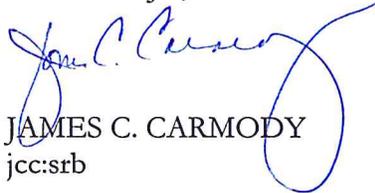
We are concerned that the area will be utilized for motorcycle and ATV use during the non-winter months. Environmental review did not address these uses and such uses would be significantly adverse to the neighboring properties because of noise, dust, and vehicular traffic generation.

3. This area has traditionally been an area of winter migration and spring calving and birth of fawns to herds of deer and elk. Increases in traffic, noise and congestion, will adversely affect the existing environment, as well as the quiet and solitude of this rural area. Any use must contain sufficient mitigation and/or use prohibitions necessary to protect such wildlife.
4. Traffic and other impacts will be upon both Woods and Steele Road and Granite Creek/Fowler Creek Roads will be significant. Fowler Creek/Granite Roads are not of sufficient condition to handle any additional traffic. Mitigation must be included for such impacts.
5. Another concern is that of fire danger. The area becomes tinder dry and any vehicular equipment (motorcycles, four-wheelers, ATV's) pose a significant fire risk. Those uses must be banned in this area during dry periods (May to October).

Thank you for your consideration.

Very truly yours,

VELIKANJE, MOORE & SHORE, P.S.



JAMES C. CARMODY
jcc:srb

cc: Ms. Cecil Woods
Ms. Kathleen Woods
Mr. and Mrs. Dennis Douglass
Mr. and Mrs. Dennis Burchak
Ms. Catherine Moore
Mr. and Mrs. Darrell Blalock
(all via E-Mail)

Velikanje Moore & Shore, P.S.

attorneys at law

VMS

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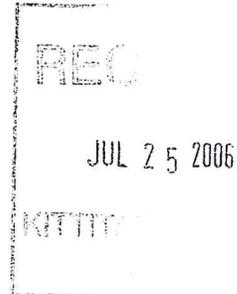
James S. Elliott
Sarah L. Winson
Katie B. Wyckoff

Of Counsel
John S. Moore

July 25, 2006

Via E-Mail and U.S. Mail

Scott Turnbull, Staff Planner
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Exhibit No.: A-1
Hearing: EVERGREEN
Date: 7-25-2006
Submitted by: Scott Turnbull

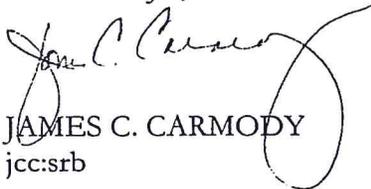
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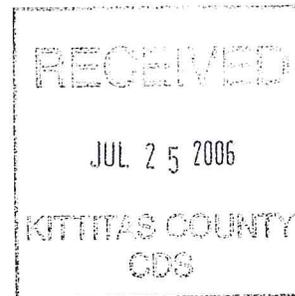
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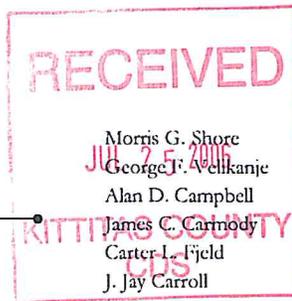
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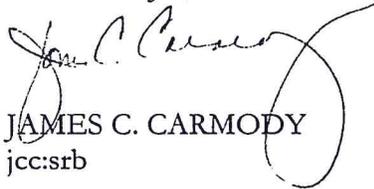
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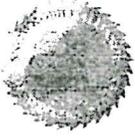
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JAMES C. CARMODY
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cc: Ms. Cecil Woods
Ms. Kathleen Woods
Mr. and Mrs. Dennis Douglass
Mr. and Mrs. Dennis Burchak
Ms. Catherine Moore
Mr. and Mrs. Darrell Blalock
(all via E-Mail)





June 26, 2006

Kittitas County Planning Commission Members
Scott Perna; Well Bartsma; Doug Harris; Grand Clark; Mark McClain; Don Williamson;
David Black

Subject: Woods and Steel Road proposed Cluster Plat and public Sno-Park

Kittitas County Planning Commission Members,

I am writing to you today to inform you of our organizations support for the proposed Cluster Plat and Sno-Park to be located on Woods and Steel road.

The Snowmobile Alliance of Western States represents the interests and access for snowmobilers throughout the western United States. We feel that this proposal will be a positive asset to the upper Kittitas County.

There were nearly three times as many registered snowmobiles in Washington State in the year 2002 than there were in the early 1980's. (*Washington State Parks Winter Recreation Program – 2002 Calendar year had 35,397 registered snowmobiles, 1981 had 13,250 registered snowmobiles*). This number is only expected to continue to increase due to the popularity of snowmobiling, but the number of Sno-Parks have not even come close to keeping up with this demand.

Please support access to our public lands by supporting this proposal.

Thank you in advance for your consideration on this plan.

Sincerely,

Dave Hurwitz
Chairman – Snowmobile Alliance of Western States
PO Box 668
Cle Elum, WA. 98922
DaveH-WA@Snowmobile-Alliance.org

Exhibit No.: B-2
Hearing: EVERGREEN
Date: 7/25/06
Submitted by: WAYNE NELSON

EVERGREEN PARK (P-06-13) – Performance Based Cluster Plat

Findings of Fact

1. GeoDatum, authorized agent for Back Country Resources, LLC, landowner, submitted a complete application for a 14-lot performance based cluster plat pursuant to and in full compliance with Chapter 16.09 Kittitas County Code.
2. Kittitas County Community Development Services issued a Mitigated Determination of Non-Significance containing specific and sufficient mitigation measures.
3. The subject property is located within an area designated as Rural Lands by the Kittitas County Comprehensive Plan. The proposed development is consistent with the Goals, Policies and Objectives of the Rural Lands designation.
4. The subject property is located within an area zoned Rural-3 pursuant to Chapter 17.30 Kittitas County Code. The proposed development is in full conformance with the permitted uses and development standards of the Rural-3 zone.
5. Appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, roads, other public ways, potable water supplies, sanitary wastes, parks and recreation, items of possible cultural significance and safe location and passageway for a school bus stop.
6. The public interest will be served by the proposed performance based cluster plat.
7. The authorized agent and landowner concur with the Staff Report prepared by Kittitas County Community Development Services.

Submitted by: Wayne Nelson Applicant 7/25/06
Name Back Country Resources Title Date

Exhibit No.: B-1
Hearing: EVERGREEN
Date: 7/25/06
Submitted by: WAYNE NELSON

6/27/06

Evergreen Park Plat P-06-13 Comments

The Evergreen Park Plat application for 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on 45 acres of R-3 zoned land should be denied or remanded back to CDS for the following reasons:

- A Moratorium of all new applications intending to use the Kittitas County Performance Based Cluster Plat Code 16.09 was enacted by the County Commissioners on 6/20/06. Although this application was filed prior to the moratorium, the recognition of the inadequacies of the code in meeting its stated goals and its non-compliance with the GMA relating to allowing inappropriate urban type densities in Rural lands shows that this current application and its use of code 16.09 is inappropriate and challengeable because non-compliance with the GMA. The moratorium on Code 16.09 may only affect future applications but the points it is based on still apply to vested applications and Code 16.09 is still a poorly written code when applied to smaller acreages zoned at three and five acre lot minimums.
- Code 16.09 was designed for large lots generally greater than 100 acres; this application exploits the intent of the code by creating urban type densities in Rural Lands while not creating any significant open spaces which further the public benefit intended by the creation of the code.
- The Rural-3 zoning code while allegedly in compliance with the KC County Comprehensive Plan, is not in compliance with the KC County Comprehensive Plan nor the GMA which states that less than five acre lots are not appropriate in Rural Lands. By applying code 16.09 to this R-3 property and creating one acre lots allows urban densities in the Rural Land designation which is not in compliance with the GMA which also makes this plat challengeable on this issue.
- The SEPA MDNS states that prior to the transfer of the property to any individual or entity, a conditional use permit for the sno-park must be acquired and approved. This implies that this will be a private sno-park since conditional use permits are required for private trail clubs, motorcycles and snowmobiles. So what is the benefit to the public if this is a private sno-park. The public is being forced to improve the infrastructure of the county in response to the increases in densities created by these types of development yet little return benefit is being realized when Performance Based Cluster Platting is applied to these smaller properties. This sno park is an example of this. Will the general public have access to this and also the adjacent landowners may have negative impact on their enjoyment of their rural life style by the placement of this park next to their properties. You will note that this "public benefit" is located as far away from the

Exhibit No.: D
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: PAULA THOMPSON

proposed housing lots, presumably because the future owners would not look kindly on a noisy, dirty parking lot by their properties.

- The application states that there is a 20.75 acre residual parcel but does not explain its relationship to the cluster platting of the whole 45 acres. Are these 20.75 acres subject to future development? Is the County allowing a loophole for the development of these 20.75 acres in the future? You must disclose the disposition of this 20.75 acre parcel relative to this cluster plat request on how it relates to the public benefit! In Item 7 under background the applicant states that the residual parcel may be developed in the future. The density bonus has been calculated for the whole 45 acre including the 20.75 residual parcel. There is not double dipping allowed in the performance based cluster code. If future development of the residual 20.75 is allowed then a total of 26 lots on 45 acres would allow lots of 1.73 acres which means double dipping would create urban densities in rural lands with negligible public benefit. This is in direct opposition to the GMA. It is the applicant's choice to plan his cluster plat this way to take advantage of the exempt well which only allows up to 14 hookups and earning points for this for this 45 acres. He does not get to make up in the future his "loss" of his maximum potential lots by then developing the residual parcel in the future. This is in direct opposition to Washington State water law which in a single development which this 45 acres should be considered as which requires anything greater than 14 lots on this 45 acres require a Class A well with an appropriate approved domestic water right. This double-dipping potential for residual acreages should not be allowed.
- The 11.25 acres identified as open space is also suspect in its conformance to Code 16.09. The roadway accessing the "sno-park" and other roadways can not be included into the open space total because Code 16.09.100 open space definition excludes roadway surfaces from open space designation. The buffer area around the sno park includes the required set back from adjacent property owners should not be included as open space as it is required by code as building set back specifically not allowed in the performance based cluster code.
- The applicant is not providing access to USFS lands since the property does not border USFS lands. Any future connectivity to USFS trail systems need to be spelled out now as to how this will occur before points on the public benefit rating system are allotted. Easements to USFS lands through neighboring properties is lacking so the public benefit of connectivity is suspect. The upper county parks district has indicated there is an intent to deed the sno-park to their organization; where is this information in the plat application. Is this true, does the public have assurance of use of the sno-park in return for public benefit points?
- Approval of a preliminary plat is the only time the public has a right to appeal the subdivision and the public therefore must be assured that these easements and rights of way, future ownership intent, disposition of residual parcel, etc. are in

place and will in fact be doable at final plat stage. It is the public's right to know that is the issue here.

A handwritten signature in cursive script, appearing to read "Paula J. Thompson".

Paula J Thompson DVM

6/27/06

Evergreen Park Plat P-06-13 Comments

The Evergreen Park Plat application for 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on 45 acres of R-3 zoned land should be denied or remanded back to CDS for the following reasons:

- A Moratorium of all new applications intending to use the Kittitas County Performance Based Cluster Plat Code 16.09 was enacted by the County Commissioners on 6/20/06. Although this application was filed prior to the moratorium, the recognition of the inadequacies of the code in meeting its stated goals and its non-compliance with the GMA relating to allowing inappropriate urban type densities in Rural lands shows that this current application and its use of code 16.09 is inappropriate and challengeable because non-compliance with the GMA. The moratorium on Code 16.09 may only affect future applications but the points it is based on still apply to vested applications and Code 16.09 is still a poorly written code when applied to smaller acreages zoned at three and five acre lot minimums.
- Code 16.09 was designed for large lots generally greater than 100 acres; this application exploits the intent of the code by creating urban type densities in Rural Lands while not creating any significant open spaces which further the public benefit intended by the creation of the code.
- The Rural-3 zoning code while allegedly in compliance with the KC County Comprehensive Plan, is not in compliance with the KC County Comprehensive Plan nor the GMA which states that less than five acre lots are not appropriate in Rural Lands. By applying code 16.09 to this R-3 property and creating one acre lots allows urban densities in the Rural Land designation which is not in compliance with the GMA which also makes this plat challengeable on this issue.
- The SEPA MDNS states that prior to the transfer of the property to any individual or entity, a conditional use permit for the sno-park must be acquired and approved. This implies that this will be a private sno-park since conditional use permits are required for private trail clubs, motorcycles and snowmobiles. So what is the benefit to the public if this is a private sno-park. The public is being forced to improve the infrastructure of the county in response to the increases in densities created by these types of development yet little return benefit is being realized when Performance Based Cluster Platting is applied to these smaller properties. This sno park is an example of this. Will the general public have access to this and also the adjacent landowners may have negative impact on their enjoyment of their rural life style by the placement of this park next to their properties. You will note that this "public benefit" is located as far away from the

Exhibit No.: D 20
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: PAULA THOMPSON

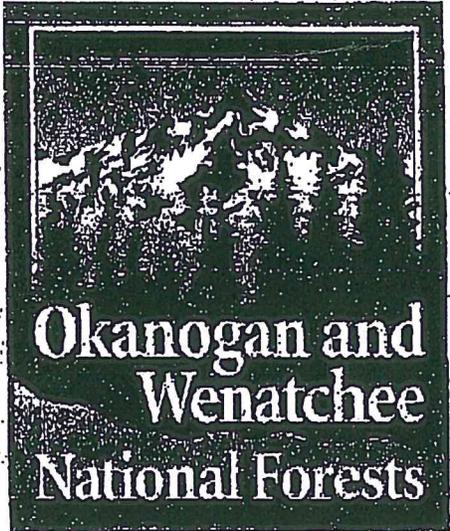
proposed housing lots, presumably because the future owners would not look kindly on a noisy, dirty parking lot by their properties.

- The application states that there is a 20.75 acre residual parcel but does not explain its relationship to the cluster platting of the whole 45 acres. Are these 20.75 acres subject to future development? Is the County allowing a loophole for the development of these 20.75 acres in the future? You must disclose the disposition of this 20.75 acre parcel relative to this cluster plat request on how it relates to the public benefit! In Item 7 under background the applicant states that the residual parcel may be developed in the future. The density bonus has been calculated for the whole 45 acre including the 20.75 residual parcel. There is not double dipping allowed in the performance based cluster code. If future development of the residual 20.75 is allowed then a total of 26 lots on 45 acres would allow lots of 1.73 acres which means double dipping would create urban densities in rural lands with negligible public benefit. This is in direct opposition to the GMA. It is the applicant's choice to plan his cluster plat this way to take advantage of the exempt well which only allows up to 14 hookups and earning points for this for this 45 acres. He does not get to make up in the future his "loss" of his maximum potential lots by then developing the residual parcel in the future. This is in direct opposition to Washington State water law which in a single development which this 45 acres should be considered as which requires anything greater than 14 lots on this 45 acres require a Class A well with an appropriate approved domestic water right. This double-dipping potential for residual acreages should not be allowed.
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A handwritten signature in black ink, appearing to read "Paula J. Thompson". The signature is fluid and cursive, with a large initial "P" and "J".

Paula J Thompson DVM



Cle Elum Ranger District
803 West Second Street
Cle Elum, WA 98922
(509) 852-1100

Number of Pages (including cover): _____

Date: 06-26-06

To: Planning

Re: Evergreen Park PO 0613

Message: Letter for public hearing on 06-27-06

Contact (sender): Rodney D Smoldon Phone number: _____

Cle Elum Ranger District
Fax Numbers
Main Office: (509) 852- 1080
Mod. One: (509) 674-1553
Mod. Two: (509) 674-5195

RECEIVED

JUN 26 2006

Kittitas County
CDS



Exhibit No.: A-3
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: SCOTT TURNBULL



United States
Department of
Agriculture

Forest
Service

Wenatchee
National
Forest

Cle Elum Ranger District
803 W. 2nd St.
Cle Elum, WA 98922
Voice (509) 852-1100
TTY (509) 674-9770

File Code: 2300-1

Date: June 22, 2006

Kittitas County Planning Commission,
Re: Evergreen Park P0613

The Cle Elum Ranger District would like to express its support for the concept being brought forward to the Planning Commission regarding a new "Sno-Park" located adjacent to Forest Service Road #4510. The current County sno-park on the Woods and Steele Road provides access for winter recreationists to the Taunum-Manastash groomed trail system and the connecting snowmobile route to Easton. The proposal being brought forward by Mr. Wayne Nelsen would move the sno-park off the county road onto private land adjacent to the #4510 Road. This proposed location would continue to provide traditional winter recreation access and also provide private landowners access to their properties. Currently, the 4510 Road is a groomed snowmobile trail from its beginning off the county Woods and Steele Road. Because this is a groomed snowmobile route, plowing the 4510 for private property access would be a conflicting use. The proposed sno-park is above the private property access route off 4510 and would therefore allow for continued winter recreation access, and accommodation for private property owners utilizing the 4510 Road for their primary access. A sno-park facility donated to the state to manage for public benefit would serve local and regional recreation enthusiasts well.

Rodney D. Smoldon, District Ranger

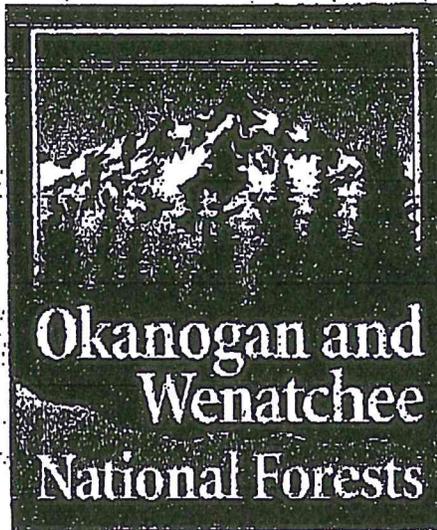
Cle Elum Ranger District
Okanogan and Wenatchee National Forests



Caring for the Land and Serving People

Printed on Recycled Paper





Cle Elum Ranger District
803 West Second Street
Cle Elum, WA 98922
(509) 852-1100

Number of Pages (including cover): _____

Date: 06-26-06

To: Planning

Re: Evergreen Park PO1613

Message: Letter for public hearing on 06-27-06

Contact (sender): Rodney D. Smoldon, Phone number: _____

Cle Elum Ranger District
Fax Numbers
Main Office: (509) 852- 1080
Mod. One: (509) 674-1553
Mod. Two: (509) 674-5195

RECEIVED

JUN 26 2006

Kittitas County
CDS





United States
Department of
Agriculture

Forest
Service

Wenatchee
National
Forest

Cle Elum Ranger District
803 W. 2nd St.
Cle Elum, WA 98922
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File Code: 2300-1
Date: June 22, 2006

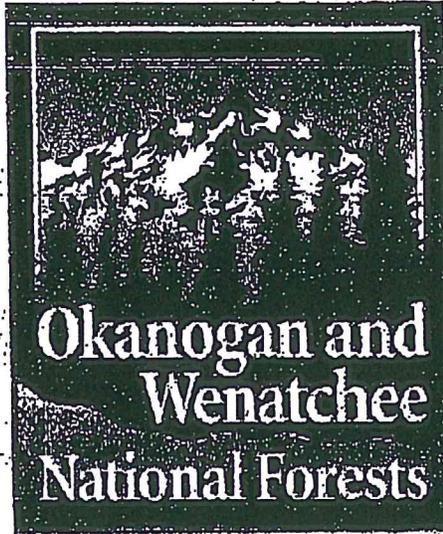
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Rodney D. Smoldon, District Ranger

Cle Elum Ranger District
Okanogan and Wenatchee National Forests





Cle Elum Ranger District
803 West Second Street
Cle Elum, WA 98922
(509) 852-1100

Number of Pages (including cover): _____

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JUN 26 2006

Kittitas County
CDS





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Department of
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Service

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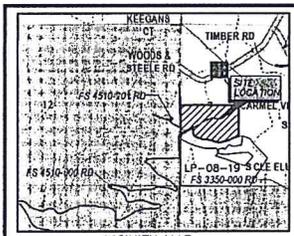
Cle Elum Ranger District
Okanogan and Wenatchee National Forests



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APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 29 DAY OF August A.D., 2012
[Signature]
 PUBLIC WORKS ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE EVERGREEN PARK P.B.C.P. HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 21 DAY OF June A.D., 2012
[Signature]
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE EVERGREEN PARK P.B.C.P. HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 28 DAY OF August A.D., 2012
[Signature]
 KITITAS COUNTY PLANNING DIRECTOR OFFICIAL

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 19-15-07000-0028 (17838)
 DATED THIS 20 DAY OF August A.D., 2012
[Signature]
 KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE EVERGREEN PARK P.B.C.P. HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 19-15-07000-0028 (17838)
 DATED THIS 29 DAY OF June A.D., 2012
[Signature]
 KITITAS COUNTY ASSESSOR

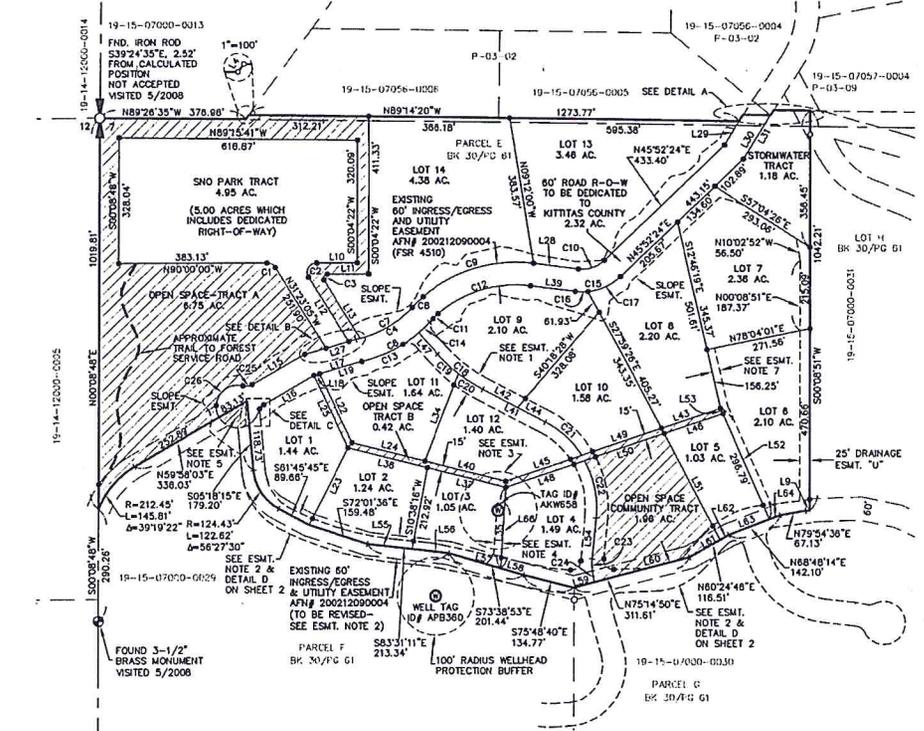
KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 27 DAY OF August A.D., 2012
[Signature]

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 BY: *[Signature]*
 CHAIRMAN
 ATTEST: *[Signature]* CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

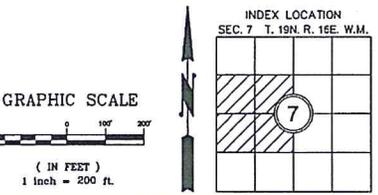
**EVERGREEN PARK
 PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE WEST 1/2 OF SECTION 7,
 TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
 KITITAS COUNTY, STATE OF WASHINGTON**

08/23/2012 04:37:44 PM V: 12 P: 50 201208230059
 \$126.00 Encumbrance
 \$111.00 County Fee
 \$15.00 State Fee
 \$15.00 Total Fee
 P-06-13



LEGEND

- QUARTER CORNER, AS NOTED
- ⊙ S. 1/16 CORNER, WEST LINE SEC. 7, AS NOTED
- SET 5/8" IRON ROD W/CAP LS# 18092
- FOUND MONUMENT
- ⊙ EXISTING WELL
- ▨ OPEN SPACE AREAS



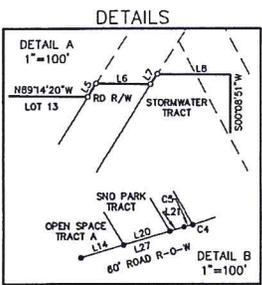
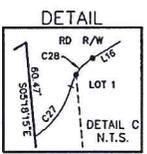
RECORDER'S CERTIFICATE 201208230059
 FILED FOR RECORD THIS 23 DAY OF Aug, 2012, AT 3:30 AM
 IN BOOK # 2012, AT PAGE 57, AT THE REQUEST OF
 DAVID P. NELSON SURVEYOR'S NAME
[Signature] COUNTY AUDITOR
[Signature] DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE -
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF...BACK COUNTRY RESOURCES, LLC... IN...MAY...2012.
[Signature] DATE
 DAVID P. NELSON
 CERTIFICATE NO. 18092

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN PARK
 PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE WEST 1/2 OF SECTION 7,
 TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
MRN/DP/GW	05/2012	08019
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 4



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND BEFORE THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 Call Before You Dig
 1-800-553-4344



PERFORMANCE BASED CLUSTER PLATTING TABLE

ELEMENT	POINTS
PLACE 31% OF THE LAND, 14.08 ACRES, IN OPEN SPACE FOR PERPETUITY	31
25 YR HISTORIC USE OF OPEN SPACE AS FORESTRY	14
DEVELOP A CLASS B WATER SYSTEM	25
CONNECTIVITY OF TRANSPORTATION	35
MULTI-MODAL ACCESS FOR TRANSPORTATION	22
PROVIDE FOR ACTIVE RECREATION VIA A TRAIL SYSTEM WITH CONNECTIVITY TO PUBLIC TRAILS ON USFS LANDS.	20
PROVIDE FOR PASSIVE RECREATION VIA PARKING AREA FOR THE SNO PARK	35
TOTAL POINTS	185

OWNER:

BACK COUNTRY RESOURCES, LLC
206 W 1ST STREET
CLE ELUM WA 98922

PARCEL #19-15-07000-0028 (17836)
ACREAGE: 45.05
LOTS 14 LOTS 2 OPEN SPACE TRACTS, SHO PARK TRACT,
OPEN SPACE COMMUNITY TRACT & STORMWATER TRACT
WATER SOURCE: NON-EXPANDING - GROUP A
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS
ZONE: R-3

EVERGREEN PARK
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF SECTION 7,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITITAS COUNTY, STATE OF WASHINGTON

06/23/2012 04:37:44 PM V: 12 P: 51 201208230059
2128 00 ENCOMPASS
Kittitas County Auditor Page 2 of 4

P-06-13

ADJACENT PROPERTY OWNERS:

PARCEL NUMBER: 19-15-07000-0031
NORMAN J ROWLEY ETUX ETAL
5121 N WAUNUKE RD
MESA WA 99343

PARCEL NUMBER: 19-15-07000-0013
DARRELL C BLALOCK ETUX
8108 40TH ST CT W
UNIVERSITY PLACE WA 98467

PARCEL NUMBER: 19-15-07000-0029
COOL WATER LLC
206 W 1ST ST
CLE ELUM WA 98922

PARCEL NUMBER: 19-15-07000-0030
FORTUNE CREEK LLC
206 W 1ST ST
CLE ELUM WA 98922

PARCEL NUMBER: 19-14-12000-0005
KATHLEEN G WOODS
2301 FARVIEW AVE E #315
SEATTLE, WA 98102

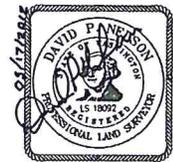
PARCEL NUMBER: 19-14-12000-0014
CECILE B WOODS
PO BOX 483
S CLE ELUM WA 98943

PARCEL NUMBER: 19-15-07056-0008
TODD GEIGER
34924 176TH AVE SE
AUBURN WA 98002

PARCEL NUMBER: 19-15-07056-0006
RUSSELL A ROBINSON ETUX
38109 236TH AVE SE
ENUMCLAW WA 98022

PARCEL NUMBER: 19-15-07057-0004
MEL MCCORMICK ETUX
PO BOX 13
EASTON WA 98925

PARCEL NUMBER: 19-15-07056-0004
DELBERT R NEWBY ETUX
30809 164TH AVE SE
AUBURN WA 98092



EXISTING LEGAL DESCRIPTION:

PARCEL E OF THE CERTAIN SURVEY RECORDED JUNE 1, 2004 IN BOOK 30 OF SURVEYS, PAGE 61, UNDER AUDITOR'S FILE NO. 200406010081, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- 1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
6. THE OPEN SPACE SHALL REMAIN IN PERPETUITY AND CANNOT BE FURTHER SUBDIVIDED.
7. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
8. KITITITAS 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.
9. KITITITAS 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.
10. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
11. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999848273. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
12. THE PURPOSE OF THIS DOCUMENT IS TO CREATE A PERFORMANCE BASED CLUSTER PLAT FROM PARCEL E OF SURVEY BOOK 30, PAGE 61 INTO THE CONFIGURATION SHOWN HEREON.
13. THIS SURVEY WAS PERFORMED USING A TRIMBLE RB GPS IN CONJUNCTION WITH A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
14. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
15. LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM (ORD. 84-6 (PART), 1994).
16. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 38.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305).
17. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 61, RECORDED JUNE 1, 2004 UNDER AUDITOR'S FILE NUMBER 200406010081, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

EASEMENT NOTES:

- 1. 60' INGRESS, EGRESS AND UTILITY EASEMENT "R".
2. PROPOSED 60' INGRESS, EGRESS AND UTILITY EASEMENT "S" TO REVISE PORTIONS OF EXISTING EASEMENT, AFN 200212090004, AS ALLOWED PER AFN 200212130009, AFN 200212310015 & AFN 200406300082 FOUND IN SUBDIVISION GUARANTEE - POLICY NUMBER WAZ011-46-0115425-2012.72156-85706161.
3. 100' RADIUS WELLHEAD PROTECTION BUFFER.
4. 20' WELL ACCESS EASEMENT "T".
5. EASEMENT AREA TO BE DEDICATED PER LP-08-00019.
6. SHO-PARK TRACT IS AN EXISTING RECREATIONAL EASEMENT GRANTED TO THE KITITITAS COUNTY PARKS AND RECREATION DISTRICT #1, UNDER AFN 201108250015, WILL BE DEDICATED TO SAID DISTRICT BY THE RECORDING OF THIS PLAT.
7. 20' DRIVEWAY AND UTILITY EASEMENT "O".

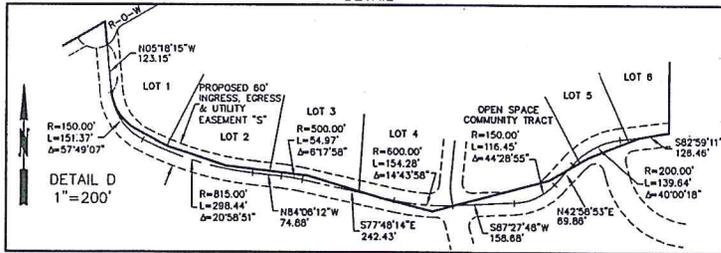
Table with 3 columns: CURVE, BEARING, DISTANCE. Lists curves C1 through C28 with their respective bearings and distances.

Table with 3 columns: CURVE, LENGTH, DELTA. Lists curves C1 through C28 with their respective lengths and delta values.

SLOPE EASEMENT NOTE:

1. THE SLOPE EASEMENTS AS SHOWN ON THE PLAT SHALL BE GRANTED TO THE COUNTY FOR THE RIGHT TO MAINTAIN, PROJECT, AND MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS.

DETAIL



RECORDER'S CERTIFICATE 201208230059
FILED FOR RECORD THIS 23rd DAY OF AUG 2012 AT 3:37 PM
IN BOOK 30 OF PLATS AT PAGE 13 AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME
JAMES TETTER COUNTY AUDITOR
DAVID P. NELSON DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BACK COUNTRY RESOURCES, LLC IN MAY 2012.
DAVID P. NELSON
DATE
CERTIFICATE NO. 18092

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
106 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419
EVERGREEN PARK PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON
DWN BY MRN/DP/GW DATE 05/2012 JOB NO. 08019
CHKD BY CHD BY SCALE NTS SHEET 2 OF 4

12-8

EVERGREEN PARK
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF SECTION 7,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

08/23/2012 04:37:44 PM V: 12 P: 52 201208230059
P-06-13

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

BACK COUNTRY RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

[Signature] NAME MONALISA MORGAN TITLE MANAGER DATE 6-28-12

ACKNOWLEDGEMENT

STATE OF WA COUNTY OF Kitittas S.S.

ON THIS 28th DAY OF June 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MONALISA MORGAN AND DAVID A. VALE TO ME KNOWN TO BE THE MANAGER AND VICE PRESIDENT RESPECTIVELY, OF BACK COUNTRY RESOURCES, LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT she is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF WA RESIDING AT Kitittas County MY APPOINTMENT EXPIRES 05/17/2015

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

AMERICAN STRATEGIC INCOME PORTFOLIO INC.-II, A MINNESOTA CORPORATION

[Signature] NAME DAVID A. VALE TITLE VICE PRESIDENT DATE June 18, 2012
[Signature] NAME John G. Wenker TITLE Sr. Vice President

ACKNOWLEDGEMENT

STATE OF Minnesota COUNTY OF Wenapiin S.S.

ON THIS 18th DAY OF June 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Minnesota DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID A. VALE AND John G. Wenker TO ME KNOWN TO BE THE VICE PRESIDENT AND Senior Vice President RESPECTIVELY, OF AMERICAN STRATEGIC INCOME PORTFOLIO INC.-II THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT they are AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF Minnesota RESIDING AT Headwaters County MY APPOINTMENT EXPIRES 5-31-12

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

GDW CAPITAL PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

[Signature] NAME Stefano Giacobbi TITLE General Manager DATE 6/22/12
[Signature] NAME Stefano Giacobbi TITLE Member Search Giacobbi President

ACKNOWLEDGEMENT

STATE OF IDAHO COUNTY OF Blaine S.S.

ON THIS 22nd DAY OF JUNE 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Stefano Giacobbi AND DAVID A. VALE TO ME KNOWN TO BE THE General Manager AND VICE PRESIDENT RESPECTIVELY, OF GDW CAPITAL PARTNERS, LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO RESIDING AT Blaine MY APPOINTMENT EXPIRES 6/21/17

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

AGW LLC, AN IDAHO LIMITED LIABILITY COMPANY

[Signature] NAME Regina Karby TITLE Manager DATE 6/22/12
[Signature] NAME Regina Karby TITLE Manager

ACKNOWLEDGEMENT

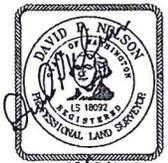
STATE OF Idaho COUNTY OF Blaine S.S.

ON THIS 22 DAY OF June 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Regina Karby AND DAVID A. VALE TO ME KNOWN TO BE THE Manager AND VICE PRESIDENT RESPECTIVELY, OF AGW LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT she is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature] NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO RESIDING AT Blaine MY APPOINTMENT EXPIRES 6/21/17



RECORDER'S CERTIFICATE 201208230059
FILED FOR RECORD THIS 22 DAY OF June 2012 AT 11:37AM IN BOOK 12 OF PLATS AT PAGE 7 AT THE REQUEST OF DAVID P. NELSON SURVEYOR'S NAME
[Signature] COUNTY AUDITOR
[Signature] DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BACK COUNTRY RESOURCES, LLC IN MAY 2012.
[Signature] DAVID P. NELSON DATE 05/17/2012
CERTIFICATE NO. 18092

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0150 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN PARK PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M. KITITITAS COUNTY, STATE OF WASHINGTON		
DWN BY	DATE	JOB NO.
MRN/DP/GW	05/2012	08019
CHKD BY	SCALE	SHEET
D. NELSON	NTS	3 OF 4

1253

EVERGREEN PARK
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF SECTION 7,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

08/23/2012 04:37:44 PM V: 12 P: 53 201208230059
FILED BY: ENCOMPASS
KITITAS COUNTY AUDITOR
Page 4 of 4

P-06-13

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.
STORM KING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Sean Northrop
NAME: SEAN NORTHROP
TITLE: MANAGING MEMBER
DATE: 8/23/12

ACKNOWLEDGEMENT

STATE OF WA, S.S.
COUNTY OF Kititas

ON THIS 23 DAY OF August, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SEAN NORTHROP, TO ME KNOWN TO BE THE MANAGING MEMBER OF STORM KING, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



David P. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WA, RESIDING AT Kititas County
MY APPOINTMENT EXPIRES 12-16-2016

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON, AS DESIGNATED ON THE FACE OF THE PLAT AS KITITAS COUNTY PUBLIC RIGHT OF WAY, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS.
SEAN NORTHROP, MANAGING MEMBER OF:
STORM KING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY &
BACK COUNTRY RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Sean Northrop
NAME: SEAN NORTHROP, MANAGING MEMBER OF
STORM KING, LLC & BACK COUNTRY
RESOURCES, LLC
DATE: 8/23/12

ACKNOWLEDGEMENT

STATE OF WA, S.S.
COUNTY OF Kititas

ON THIS 23 DAY OF August, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SEAN NORTHROP, TO ME KNOWN TO BE THE MANAGING MEMBER OF STORM KING, LLC, AND BACK COUNTRY RESOURCES, LLC, THE LIMITED LIABILITY COMPANIES THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANIES, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



David P. Nelson
NOTARY PUBLIC IN AND FOR THE STATE OF WA, RESIDING AT Kititas County
MY APPOINTMENT EXPIRES 12-16-2016



RECORDER'S CERTIFICATE 201208230059
FILED FOR RECORD THIS 23 DAY OF Aug, 2012 AT 11:51 AM
IN BOOK 2 OF 2 PAGES AT PAGES 1 AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME
Sean Northrop COUNTY AUDITOR
David P. Nelson DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BACK COUNTRY RESOURCES, LLC IN MAY, 2012.
David P. Nelson
DAVID P. NELSON DATE
CERTIFICATE NO. 18092

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN PARK
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF SECTION 7,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
MRN/DP/GW	05/2012	08019
CHKD BY	SCALE	SHEET
D. NELSON	NTS	4 of 4

Letter of Transmittal



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG WA

Date: 5-17-12

Job No. 08019

Attn: DAN AND/OR JEFF

Re: EVERGREEN PARK CLUSTER PLAT P-06-13

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
2		1	MYLARS OF SHEET 1 OF 4 FOR COUNTY SIGNATURES
			- 1 FOR COUNTY, 1 FOR ENCOMPASS
1		3	COPIES OF SHEET 2, 3 AND 4
1			CLOSURES
1			UPDATED SUBDIVISION GUARANTEE

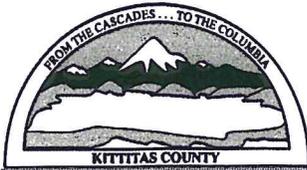
THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment _____
- FOR BIDS DUE _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit ____ copies for approval
- Submit ____ copies for distribution
- Return ____ corrected prints
- For signature
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: Emygn Jensen Title: ENGR. & SURV. TECH.

Copy to: File



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 6, 2012

Allison Kimball
Authorized Agent for Back County Resources LLC
PO Box 1036
Cle Elum, WA 98922

Subject: 2nd Plat Extension Approval – Evergreen Park Performance Based Cluster Plat (P-06-13)

Dear Ms. Kimball,

Thank you for submitting your Plat Extension application (PE-12-00005) on August 3, 2012 requesting a one-year plat extension for the Evergreen Park Performance Based Cluster Plat (P-06-13). Please be advised that the plat extension for the Evergreen Park Performance Based Cluster Plat has been approved. The expiration date for Evergreen Park Performance Based Cluster Plat has been extended to **September 19, 2013**.

If you have any questions, please feel free to contact me.

Sincerely,

Dan Valoff
Staff Planner

Brookside Consulting

August 3, 2011

Mr. Dan Valoff, Planner II
Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Park 14-Lot Performance Based Cluster Plat (P-06-13)
Request for one year plat extension approval

Dear Dan:

As authorized agent on behalf of Back Country Resources, LLC, please accept the enclosed plat extension application for the Evergreen Park Plat, in accordance with Kittitas County Code 16.12.250. This plat was granted preliminary approval on September 19, 2006 by way of Resolution No. 2006-131.

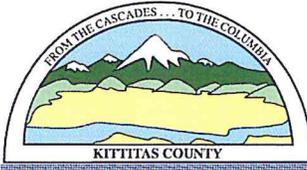
We are currently under construction for final plat and the mylars are being routed for signature. Although you intend to have the mylars signed by the BOCC Chair at the August 21, 2012 Consent Agenda, the deadline to submit this extension request is August 17, 2012. As a precautionary measure we are requesting another extension.

We continue to make good faith efforts in resolving the issues at hand and respectfully request that a one year extension be granted to September 19, 2013.

Sincerely,



Allison Kimball
Authorized Agent for Back Country Resources, LLC



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PRELIMINARY PLAT EXTENSION

(Preliminary plats shall expire after five years, unless an extension request is granted. An extension may be granted for up to one year if a request is submitted at least 30 days before the expiration date. Up to five extensions may be granted. See KCC 16.12.250)

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

REQUIRED ATTACHMENTS

- **Plat Extension Request Narrative** Please include at minimum the following information in your narrative:
 - Preliminary plat file number;
 - Number of lots granted preliminary approval;
 - Date preliminary plat received approval;
 - Date final extension submission was required (30 days before of the 5-year anniversary of approval); and
 - Justification for requesting the preliminary plat extension and good faith efforts to submit final plat.

16.12.250 Expiration.

A final plat meeting all requirements of this chapter shall be submitted to the board for approval within five years of the date of preliminary plat approval. Failure to do so will result in the preliminary plat being expired and no longer valid. No further action is necessary regarding an application once the preliminary plat has expired pursuant to this chapter. Any applicant who files a written request with the administrator within 30 days before the expiration date, showing that the applicant has attempted in good faith to submit the final plat within the time period and that the associated fees are paid, shall be granted a one-year extension. Such an extension can be requested and granted five times. (Ord. 2010-02, 2010; Ord. 2005-31, 2005)

APPLICATION FEE:

\$255 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

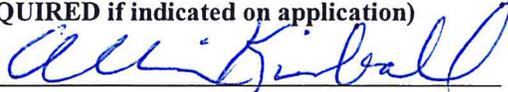
Application Received By (CDS Staff Signature): <u>Amber Green</u>			DATE: <u>8.3.12</u>	RECEIPT # <u>000148212</u>	
PE 12 00005					

AUTHORIZATION

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

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

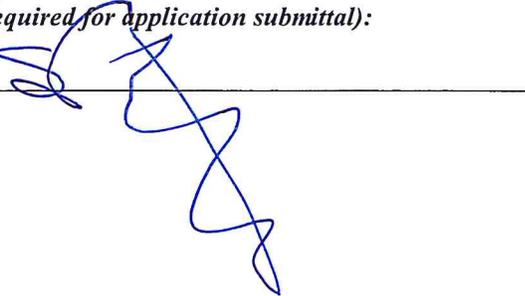
Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

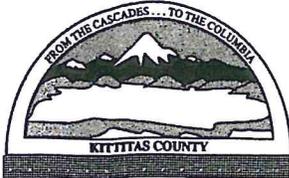
8/3/12

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

X 

Date:

8/3/12



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 25, 2011

Allison Kimball
Authorized Agent for Back County Resources LLC
PO Box 1036
Cle Elum, WA 98922

Subject: Plat Extension Approval – Evergreen Park Performance Based Cluster Plat (P-06-13)

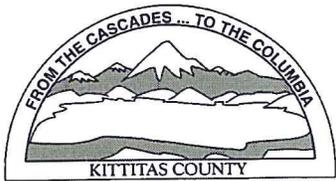
Dear Ms. Kimball,

Thank you for submitting your Plat Extension application (PE-11-00002) on August 16, 2011 requesting a one-year plat extension for the Evergreen Park Performance Based Cluster Plat (P-06-13). Please be advised that the plat extension for the Evergreen Park Performance Based Cluster Plat has been approved. The expiration date for Evergreen Park Performance Based Cluster Plat has been extended to **September 19, 2012**.

If you have any questions, please feel free to contact me.

Sincerely,

Dan Valoff
Staff Planner



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

RECEIPT NO.: 00014892

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

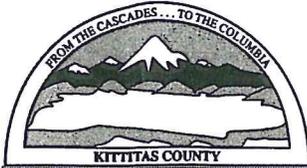
Account name: 023245

Date: 8/3/2012

Applicant: BACK COUNTRY RESOURCES LLC

Type: check # 3755

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
PE-12-00005	PLAT EXTENSION FEE	255.00
	Total:	255.00



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 25, 2011

Allison Kimball
Authorized Agent for Back County Resources LLC
PO Box 1036
Cle Elum, WA 98922

Subject: Plat Extension Approval – Evergreen Park Performance Based Cluster Plat (P-06-13)

Dear Ms. Kimball,

Thank you for submitting your Plat Extension application (PE-11-00002) on August 16, 2011 requesting a one-year plat extension for the Evergreen Park Performance Based Cluster Plat (P-06-13). Please be advised that the plat extension for the Evergreen Park Performance Based Cluster Plat has been approved. The expiration date for Evergreen Park Performance Based Cluster Plat has been extended to **September 19, 2012**.

If you have any questions, please feel free to contact me.

Sincerely,

Dan Valoff
Staff Planner

Brookside Consulting

August 15, 2011

Mr. Dan Valoff, Planner II
Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Park 14-Lot Performance Based Cluster Plat (P-06-13)
Request for one year plat extension approval

Dear Dan:

As authorized agent on behalf of Back Country Resources, LLC, please accept the enclosed plat extension application for the Evergreen Park Plat, in accordance with Kittitas County Code 16.12.250. This plat was granted preliminary approval on September 19, 2006 by way of Resolution NO. 2006-131. The deadline to submit this extension request is August 19, 2011.

The construction has been delayed due to economic conditions and the process for finalization of water permits.

We continue to make good faith efforts in resolving the issues at hand and respectfully request that a one year extension be granted to September 19, 2012.

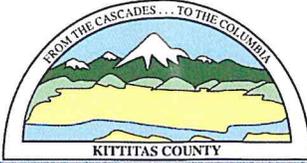
Sincerely,



Allison Kimball
Authorized Agent for Back Country Resources, LLC

cc: Sean Northrop, Back Country Resources, LLC
Dave Blanchard, Sapphire Skies





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PE11-00002

PRELIMINARY PLAT EXTENSION

(Preliminary plats shall expire after five years, unless an extension request is granted. An extension may be granted for up to one year if a request is submitted at least 30 days before the expiration date. Up to five extensions may be granted. See KCC 16.12.250)

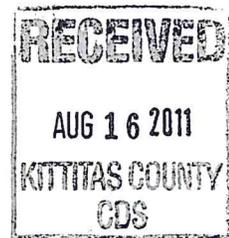
Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- **Plat Extension Request Narrative** Please include at minimum the following information in your narrative:
 - Preliminary plat file number;
 - Number of lots granted preliminary approval;
 - Date preliminary plat received approval;
 - Date final extension submission was required (30 days before of the 5-year anniversary of approval); and
 - Justification for requesting the preliminary plat extension and good faith efforts to submit final plat.

16.12.250 Expiration.

A final plat meeting all requirements of this chapter shall be submitted to the board for approval within five years of the date of preliminary plat approval. Failure to do so will result in the preliminary plat being expired and no longer valid. No further action is necessary regarding an application once the preliminary plat has expired pursuant to this chapter. Any applicant who files a written request with the administrator within 30 days before the expiration date, showing that the applicant has attempted in good faith to submit the final plat within the time period and that the associated fees are paid, shall be granted a one-year extension. Such an extension can be requested and granted five times. (Ord. 2010-02, 2010; Ord. 2005-31, 2005)



APPLICATION FEE:

\$255 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____	DATE: _____	RECEIPT # _____	
			DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: Back Country Resources, LLC

Mailing Address: PO Box 923

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-6828

Email Address:

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Allison Kimball/Brookside Consulting

Mailing Address: PO Box 1036

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-6828

Email Address: brooksideconsulting@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: USFS Rd 4510

City/State/ZIP: Cle Elum, WA 98922

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

SW ¼ of Section 7, Township 19 North, Range 15 East, W.M.

6. Tax parcel number: 19-15-07000-0028

7. Property size: 45 acres

8. Land Use Information:

Zoning: Rural-3

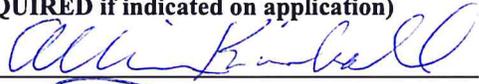
Comp Plan Land Use Designation: Rural

AUTHORIZATION

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

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

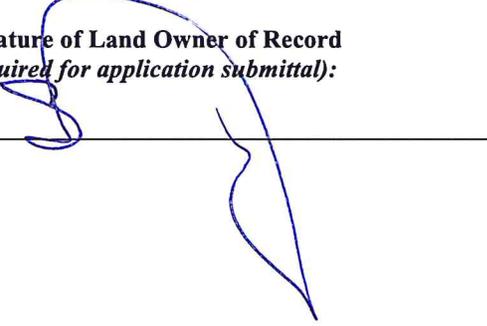
**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

X 

Date:

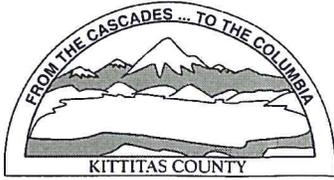
08-16-11

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

X 

Date:

08-16-11



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

RECEIPT NO.: 00011935

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024492

Date: 8/16/2011

Applicant: BACK COUNTRY RESOURCES LLC

Type: check # 3645

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
PE-11-00002	PLAT EXTENSION FEE	255.00
	Total:	255.00

Dan Valoff

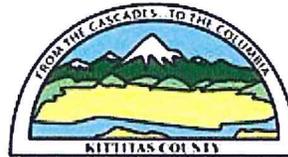
From: Dan Valoff
Sent: Thursday, May 13, 2010 11:42 AM
To: 'Allison Kimball'
Subject: Evergreen Park Plat

Hi Allison,

This e-mail is in response to your May 6, 2010 letter regarding the Evergreen Park Plat (P-06-13) and the Back County CUP (CU-08-05). The Evergreen Park Plat should be processed for final plat approval and the mylars recorded in order to create the 5-acre parcel to transfer to the Kittitas County Parks and Recreation District for the Snow Park. Once the transfer occurs the Conditional Use Permit can be issued subject to meeting the conditions contained in the MDNS.

Dan Valoff
Staff Planner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
dan.valoff@co.kittitas.wa.us
P: 509.962.7637
F: 509.962.7682



All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.

Brookside Consulting

May 6, 2010

Dan Valoff, Staff Planner
Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Park Plat (P-06-13)
Back Country CUP (CU-08-05)

Dear Dan:

Pursuant to our recent conversation, this letter is a request for your written confirmation of your determination to resolve the conflicting conditions of approval for the two referenced projects.

Resolution 2006-131 granting preliminary plat approval states the following conditions:

"23. All proposals of the applicant made during the Planning commission hearing shall be conditions of approval. The conditions are as follows;

- a. ***Transfer of the 5.0 acres to be used as a SnoPark will be to the Kittitas County Park & Recreation District.***
- b. The definition of a SnoPark is a designated parking area for vehicles transporting or using snowmobiles.
- c. The Kittitas County Park & Recreation District will maintain the SnoPark.
- d. ***The Kittitas County Park & Recreation District will apply for and obtain a Conditional Use Permit for the SnoPark.*** The Conditional Use Permit shall address usage and terms for the SnoPark. The SnoPark will be subject to SEA review. Should the Conditional Use Permit be denied, the plat must undergo preliminary plat approval again."

In the Findings of Fact for the CUP it is stated that a condition of approval is that all mitigations contained in within the SEPA MDNS shall be met prior to the issuance of the Conditional Use Permit. One of those mitigations is Section III subsection D which states:

"Resolution No. 2006-131, approving the Evergreen Park Plat (P-06-31), clearly defines "SnoPark" as a designated parking area for vehicle transporting or using snowmobiles and specifically identifies the transfer of 5.0 acres to be used as a SnoPark only (Page 5, #23)."

Evergreen Park Plat/CUP
May 6, 2010
Page Two

Given the aforementioned conditions, the 5 acre portion of the Evergreen Park Performance Based Cluster Plat cannot be transferred to the Kittitas County Parks & Recreation District until the parcel is created by means of final plat approval and final plat approval cannot occur until the Conditional Use Permit is issued. However, the Conditional Use Permit cannot be issued until the SEPA mitigations have been met and the 5 acre parcel transferred.

It is my understanding from our conversation that you agree that the plat can be processed for final plat approval in order to create the 5 acre parcel to transfer to the Kittitas County Parks & Recreation District prior to the issuance of the Conditional Use Permit.

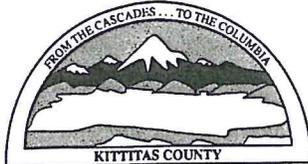
Please confirm that you are in agreement, so that the applicant may proceed with final plat approval. Thank you for your time Dan and I'll look forward to your response.

Sincerely,



Allison Kimball
Authorized Agent

cc: Back Country Resources LLC



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 8, 2008

Sapphire Skies
Marisa Kosney/Dave Blanchard
206 West 1st Street
Cle Elum, WA 98922

RE: Evergreen Park Plat (P-06-13) & Back Country Resources CUP (CU-08-05)

Dear Marisa,

As you know, the Evergreen Park Plat (P-06-13) was granted Preliminary Plat approval on September 19, 2006 by the signing of Resolution No. 2006-131. One of the conditions of this Performance Based Cluster Plat was the transfer and dedication of 5.0 acres of the property to the Kittitas County Parks & Recreation District to be used as a SnoPark.

Louis Musso of Kittitas County Parks & Recreation District, authorized agent for Back Country Resources LLC, submitted an application for the proposed SnoPark (CU-08-05) on March 10, 2008 and the Board of Adjustment granted approval to the project as conditioned on June 11, 2008. However, the Conditional Use Permit has not yet been issued by Community Development Services because all of the conditions required for the project have not yet been met by the applicant and/or authorized agent.

Prior to getting final approval and signature on final mylars for the Evergreen Park Plat (P-06-13), the Conditional Use Permit for the SnoPark (CU-08-05) is required to be issued by Community Development Services. All conditions listed in the SEPA MDNS and the Findings of Fact for the SnoPark need to be met prior to issuance of the Conditional Use Permit and prior to the granting of final approval for the Evergreen Park Plat.

If you need a copy of the conditions required for the SnoPark please let me know. They can also be found on the CDS website at <http://www.co.kittitas.wa.us/cds/current>. Please let me know if you have questions or need further assistance.

Sincerely,

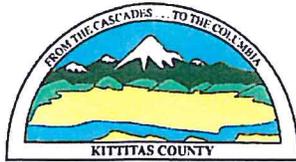
Mackenzie Moynihan
Staff Planner

cc: Project files, Kittitas County Parks & Recreation District

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Back Country Conditional Use Permit (CU-08-05)
- Description:** A proposed Sno-Park off Forest Service Road #4510 via Woods & Steele Road. This project was a condition of the Evergreen Park Performance Based Cluster Plat (P-06-13), approved by Resolution No. 2006-131.
- Proponent:** Louis Musso
Kittitas County Parks & Recreation #1
PO Box 13
Cle Elum, WA 98922
Authorized agent for Back Country Resources LLC
- Location:** The proposed Evergreen SnoPark is located south of Woods & Steele Road, off Forest Service Road #4510, Cle Elum, WA 98922, and is located in a portion of Section 07, T19N, R15E, WM, in Kittitas County. Map number 19-15-07000-0028.
- 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 the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works, as listed in the attached memorandum.
- B. A Road Maintenance Agreement shall be required which addresses the seasonal use of the road including but not limited to snow plowing, access and maintenance of groomed trails and the ongoing general maintenance of the road. The terms of the Road Maintenance Agreement shall be accepted by the Forest Service, prior to the issuance of the Conditional Use Permit.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

- C. All road work shall be completed to the satisfaction of the Forest Service prior to the issuance of the Conditional Use Permit.
- D. Forest Service Road #4510 is open to street legal vehicles only during the summer months. All terrain vehicles and non-licensed dirt bikes shall not be allowed on Forest Service Road #4510 from April to September.
- E. Forest Service Road #4510 is a groomed snowmobile trail during the winter months of October through March.
- F. Traffic within the designated Evergreen SnoPark shall flow in only one direction, as indicated clearly by properly installed and highly visible signs, in an effort to prevent traffic congestion within the dedicated 5.0 acre area.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Erosion control measures shall be in place prior to any grading or clearing of the area; this includes the use of silt fencing, straw check dams and the covering of exposed soils.
- C. Runoff from stormwater and snow melt shall be directed towards existing on-site drainage sources and shall not be allowed to flow onto country road right-of-ways.
- D. There shall be no groundwater withdrawal to serve the Evergreen SnoPark.

III. Recreation

- A. The Evergreen SnoPark shall be in operation only during the months of October through March and shall be closed and gated during the months of April through September.
- B. The Evergreen SnoPark shall be open to the general public for use during the months of October through March.
- C. The Evergreen SnoPark shall operate only during the hours of 8:00 am to 8:00 pm.
- D. Resolution No. 2006-131, approving the Evergreen Park Plat (P-06-13), clearly defines "SnoPark" as a designated parking area for vehicles transporting or using snowmobiles and specifically identifies the transfer of 5.0 acres to be used as a SnoPark only (Page 5, #23).

IV. Noise

- A. It is the responsibility of the Kittitas County Parks & Recreation Department to create noise dampening structures to assist in lowering the amount of noise impact on neighboring residences. It is not the responsibility of neighboring residents to dampen the noise from this project.
- B. All county noise ordinances shall apply to this project.
- C. Construction activities shall comply with KCC 9.45 (Noise).

V. Aesthetics

- A. Signs shall be placed around the property, properly identifying directions, exits, parking areas, rules, and operating hours of the facility. The signs shall be tall enough to be seen by the public over the high amounts of snowfall during the winter months.
- B. The entire 5.0 acres identified as the Evergreen SnoPark shall be fenced and wildlife friendly fencing shall be utilized. Fencing plans shall be submitted to the Department of Fish & Wildlife and approved prior to issuance of the Conditional Use Permit.

VI. Public Safety

- A. The Evergreen SnoPark shall provide for not more than 60 parking stalls.
- B. The Evergreen SnoPark shall be maintained by the Kittitas County Parks & Recreation District.
- C. During the months of April through September, service and maintenance vehicles from the Kittitas County Parks & Recreation District shall be allowed within the park boundaries between the hours of 7:00 am and 7:00 pm for the purpose of maintaining and servicing the area from winter use.
- D. It is the responsibility of the applicant to ensure that there is adequate horizontal clearance to allow for emergency vehicles to have access to the entire SnoPark area, as needed.

VII. Environmental Health

- A. Appropriate solid waste services shall be provided for proper disposal/removal of waste material and proof that said services are in place shall be provided to Community Development Services prior to issuance of a Conditional Use Permit.
- B. Portable toilets, dumpsters and other sanitary waste receptacles shall be serviced on a regular schedule and this schedule shall be demonstrated in writing from the service management agency prior to issuance of a Conditional Use Permit.
- C. Waste material, including runoff materials such as oil, from engines and vehicles shall be treated on-site and shall not be allowed to flow onto USFS right-of-ways or County road right-of-ways.
- D. There shall be no power, water or sewer services to serve the 5.0 acres dedicated to the Evergreen SnoPark. If there are to be future phases to this project, additional Public Hearing before the Board of Adjustment shall be required.

VIII. Cultural Archaeology & Historic Preservation

- A. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the Washington State Department of Archaeology & Historic Preservation and the Yakama Nation, as relevant, shall be immediately consulted.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

Findings of Fact

Back Country Conditional Use Permit
CU-08-05

The following general findings have been prepared by the Community Development Services Department Staff for consideration by the Board of Adjustment in rendering its decision 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.

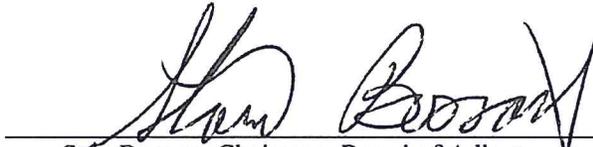
1. The Board of Adjustment finds that Kittitas County did, on March 10, 2008, deem complete a Conditional Use Permit application, submitted by Louis Musso of Kittitas County Parks & Recreation #1, authorized agent for Back Country Resources LLC, landowner, for the construction and operation of a 5.00 SnoPark in the Rural-3 zone. The property is located in a portion of Section 07, T19N, R15E, WM, in Kittitas County. Map number 19-15-07000-0028.
2. The Board of Adjustment finds that the proposed SnoPark was planned as a condition of approval for the 45.00 acre Evergreen Park Performance Based Cluster Plat (P-06-13), which was approved by Resolution No. 2006-131 (pg. 5, #23).
3. The Board of Adjustment finds that per requirement of Kittitas County Code 15A.03.110, all project actions that are not administratively processed must have a Land Use Action sign posted at the site of the project. On March 25, 2008, the project site was posted and the signed affidavit of posting was returned to CDS.
4. The Board of Adjustment finds that a Notice of Application was published in the official county newspaper of record, the Daily Record, on March 28, 2008 and in the Northern Kittitas County Tribune on April 3, 2008. Said notice was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties on March 28, 2008. The last day to submit written comments was Monday, April 14, 2008 at 5:00pm.
5. The Board of Adjustment finds that pursuant to 43.21C RCW, Kittitas County Community Development Services did, on May 13, 2008, issue a SEPA Determination of Non-Significance. The last day to appeal this decision was Wednesday, May 28, 2008. No appeals were received.
6. The Board of Adjustment finds that a public hearing was held on June 11, 2008 to consider this matter and testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this hearing was given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed use.
7. The Board of Adjustment finds that the proposed operation of a SnoPark is listed as a Conditional Use for the Rural-3 zone per Kittitas County Code 17.30.030(2).
8. The Board of Adjustment finds that a road maintenance agreement shall be required which addresses the seasonal use of the road including but not limited to snow plowing, access and maintenance of groomed trails and the ongoing general maintenance of the road. The terms of the Road Maintenance Agreement shall be accepted by the Forest Service prior to the issuance of the Conditional Use Permit.

DARRYL PIERCY, DIRECTOR

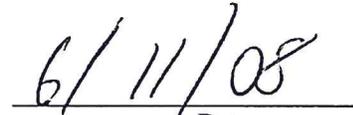
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

9. The Board of Adjustment finds that the proposed Evergreen SnoPark shall be in operation and open to the general public only during the months of October through March and shall be closed and gated during the months of April through September. The hours of operation during the winter months shall be 8:00am to 8:00pm. Only service and maintenance vehicles shall be allowed within the SnoPark boundaries during the closed months.
10. The Board of Adjustment finds that the entire 5.0 acres identified as the Evergreen SnoPark shall be fenced and wildlife friendly fencing shall be utilized. Fencing plans shall be submitted to the Department of Fish & Wildlife and approved prior to issuance of the Conditional Use Permit.
11. The Board of Adjustment finds that all mitigations contained within the SEPA Mitigated Determination of Non-Significance, as issued on May 13, 2008, shall be conditions of approval of this Conditional Use Permit and the Conditional Use Permit shall not be issued until proof that all conditions have been met have been received by Community Development Services.
12. The Board of Adjustment finds that additional conditions **are not** necessary to protect the public's interest.



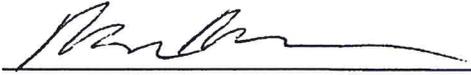
Stan Bossart, Chairman, Board of Adjustment



Date

IX. SEPA Review

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Wednesday, May 28, 2008).

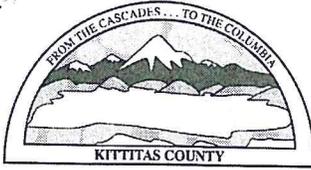
Responsible Official: 
Mackenzie Moynihan

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: May 13, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 28, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



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: September 5th, 2006

ACTION: Conduct Closed Record Meeting for the Evergreen Park Preliminary Plat
REQUESTED (P-06-13)

BACKGROUND: Evergreen Park Preliminary Plat (P-06-13)
Performance Based Cluster Plat
Proponent: Back Country Resources LLC, Wayne Nelson, authorized agent.

Division of one parcel approximately 45.00 acres into a total of 14 lots. Thirteen lots one acre each and one lot of 20.75 acres that is zoned Rural-3, submitted by Wayne Nelson, authorized agent for Back Country Resources LLC, landowners.

Location: The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028

Property is zoned Rural-3 and the Comprehensive Plan Designation is Rural.

Community Development Services issued a Notice of Application on April 10, 2006. A corrected Notice of Application was issued on April 28th to correct the comment period deadline.

The Mitigated SEPA Determination of Non-Significance (DNS) was issued on June 1, 2006. No appeal was filed.

The Comprehensive Plan designates the application site as being Rural.

The Kittitas County Planning Commission held a public hearing on June 27th, 2006 and recommended approval 4-1 (one member absent)

INTERACTION: The BOCC did on August 15th, 2006 set a closed record meeting for the September 5th, 2006 agenda.

RECOMMENDATION: Conduct closed record Hearing on September 5th, 2006 and instruct staff to prepare enabling documents.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

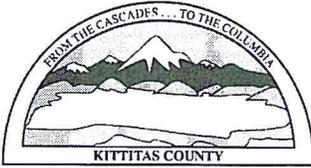
COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

ATTACHMENTS:

Full Project record was prepared and delivered to the BOCC as part of the August 15th addenda.

LEAD STAFF:

Scott Turnbull, CDS Staff Planner



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: August 15th, 2006

ACTION: Set Closed Record Meeting for the Evergreen Park Preliminary Plat (P-06-13).
REQUESTED

BACKGROUND:

Evergreen Park Preliminary Plat (P-06-13)

Performance Based Cluster Plat

Proponent: Back Country Resources LLC, Wayne Nelson, authorized agent.

Division of one parcel approximately 45.00 acres into a total of 14 lots. Thirteen lots one acre each and one lot of 20.75 acres that is zoned Rural-3, submitted by Wayne Nelson, authorized agent for Back Country Resources LLC, landowners.

Location: The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028

Property is zoned Rural-3 and the Comprehensive Plan Designation is Rural.

Community Development Services issued a Notice of Application on April 10, 2006. A corrected Notice of Application was issued on April 28th to correct the comment period deadline.

The Mitigated SEPA Determination of Non-Significance (DNS) was issued on June 1, 2006. No appeal was filed.

The Comprehensive Plan designates the application site as being Rural.

The Kittitas County Planning Commission held a public hearing on July 25th, 2006 and recommended approval 4-1 (one member absent)

INTERACTION:

Transmittal of the July 25th, 2006 Planning Commission recommendation of **approval** for the Evergreen Park Preliminary Plat (P-2006-13).

RECOMMENDATION: Set Closed Record Meeting for September 5th, 2006

HANDLING: Notify CDS staff of hearing date.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

ATTACHMENTS:

Planning Commission Minutes
CDS Planning Commission Staff Report
Site Plans
SEPA MDNS
Notice of Application
Correspondence

LEAD STAFF:

Scott Turnbull, CDS Staff Planner

PROJECT NAME: Evergreen Park Plat

<p style="text-align: center;">Index #</p> <p><small>*Numbers in lower right hand corner</small></p>	<p style="text-align: center;">Document Name</p>
1	Application for Evergreen Park Preliminary Plat
2	SEPA Checklist
3	Determination of Adjoining Owners
4	Original Notice of Application/Legal
5	Comments from Darrell Blalock
6	Comments from John Wilson
7	Corrected Notice of Application
8	SEPA MDNS
9	SEPA LEGAL NOTICE
10	Copy of MDNS
11	Title Report
12	Lot Closures
13	Planning Commission Staff Report
14	Comments from Rodney Smoldon, Ranger
15	Comments from Howard Briggs
16	Comments from James Carmody
17	Revised Staff Report for PC
18	Planning Commission Minutes
19	Comments form Howard Carlin
20	Comments from Paula Thompson

PROJECT NAME: Evergreen Park Plat

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KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, July 25, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

Those present: Chairman David Black, Doug Harris, Well Bartsma, Grant Clark, Don Williamson, and Scott Perna.

Also present: Community Development Services Director Darryl Piercy, Staff Planners Noah Goodrich and Scott Turnbull, Public Works Planners Randy Carbar, Planning Commission Clerk Susan Barret and approximately 36 individuals representing applicant and public interest.

B. EVERGREEN PARK PLAT P-06-13

The Chair opened the hearing to Staff presentation; Staff Planner Scott Turnbull submitted additional comments into the record Exhibits A-1, A-2, A-3 then presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Wayne Nelson, 301 West First Street, Cle Elum, representing the applicant, stated that this project meets all criteria, is in compliance with county code and state law and opened himself up for questions. Harris questioned who would maintain the Sno-Park. Nelson responded that it would be handed over to a public agency to manage. This part of the process would facilitate the dedication of the five acres to the public. Harris expressed concern over the maintenance of the sno-park. Williamson questioned the undesignated land. Nelson stated that the land is one R-3 lot Perna questioned the Class B water system. Williamson questioned septic. Nelson responded with details. Nelson submitted into the record comments and supplemental information as Exhibits B-1, B-2, & B-3.

The Chair opened the hearing to Public Testimony

Howard Carlin, 802 E. Third Street, Cle Elum, representing Kittitas County Parks and Recreation District #1, read comments into the record, submitted as Exhibit C. Harris questioned if they planned to maintain the area. Carlin responded to the affirmative.

Bob McGuinness, 500 Chelan Lane, Cle Elum, representing the Washington State Snowmobile Association, spoke in support of the project. He stated that snowmobiling is important to the county's economic well being. Black questioned the current parking on the Woods and Steele Road. McGuinness described the parking as parallel to a county road and briefly described the trail system.

Paula Thompson, 551 Goodwin Drive, Thorp, questioned if the dedication process is legally binding at this point in the process; read a portion of her comments into the record, submitted as Exhibit D.

Pico Cantieni, 5920 Red Bridge Road, Cle Elum, spoke in support of the sno-park and that he agrees with Mr. Carlin's testimony. He wished to stress the importance of preserving access.

Louis Musso, 305 East 2nd, Cle Elum, secretary of the Parks and Recreation District, gave a brief history of the Parks & Recreation District. People already park in this area, but this project creates a safer, designated access via a true public sno-park. Musso stated that a binding agreement exists with the developers.

The Chair opened the hearing to Planning Commission deliberation and motion

Piercy clarified the Cluster Subdivision moratorium and announced the special meeting of August 15, 2006 for discussion of the moratorium at 6:30 p.m. in the Commissioner's Auditorium.

Williamson questions Piercy on the development of lot 14. Piercy responded that any further development would require substantial public process including a rezone and re-plat. Piercy suggested that conditions for approval be applied to this plat, which would make statements made by the applicant into the record binding.

Wayne Nelson reiterated that they stand by their statements and clarified that subdividing is within their legal rights but does require public process.

Bartsma commented that clustering is not a great boarder for Forest Service land. **Clark** stated he felt the applicant made a tremendous effort to do something for the public benefit.

Grant Clark moved to pass the Evergreen Park Plat P-06-13 forward to the Board of County Commissioners with a recommendation for approval. Scott Perna seconded. Further discussion ensued.

Harris voiced concern for the residential growth and who assumes the responsibility for complaints. **Howard Carlin** stated that this issue has been discussed, but at this point that they do not know what will happen. Security and control are important issues that they are aware of and will need to deal with as they come up.

The motion carried with a 5/1 poll of the board, with Bartsma voting against.

The Planning Commission voted 6/0 to approve the suggested Findings of Fact with additional findings.

The meeting was adjourned at 10:55 p.m. The next scheduled meeting is August 8, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Susan Barret, Planning Commission Clerk

KITTITAS COUNTY PLANNING COMMISSION MEETING
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Susan Barret, Planning Commission Clerk

Chapter 16.09 KCC - Performance Based Cluster Platting

Project Name:	Evergreen Park	PBR Summary	
Base Acreage:	45.0	Points Applied:	169
Zoning:	R-3	Points Used:	0
Base Lot Size:	3.0	Open Space Ac.:	11.25
Base Lot Yield:	15	Total Proposed Lots:	14
Max. Lot Yield:	30	Average Lot Size:	1.0

*Excludes 20.75 ac. remainder parcel

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	0	
Connectivity	25	25	Connectivity/thru-access provided.
Multi-Modal Access	25	25	Recreational access and parking to USFS lands.
Streetscape	0	0	
subtotal		50	
Open Space			
50% - 25 yrs.	20	0	
25% - 80% perpetuity	25 - 80	25	25% open space (includes 5.0 ac. sno-park)
25 yr. Historic Use	max 100	14	25 yr. continued forestry use
Urban Redevelopment	0	0	
subtotal		39	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	No wildlife elements proposed.
Health and Safety			
Municipal Water	0	0	
Group A	50	0	
Group B	25	25	Group B water system is proposed.
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
Recreation			
Passive	10/20	20	Connectivity to public trails/USFS lands.
Active	10/35	35	Sno-Park/trailhead proposed.
Formal Active	10/50	0	
subtotal		55	
TOTAL		169	

6/27/06

Evergreen Park Plat P-06-13 Comments

The Evergreen Park Plat application for 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on 45 acres of R-3 zoned land should be denied or remanded back to CDS for the following reasons:

- A Moratorium of all new applications intending to use the Kittitas County Performance Based Cluster Plat Code 16.09 was enacted by the County Commissioners on 6/20/06. Although this application was filed prior to the moratorium, the recognition of the inadequacies of the code in meeting its stated goals and its non-compliance with the GMA relating to allowing inappropriate urban type densities in Rural lands shows that this current application and its use of code 16.09 is inappropriate and challengeable because non-compliance with the GMA. The moratorium on Code 16.09 may only affect future applications but the points it is based on still apply to vested applications and Code 16.09 is still a poorly written code when applied to smaller acreages zoned at three and five acre lot minimums.
- Code 16.09 was designed for large lots generally greater than 100 acres; this application exploits the intent of the code by creating urban type densities in Rural Lands while not creating any significant open spaces which further the public benefit intended by the creation of the code.
- The Rural-3 zoning code while allegedly in compliance with the KC County Comprehensive Plan, is not in compliance with the KC County Comprehensive Plan nor the GMA which states that less than five acre lots are not appropriate in Rural Lands. By applying code 16.09 to this R-3 property and creating one acre lots allows urban densities in the Rural Land designation which is not in compliance with the GMA which also makes this plat challengeable on this issue.
- The SEPA MDNS states that prior to the transfer of the property to any individual or entity, a conditional use permit for the sno-park must be acquired and approved. This implies that this will be a private sno-park since conditional use permits are required for private trail clubs, motorcycles and snowmobiles. So what is the benefit to the public if this is a private sno-park. The public is being forced to improve the infrastructure of the county in response to the increases in densities created by these types of development yet little return benefit is being realized when Performance Based Cluster Platting is applied to these smaller properties. This sno park is an example of this. Will the general public have access to this and also the adjacent landowners may have negative impact on their enjoyment of their rural life style by the placement of this park next to their properties. You will note that this "public benefit" is located as far away from the

Exhibit No.: D
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: PAULA THOMPSON

proposed housing lots, presumably because the future owners would not look kindly on a noisy, dirty parking lot by their properties.

- The application states that there is a 20.75 acre residual parcel but does not explain its relationship to the cluster platting of the whole 45 acres. Are these 20.75 acres subject to future development? Is the County allowing a loophole for the development of these 20.75 acres in the future? You must disclose the disposition of this 20.75 acre parcel relative to this cluster plat request on how it relates to the public benefit! In Item 7 under background the applicant states that the residual parcel may be developed in the future. The density bonus has been calculated for the whole 45 acre including the 20.75 residual parcel. There is not double dipping allowed in the performance based cluster code. If future development of the residual 20.75 is allowed then a total of 26 lots on 45 acres would allow lots of 1.73 acres which means double dipping would create urban densities in rural lands with negligible public benefit. This is in direct opposition to the GMA. It is the applicant's choice to plan his cluster plat this way to take advantage of the exempt well which only allows up to 14 hookups and earning points for this for this 45 acres. He does not get to make up in the future his "loss" of his maximum potential lots by then developing the residual parcel in the future. This is in direct opposition to Washington State water law which in a single development which this 45 acres should be considered as which requires anything greater than 14 lots on this 45 acres require a Class A well with an appropriate approved domestic water right. This double-dipping potential for residual acreages should not be allowed.
- The 11.25 acres identified as open space is also suspect in its conformance to Code 16.09. The roadway accessing the "sno-park" and other roadways can not be included into the open space total because Code 16.09.100 open space definition excludes roadway surfaces from open space designation. The buffer area around the sno park includes the required set back from adjacent property owners should not be included as open space as it is required by code as building set back specifically not allowed in the performance based cluster code.
- The applicant is not providing access to USFS lands since the property does not border USFS lands. Any future connectivity to USFS trail systems need to be spelled out now as to how this will occur before points on the public benefit rating system are allotted. Easements to USFS lands through neighboring properties is lacking so the public benefit of connectivity is suspect. The upper county parks district has indicated there is an intent to deed the sno-park to their organization; where is this information in the plat application. Is this true, does the public have assurance of use of the sno-park in return for public benefit points?
- Approval of a preliminary plat is the only time the public has a right to appeal the subdivision and the public therefore must be assured that these easements and rights of way, future ownership intent, disposition of residual parcel, etc. are in

place and will in fact be doable at final plat stage. It is the public's right to know that is the issue here.

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Paula J Thompson DVM

6/27/06

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Hearing: EVERGREEN
Date: 7-25-06
Submitted by: PAULA THOMPSON

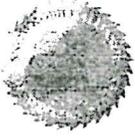
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Paula J Thompson DVM



June 26, 2006

Kittitas County Planning Commission Members
Scott Perna; Well Bartsma; Doug Harris; Grand Clark; Mark McClain; Don Williamson;
David Black

Subject: Woods and Steel Road proposed Cluster Plat and public Sno-Park

Kittitas County Planning Commission Members,

I am writing to you today to inform you of our organizations support for the proposed Cluster Plat and Sno-Park to be located on Woods and Steel road.

The Snowmobile Alliance of Western States represents the interests and access for snowmobilers throughout the western United States. We feel that this proposal will be a positive asset to the upper Kittitas County.

There were nearly three times as many registered snowmobiles in Washington State in the year 2002 than there were in the early 1980's. (*Washington State Parks Winter Recreation Program – 2002 Calendar year had 35,397 registered snowmobiles, 1981 had 13,250 registered snowmobiles*). This number is only expected to continue to increase due to the popularity of snowmobiling, but the number of Sno-Parks have not even come close to keeping up with this demand.

Please support access to our public lands by supporting this proposal.

Thank you in advance for your consideration on this plan.

Sincerely,

Dave Hurwitz
Chairman – Snowmobile Alliance of Western States
PO Box 668
Cle Elum, WA. 98922
DaveH-WA@Snowmobile-Alliance.org

Exhibit No.: B-2
Hearing: EVERGREEN
Date: 7/25/06
Submitted by: WAYNE NELSON

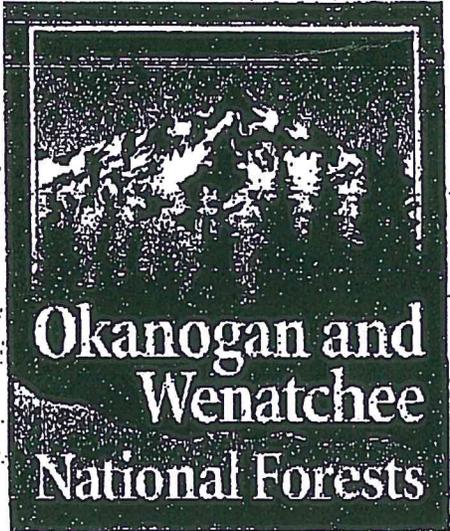
EVERGREEN PARK (P-06-13) – Performance Based Cluster Plat

Findings of Fact

1. GeoDatum, authorized agent for Back Country Resources, LLC, landowner, submitted a complete application for a 14-lot performance based cluster plat pursuant to and in full compliance with Chapter 16.09 Kittitas County Code.
2. Kittitas County Community Development Services issued a Mitigated Determination of Non-Significance containing specific and sufficient mitigation measures.
3. The subject property is located within an area designated as Rural Lands by the Kittitas County Comprehensive Plan. The proposed development is consistent with the Goals, Policies and Objectives of the Rural Lands designation.
4. The subject property is located within an area zoned Rural-3 pursuant to Chapter 17.30 Kittitas County Code. The proposed development is in full conformance with the permitted uses and development standards of the Rural-3 zone.
5. Appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, roads, other public ways, potable water supplies, sanitary wastes, parks and recreation, items of possible cultural significance and safe location and passageway for a school bus stop.
6. The public interest will be served by the proposed performance based cluster plat.
7. The authorized agent and landowner concur with the Staff Report prepared by Kittitas County Community Development Services.

Submitted by: Wayne Nelson Applicant 7/25/06
Name Back Country Resources Title Date

Exhibit No.: B-1
Hearing: EVERGREEN
Date: 7/25/06
Submitted by: WAYNE NELSON



Cle Elum Ranger District
 803 West Second Street
 Cle Elum, WA 98922
 (509) 852-1100

Number of Pages (including cover): _____

Date: 06-26-06

To: Planning

Re: Evergreen Park PO 0613

Message: Letter for public hearing on 06-27-06

Contact (sender): Rodney D Smoldon Phone number: _____

Cle Elum Ranger District
 Fax Numbers
 Main Office: (509) 852- 1080
 Mod. One: (509) 674-1553
 Mod. Two: (509) 674-5195

RECEIVED

JUN 26 2006

Kittitas County
 CDS



Exhibit No.: A-3
 Hearing: EVERGREEN
 Date: 7-25-06
 Submitted by: SCOTT TURNBULL



United States
Department of
Agriculture

Forest
Service

Wenatchee
National
Forest

Cle Elum Ranger District
803 W. 2nd St.
Cle Elum, WA 98922
Voice (509) 852-1100
TTY (509) 674-9770

File Code: 2300-1

Date: June 22, 2006

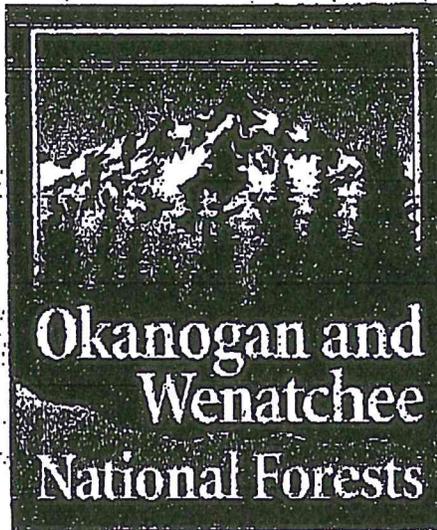
Kittitas County Planning Commission,
Re: Evergreen Park P0613

The Cle Elum Ranger District would like to express its support for the concept being brought forward to the Planning Commission regarding a new "Sno-Park" located adjacent to Forest Service Road #4510. The current County sno-park on the Woods and Steele Road provides access for winter recreationists to the Taunum-Manastash groomed trail system and the connecting snowmobile route to Easton. The proposal being brought forward by Mr. Wayne Nelsen would move the sno-park off the county road onto private land adjacent to the #4510 Road. This proposed location would continue to provide traditional winter recreation access and also provide private landowners access to their properties. Currently, the 4510 Road is a groomed snowmobile trail from its beginning off the county Woods and Steele Road. Because this is a groomed snowmobile route, plowing the 4510 for private property access would be a conflicting use. The proposed sno-park is above the private property access route off 4510 and would therefore allow for continued winter recreation access, and accommodation for private property owners utilizing the 4510 Road for their primary access. A sno-park facility donated to the state to manage for public benefit would serve local and regional recreation enthusiasts well.

Rodney D. Smoldon, District Ranger

Cle Elum Ranger District
Okanogan and Wenatchee National Forests





Cle Elum Ranger District
803 West Second Street
Cle Elum, WA 98922
(509) 852-1100

Number of Pages (including cover): _____

Date: 06-26-06

To: Planning

Re: Evergreen Park PO1613

Message: Letter for public hearing on 06-27-06

Contact (sender): Rodney D. Smoldon, Phone number: _____

Cle Elum Ranger District
Fax Numbers
Main Office: (509) 852- 1080
Mod. One: (509) 674-1553
Mod. Two: (509) 674-5195

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JUN 26 2006

Kittitas County
CDS





United States
Department of
Agriculture

Forest
Service

Wenatchee
National
Forest

Cle Elum Ranger District
803 W. 2nd St.
Cle Elum, WA 98922
Voice (509) 852-1100
TTY (509) 674-9770

File Code: 2300-1
Date: June 22, 2006

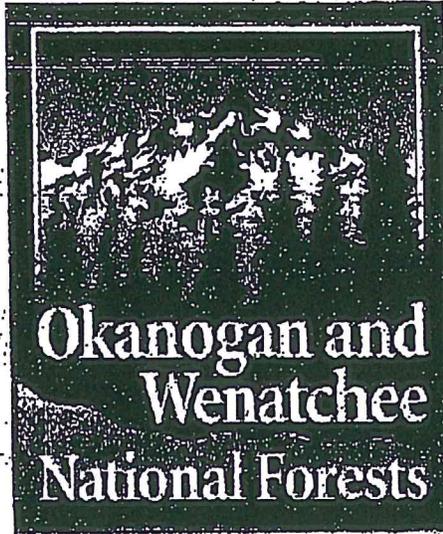
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Kittitas County
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17



United States
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Rodney D. Smoldon, District Ranger

Cle Elum Ranger District
Okanogan and Wenatchee National Forests



Caring for the Land and Serving People

Printed on Recycled Paper



Evergreen Park Plat

Howard Carlin
802 E 3rd St
Cle Elum, WA 98922

Representing Kittitas County Park and Recreation District #1

The sale of most of the Plum Creek property in Kittitas County for development has closed the traditional open access to Forest Service recreation land. Former permissive-use trails have been fenced and gated by new landowners. The Kittitas County Park & Recreation District was created to address this need for preserving public access. The District's goal is to create an "organized, sustainable system of trails to preserve and enhance public access to outdoor recreation" with the "capacity to meet the needs of the maximum projected population and usage." The population of Kittitas County is expected to triple in the next 20 years. It is already a major destination for Puget Sound residents seeking a backcountry experience, summer and winter. Such opportunities will be severely affected if permanent, publicly-owned trails and trailheads are not constructed in the next few years.

The Evergreen Park trailhead is the first project in which a developer has offered to donate land to the District for public access, and is being viewed by other landowners, and the public, as a "test case" of the county's new density bonus subdivision process. If successfully completed, it will be the first dedicated public access point from the former Plum Creek acreage to an existing Forest Service trail.

The five acres offered by the developer have a current value in excess of \$250,000.00. It would be unrealistic for the District, or any other government agency or nonprofit group, to expect to be able to purchase comparable sites, if not donated as part of the county density bonus incentives. The county commissioners enacted the density bonus ordinance with the expectation that projects like this would directly result.

The Park and Recreation District is currently in negotiations with the major landowners who control the Cle Elum Ridge corridor from Cle Elum to the Forest Service boundary. A memorandum of understanding is currently being circulated among those landowners for approval of a fourteen and one half mile easement over that route, which will be given to Kittitas County Park and Recreation District #1 at no cost. Sapphire Skies, the developer of the Evergreen Park project before you, is one of the major landowners on that Cle Elum Ridge route. They will be sorely challenged to act favorably upon that Ridge trail if they are denied approval today.

As a Park and Recreation District, we are highly concerned that Kittitas County fulfill its obligation to the landowners who are currently working with our Board to provide trails for the public. The land owners are working in good faith to meet the terms laid down by the County under the Performance Based Cluster Development zoning.

Exhibit No.: C
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: HOWARD CARLIN

Without that zoning, our Board will be hard pressed to fulfill its mandate to provide a meaningful trail system for the public.

Our Board of Commissioners strongly supports the Sapphire Skies Evergreen Park project and voted that support unanimously in our May 15th meeting. We have already submitted a grant request for the design and construction of the sno-park, which will also be a summer trailhead. This is our first project to come to fruition and we are anxious to get it underway.

Thank you

Evergreen Park Plat

Howard Carlin
802 E 3rd St
Cle Elum, WA 98922

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Exhibit No.: C
Hearing: EVERGREEN
Date: 7-25-06
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19

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Velikanje Moore & Shore, P.S.

attorneys at law

VMS

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Kevan T. Montoya
Travis W. Misfeldt
Garon K. Jones

James S. Elliott
Sarah L. Wixson
Katie B. Wyckoff
Of Counsel
John S. Moore

July 25, 2006

Via E-Mail and U.S. Mail

Scott Turnbull, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, Washington 98926

Re: Evergreen Park Preliminary Plat (P-06-13)

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GeoDatum submitted an application for a fourteen-lot performance based cluster plat pursuant to Kittitas County Code 16.09 on approximately 45 acres of land that is zoned Rural-3. The subdivision proposal includes 13 one-acre lots; one lot of 20.75 acres; and open space of 11.25 acres (including five acres for a proposed SnoPark). We are particularly concerned about the potential use of open space for snowmobiles and other motorized vehicles.

Our concerns include the following:

1. SEPA Mitigated Determination of Nonsignificance (MDNS) limits land use and recreational activities to "5.0 acres as a snopark." A vegetative buffer or fence is required to surround the proposed snopark boundaries and other active recreation activities are limited to trails through the designated open space area. There must be no other "active recreational facilities" included in the open space areas.
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16

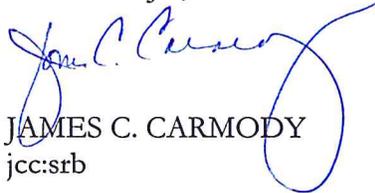
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Thank you for your consideration.

Very truly yours,

VELIKANJE, MOORE & SHORE, P.S.



JAMES C. CARMODY
jcc:srb

- cc: Ms. Cecil Woods
Ms. Kathleen Woods
Mr. and Mrs. Dennis Douglass
Mr. and Mrs. Dennis Burchak
Ms. Catherine Moore
Mr. and Mrs. Darrell Blalock
(all via E-Mail)

Velikanje Moore & Shore, P.S.

attorneys at law

VMS

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Of Counsel
John S. Moore

July 25, 2006

Via E-Mail and U.S. Mail

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Exhibit No.: A-1
Hearing: EVERGREEN
Date: 7-25-2006
Submitted by: Scott Turnbull

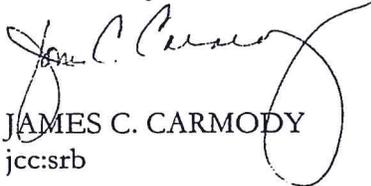
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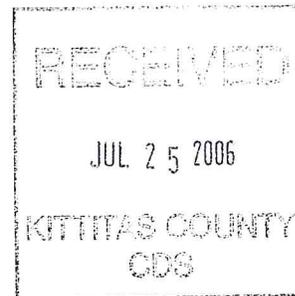
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JAMES C. CARMODY
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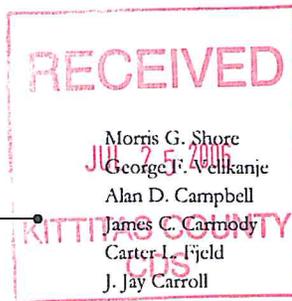
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attorneys at law

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John S. Moore

July 25, 2006

Via E-Mail and U.S. Mail

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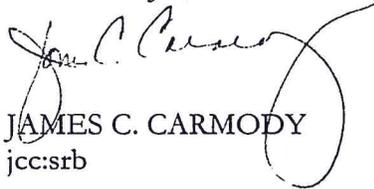
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JAMES C. CARMODY
jcc:srb

cc: Ms. Cecil Woods
Ms. Kathleen Woods
Mr. and Mrs. Dennis Douglass
Mr. and Mrs. Dennis Burchak
Ms. Catherine Moore
Mr. and Mrs. Darrell Blalock
(all via E-Mail)



July 12, 2006

Received
mw
~~PAID~~
JUL 12 2006
KITITAS CO.
CDS

To: Kittitas County Planning Commission

Dear Commissioners,

Since I am unable to attend this 3rd, scheduled meeting concerning a proposed cluster subdivision off Woods and Steel Road, here is some information to be considered at the hearing. My interest in this matter concerns the new proposed snopark site to be donated by Sapphire Skies.

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Thank you,

Howard Briggs

Howard Briggs
Chairman, Kittitas County Grooming Council
671 Highline Loop
Cle Elum WA. 98922
509-674-7229

July 12, 2006

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Chairman, Kittitas County Grooming Council
671 Highline Loop
Cle Elum WA. 98922
509-674-7229

Exhibit No.: B-3
Hearing: Evergreen
Date: 7/25/06
Submitted by: Wayne Nelson

July 12, 2006

Received
~~PAID~~ MW
JUL 12 2006
KITTITAS CO.
CDS

To: Kittitas County Planning Commission

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671 Highline Loop
Cle Elum WA. 98922
509-674-7229

Exhibit No.: A-2
Hearing: EVERGREEN
Date: 7-25-06
Submitted by: Scott Turnbull

4/18/2006

Fax for: Scott Turnbull
Kittitas County Community Development Services Department

From: John W. Wilson
480 Broadmeade Drive
Southern Pines, NC
28387
Home Phone 910-692-5409

Total 2 pages in fax including cover sheet

509-962-7682

To: Scott Turnbull
Kittitas County Community Development Services Department

From: John Wilson and Launa Medved
Adjacent Property Owners

Date: April 16, 2006

Subject: Application for a 14 Lot Performance Based Cluster Plat (P-06-13, Evergreen Park)

Dear Sir,

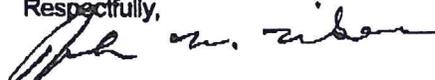
We are writing in opposition to the proposed Evergreen Park development. We are the owners of the property identified in your letter of April 10 as parcel 19-15-07000-0012. Our opposition is based on several concerns.

First, we are concerned with the density of the development. The lots are only one acre in size. This is contrary to the zoning under which we purchased our property. Once the smaller lot sizes are implemented, the remaining residual parcel likely would be developed at the same density. We feel this would overwhelm the water resources available. That result would adversely impact all the property owners in the area. The proposal limits the withdrawal to 5,000 gallons per day. What makes anyone think that amount is available? Before any development of this density is approved, there should be some investigation of the resources available to support its needs.

Secondly, the Snow Park would greatly increase traffic in the area. I see nothing in the proposal that would hold someone accountable for maintenance, trash removal, sanitary facilities or anything else that would accompany this public facility. I am concerned that this area would quickly become a year round unsupervised gathering area. This would not be a desirable objective.

We appreciate the complexity and difficulty inherent in the decision. However, we do not feel this is the right kind of development for this area.

Respectfully,


John W. Wilson

RECEIVED
APR 18 2006
KITITAS COUNTY
CDS

Thursday, April 13, 2006

To: Kittitas County Community Development Services Dept.
411 N. Ruby Suite 2
Ellensburg WA 98926

From: Darrell Blalock
Property Owner, Woods & Steel Road- Cle Elum, Wa

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APR 17 2006
KITTTAS COUNTY
GDS

Having just received your mailing dated April 10 2006, regarding "Application for a 14-Lot Performance Based Cluster Plat (p-06-13, Evergreen Park)," I would like to take the opportunity to make the following comments.

As the owner of the adjoining property, I am most concerned with the proposed "Sno Park." While we recognize the need for the snowmobiles to have an area to disembark, I want to make sure it is done appropriately. My wife and I fully intend to build and retire on our property, and are concerned about noise and litter. Are there any restrictions proposed as far as the hours this area could be used? If not, there is potential for late night parties in the parking lot, as well as the noise of trailering the vehicles. Will it be gated and monitored, or more of a free for all? Will there be adequate restroom facilities? What about garbage? I am also concerned that the motorcyclists or target shooters might take it over in the summer months.

I would also like to take this opportunity to voice my concern over the proposed rezone to a cluster type community. Has there been any study to confirm that adequate water supplies exist? I feel this should be done before this dense of a development is approved.

Sincerely,

Darrell & Carolyn Blalock
5124 Quincy Ave SE
Auburn, Wa 98092
253-735-5535

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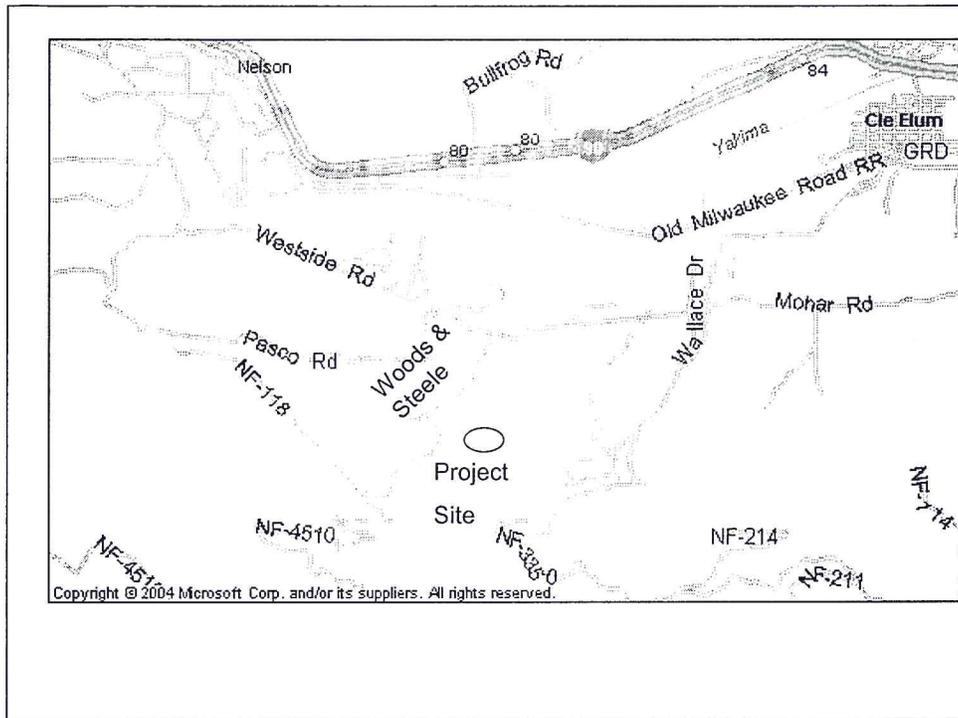
Evergreen Park Plat
PERFORMANCE BASED
CLUSTER PLAT
P-06-13

Good Evening Mr. Chairman, members of the commission
For the record Scott Turnbull CDS Staff Planner
Before you tonight is the Evergreen Park Plat,
It is a performance based cluster plat

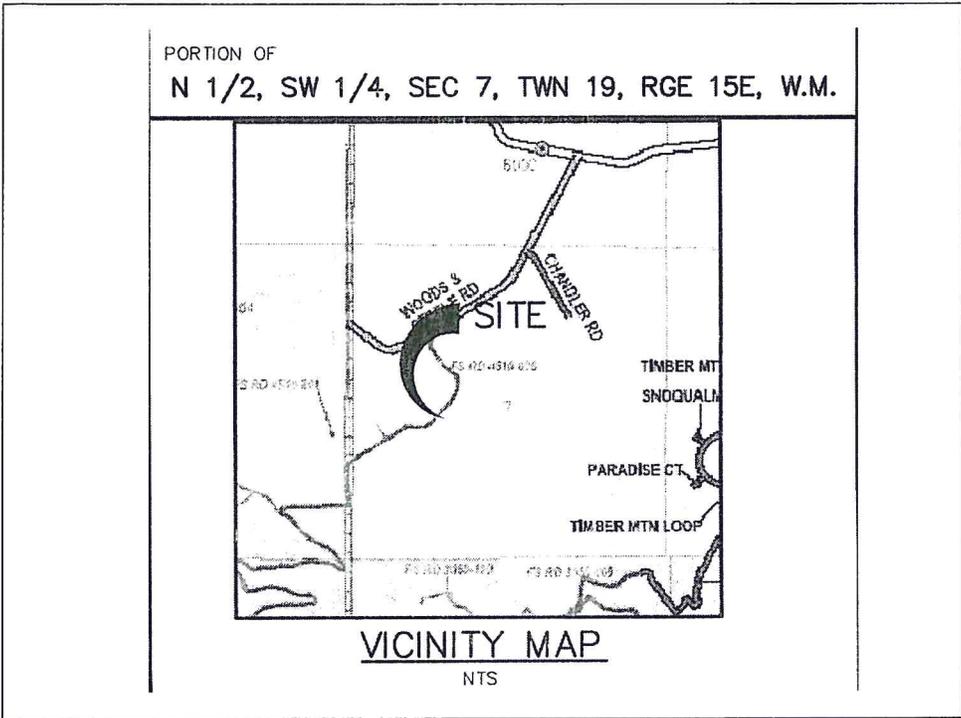
QUICK INFORMATION

Zoning R-3
Parcel Number 19-15-07000-0028
Parent Parcel 45.00 Acres
13 One Acre Lots – Remainder 20.75
Acres

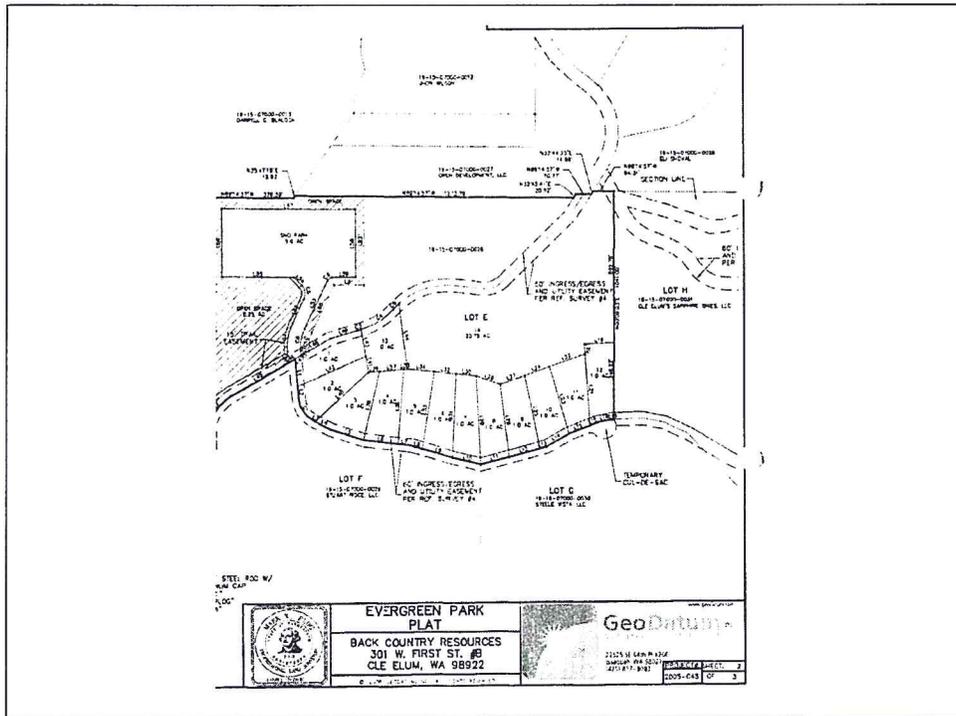
Here is the Quick Information – It is also listed in my staff report which you have before you



As you can see by this map, the location is near the famous Pasco Rd,
Actually it is located off of Woods & Steel Rd



This is a close up of the Vicinity Map



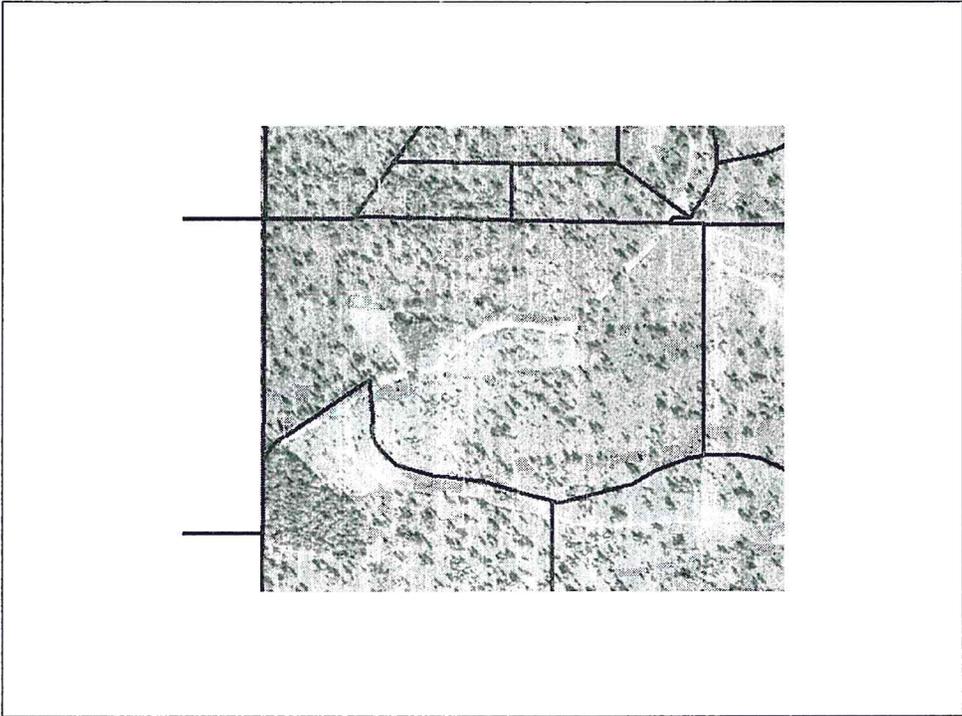
This is the layout of the plat, the applicant will get into more specifics
 As you can see there are 13 proposed lots of one acre and one lot with the remaining 20.75 acres.

PUBLIC BENEFIT RATING SYSTEM POINTS

- | | | |
|------------------|--------|-------------------------------------|
| • Transportation | 25 pts | Connectivity |
| • Recreation | 25 pts | Recreation
access and
parking |
| • Open Space | 25 pts | Includes
SnoPark |
| • Open Space | 14 pts | 25 Yr.
Forestry Use |

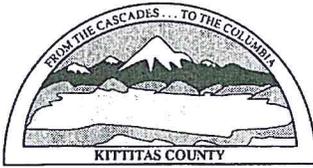
Because this is a Cluster Based Performance Plat there are bonuses for Public Benefits.

Although the Plat does not have more lots than allowed, the size of the lots are smaller.



PROJECT NAME: Evergreen Park Plat

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Application for Evergreen Park Preliminary Plat
2	SEPA Checklist
3	Determination of Adjoining Owners
4	Original Notice of Application/Legal
5	Comments from Darrell Blalock
6	Comments from John Wilson
7	Corrected Notice of Application
8	SEPA MDNS
9	SEPA LEGAL NOTICE
10	Copy of MDNS
11	Title Report
12	Lot Closures
13	Planning Commission Staff Report



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Staff Planner
KCCDS

DATE: June 20, 2006 for June 27, 2006 Public Meeting

SUBJECT: EVERGREEN PARK PRELIMINARY PLAT (P-06-13)

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application

GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3. The lot breakdown as follows, 13 lots at one acre each, one lot at 20.75 acres and 11.25 acres of open space (includes 5 acres for the proposed SnoPark).

Location: The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Rural-3, within agricultural, residential and natural resource areas.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Rural 3 (R-3). The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands.

The Minimum Lot Size in the Rural-3 zone is 3 acres, which would allow for 1 residence per 3 acres.

Some permitted uses include single-family homes, mobile homes, cabins, forestry, and agricultural use.

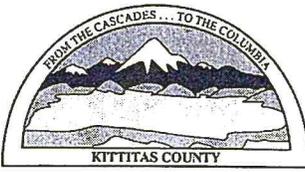
Some conditional uses include campgrounds, guest ranches, retreat centers, and golf courses.

The minimum lot size in the Rural 3 zones is three acres. The overall density of any residential development should not exceed 1 dwelling for each 3 acres.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Yard Requirements

Front Setback: 25 feet

Side Setback: 15 feet

Rear Setback: 15 feet

Subdivision Code: Per Kittitas County Code Subdivision is defined as the division of land into 5 or more parcels (KCC 16.04.010 b (1)).

KCC 16.09 allows for **Performance Based Cluster Platting** to assist in the implementation of Kittitas County's policy to provide tools to foster appropriate densities, while making development economically feasible, benefits to the greater community through an effort to conserve water resources by minimizing the development of exempt wells by encouraging group water systems, to protect public health by reducing the number of septic drain fields, by concentrating urban densities in urban growth areas and by minimizing the impact of "Rural Sprawl" in rural lands, as designated in the Kittitas County Comprehensive Plan, Kittitas County finds that this "Performance Based Cluster Platting" technique would foster the development of urban and rural designated lands at appropriate densities, while protecting the environment and maintaining a high quality of life in Kittitas County.

Public Benefit Rating System (PBRS) elements are items that are not already required by code. When a public benefit is demonstrated then bonus density points will apply. The density bonus is limited to use in the rural designations with a 100% bonus in the Rural -3, Agriculture -3, Rural -5 and Agriculture - 5 zones. There is no limit to density bonus within the Urban Growth Areas and the Urban Growth Nodes. A minimum of twenty five percent (25%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System contained in KCC 16.09.090.

The applicant has demonstrated the Public Benefit Rating System (PBRS) with the following elements. The Planning Commission can further condition these elements as necessary to meet the intent of the Ordinance for Performance Based Cluster Platting. These elements will be conditions of approval for Evergreen Park Plat in order to qualify for the density bonus allowed through Performance Based Cluster Platting.

Element	Points	
Place 25% of the land, 6.25 acres, in Open Space for perpetuity	25	
25 Yr Historic Use of Open Space as Forestry	14	
Develop a Class B Water System	25	
Connectivity of Transportation	35	
Multi-Modal Access for Transportation	25	
Provide for active recreation via a trail system with connectivity to public trails on USFS lands.	20	
Provide for passive recreation via parking area for the SnoPark	35	
	169	Total Points

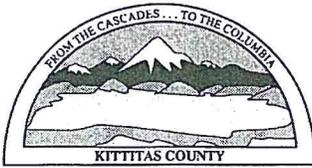
Total bonus density points = 169 points → Total bonus density percentage = 169%

Density bonus limit in the Rural-3 zone for this proposal is 100%.

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Calculations for project:

Current zone for project is Rural-3 (R-3)

Allowed density for the R-3 zone is 1 unit per 3 acres.

Subject parcel is a total of 45.00 acres.

Lots allowed under current zoning = $45.00 \text{ acres} / 3 \text{ acres} = 15$ (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 100% = 15 (lots allowed under current zoning) + 15 (lots for 100% density bonus) = 30 lots (total for Performance Based Cluster Plat)

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. There are no critical areas on the site.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 30, 2006. A Notice of Application was issued on April 12, 2006. 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 and the final date to submit written comments and letters of appeal was on May 16th, 2006 at 5:00 p.m. Written comments were received from Kittitas County Department of Public Works, John Wilson and Darrel Blalock.

State Environmental Policy Act: Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on June 1st, 2006. The SEPA MDNS was issued with the following mitigations:

I. Water and Septic

- a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
- c. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
- d. Flow meters must be installed both at the well head and each individual lot.

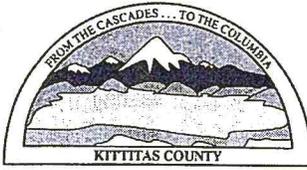
II. Land Use and Recreation

- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- d. To discourage pedestrians from trespassing onto adjoining properties, a vegetative buffer or fence shall surround the proposed sno park boundaries, except where the connectivity to the trailhead is proposed.
- e. The applicant will provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
- f. The applicant will provide a trail easement to be placed adjacent to the roadways for connectivity to the USFS system.
- g. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

III. Transportation

- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop.
- c. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
- d. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

IV. Cultural

- a. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.

V. SUGGESTED FINDINGS OF FACT

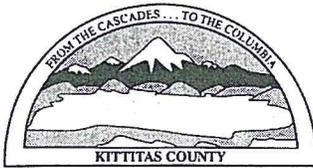
THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL,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

1. The Planning Commission finds that Wayne Nelson, authorized agent for Green Canyon LLC., landowners, submitted a complete application on to the Kittitas County Community Development Services Department on April 10, 2006. The property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel 45 acres in size, to 13 lots of one acre each, one lot 20.75 acres and 11.25 acres of open space as depicted on the preliminary plat map.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 30, 2006. 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 based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on May 4th, 2006. 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.

5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A.
6. The Planning Commission finds that an open record hearing was held on June 27th, 2006 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.
7. The Planning Commission finds that conditions mentioned in the recommended conditions will be conditions of final plat approval.
8. The Planning Commission finds that additional conditions are/not necessary to protect the public's interest.

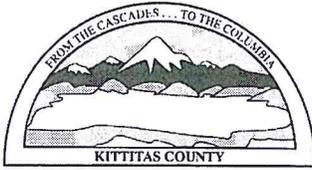
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BOTH

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Staff Planner
KCCDS

DATE: June 20, 2006 for June 27, 2006 Public Meeting

SUBJECT: EVERGREEN PARK PRELIMINARY PLAT (P-06-13)

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application

GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3.

Location: The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Rural-3, within agricultural, residential and natural resource areas.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Rural 3 (R-3). The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands.

The Minimum Lot Size in the Rural-3 zone is 3 acres, which would allow for 1 residence per 3 acres.

Some permitted uses include single-family homes, mobile homes, cabins, forestry, and agricultural use.

Some conditional uses include campgrounds, guest ranches, retreat centers, and golf courses.

The minimum lot size in the Rural 3 zones is three acres. The overall density of any residential development should not exceed 1 dwelling for each 3 acres.

Yard Requirements

Front Setback: 25 feet

Side Setback: 15 feet

Rear Setback: 15 feet

Subdivision Code: Per Kittitas County Code Subdivision is defined as the division of land into 5 or more parcels (KCC 16.04.010 b (1)).

KCC 16.09 allows for **Performance Based Cluster Platting** to assist in the implementation of Kittitas County's policy to provide tools to foster appropriate densities, while making development economically feasible, benefits to the greater community through an effort to conserve water resources by minimizing the development of exempt wells by encouraging group water systems, to protect public health by reducing the number of septic drain fields, by concentrating urban densities in urban growth areas and by minimizing the impact of "Rural Sprawl" in rural lands, as designated in the Kittitas County Comprehensive Plan, Kittitas County finds that this "Performance Based Cluster Platting" technique would foster the development of urban and rural designated lands at appropriate densities, while protecting the environment and maintaining a high quality of life in Kittitas County.

Public Benefit Rating System (PBRs) elements are items that are not already required by code. When a public benefit is demonstrated then bonus density points will apply. The density bonus is limited to use in the rural designations with a 100% bonus in the Rural -3, Agriculture -3, Rural -5 and Agriculture - 5 zones. There is no limit to density bonus within the Urban Growth Areas and the Urban Growth Nodes. A minimum of twenty five percent (25%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System contained in KCC 16.09.090.

The applicant has demonstrated the Public Benefit Rating System (PBRs) with the following elements. The Planning Commission can further condition these elements as necessary to meet the intent of the Ordinance for Performance Based Cluster Platting. These elements will be conditions of approval for Evergreen Park Plat in order to qualify for the density bonus allowed through Performance Based Cluster Platting.

Element	Points	
Place 25% of the land, 6.25 acres, in Open Space for perpetuity	25	
25 Yr Historic Use of Open Space as Forestry	14	
Develop a Class B Water System	25	
Connectivity of Transportation	35	
Multi-Modal Access for Transportation	25	
Provide for active recreation via a trail system with connectivity to public trails on USFS lands.	20	
Provide for passive recreation via parking area for the SnoPark	35	
	169	Total Points

Total bonus density points = 169 points → Total bonus density percentage = 169%

Density bonus limit in the Rural-3 zone for this proposal is 100%.

Calculations for project:

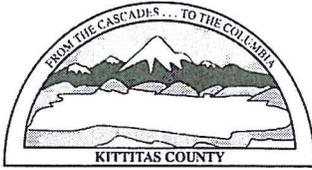
Current zone for project is Rural-3 (R-3)

Allowed density for the R-3 zone is 1 unit per 3 acres.

Subject parcel is a total of 45.00 acres.

Lots allowed under current zoning = **45.00 acres/3 acres = 15**(approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 100% = **15** (lots allowed under current zoning) + **15** (lots for 100% density bonus) = **30** lots (total for Performance Based Cluster Plat)



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Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. There are no critical areas on the site.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 30, 2006. A Notice of Application was issued on April 12, 2006. 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 and the final date to submit written comments and letters of appeal was on May 16th, 2006 at 5:00 p.m. Written comments were received from Kittitas County Department of Public Works, John Wilson and Darrel Blalock.

State Environmental Policy Act: Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on June 1st, 2006. The SEPA MDNS was issued with the following mitigations:

I. Water and Septic

- a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
- c. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
- d. Flow meters must be installed both at the well head and each individual lot.

II. Land Use and Recreation

- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.
- d. To discourage pedestrians from trespassing onto adjoining properties, a vegetative buffer or fence shall surround the proposed sno park boundaries, except where the connectivity to the trailhead is proposed.
- e. The applicant will provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
- f. The applicant will provide a trail easement to be placed adjacent to the roadways for connectivity to the USFS system.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- g. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

III. Transportation

- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop.
- c. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
- d. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

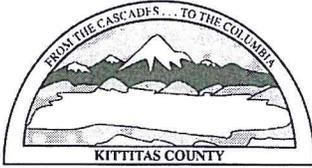
IV. Cultural

- a. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.

V. 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 Wayne Nelson, authorized agent for Green Canyon LLC., landowners, submitted a complete application on to the Kittitas County Community Development Services Department on April 10, 2006. The property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.
2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 13 lots ranging in size from 3.00 to 20.75 acres.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 30, 2006. 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 based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on June 1st, 2006. 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.
5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A.
6. The Planning Commission finds that an open record hearing was held on June 27th, 2006 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



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the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

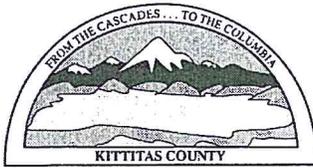
7. The Planning Commission finds that conditions mentioned in the recommended conditions will be conditions of final plat approval.
8. The Planning Commission finds that additional conditions **are/not** necessary to protect the public's interest.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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17



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

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Staff Planner
KCCDS

DATE: June 20, 2006 for June 27, 2006 Public Meeting

SUBJECT: EVERGREEN PARK PRELIMINARY PLAT (P-06-13)

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application

GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3. The lot breakdown as follows, 13 lots at one acre each, one lot at 20.75 acres and 11.25 acres of open space (includes 5 acres for the proposed SnoPark).

Location: The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Rural-3, within agricultural, residential and natural resource areas.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Rural 3 (R-3). The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands.

The Minimum Lot Size in the Rural-3 zone is 3 acres, which would allow for 1 residence per 3 acres.

Some permitted uses include single-family homes, mobile homes, cabins, forestry, and agricultural use.

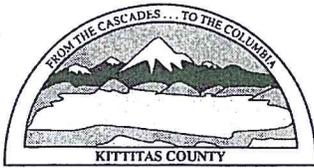
Some conditional uses include campgrounds, guest ranches, retreat centers, and golf courses.

The minimum lot size in the Rural 3 zones is three acres. The overall density of any residential development should not exceed 1 dwelling for each 3 acres.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Calculations for project:

Current zone for project is Rural-3 (R-3)

Allowed density for the R-3 zone is 1 unit per 3 acres.

Subject parcel is a total of 45.00 acres.

Lots allowed under current zoning = $45.00 \text{ acres} / 3 \text{ acres} = 15$ (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 100% = 15 (lots allowed under current zoning) + 15 (lots for 100% density bonus) = 30 lots (total for Performance Based Cluster Plat)

Critical Areas: An administrative site analysis was completed by the staff planner in compliance with Title 17A. There are no critical areas on the site.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 30, 2006. A Notice of Application was issued on April 12, 2006. 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 and the final date to submit written comments and letters of appeal was on May 16th, 2006 at 5:00 p.m. Written comments were received from Kittitas County Department of Public Works, John Wilson and Darrel Blalock.

State Environmental Policy Act: Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on June 1st, 2006. The SEPA MDNS was issued with the following mitigations:

I. Water and Septic

- a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
- c. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.
- d. Flow meters must be installed both at the well head and each individual lot.

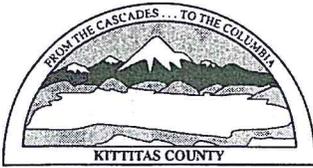
II. Land Use and Recreation

- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Fax (509) 962-7682

other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on May 4th, 2006. 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.

5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A.
6. The Planning Commission finds that an open record hearing was held on June 27th, 2006 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.
7. The Planning Commission finds that conditions mentioned in the recommended conditions will be conditions of final plat approval.
8. The Planning Commission finds that additional conditions **are/not** necessary to protect the public's interest.

4-1

BOTH

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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RECEIVED
AUG 4 2006
KITITAS COUNTY
CDS

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office 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

CHANGE OF HEARING EVERGREEN PARK PERFORMANCE BASED CLUSTER PLAT

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.

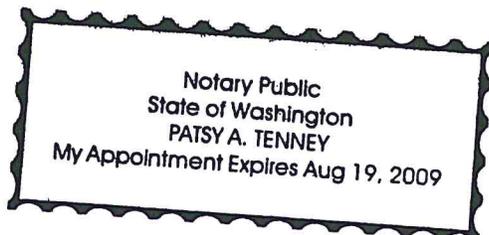
JULY 13, 2006

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 \$59.80 rate of \$4.90 per column inch for each insertion.

Diane Ewing

Subscribed to me this 31 day of July, 2006.

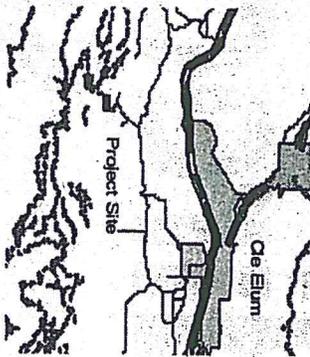
Patsy A Tenney
PATSY A TENNEY



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

CLERK OF COURSE
Evergreen Park
Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 10, 2006, receive a complete application from GeoDatum, authorized agent for Back County Resources, LLC, landowner for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Agriculture-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW 1/4 Section 7, T. 19N, R. 15E, W.M. in Kittitas County, Tax Parcel number 19-15-07000-0028.



Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone: (509) 962-7539. Staff Planner: Scott Turnbull.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 25th, 2006, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with CDS prior to attending.

Dated: July 11, 2006
 Publish: July 13, 2006, Daily Record

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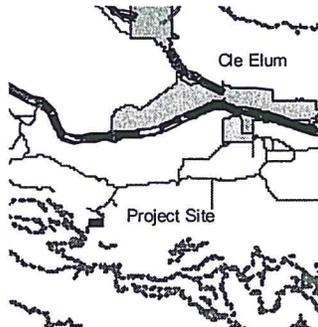
Change of Hearing
Evergreen Park
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Dated: July 11, 2006,
Publish: July 13, 2006, Daily Record



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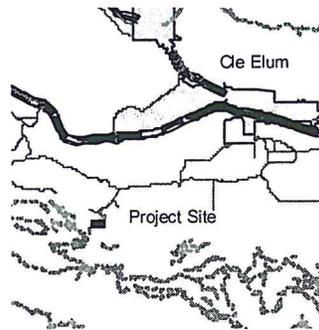
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Dated: July 5, 2006,
Publish: July 7, 2006, Daily Record



07-05-06P03:56 RCVD

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KITITAS COUNTY
CDS

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office 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

CHANGE OF HEARING EVERGREEN PARK PERFORMANCE BASED CLUSTER PLAT

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 7, 2006

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 \$60.30 rate of \$4.90 per column inch for each insertion.

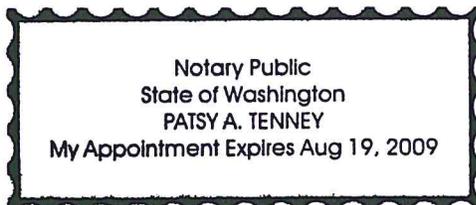
Diane Ewing

Subscribed to me this 31 day of July, 2006.

Patsy A Tenney

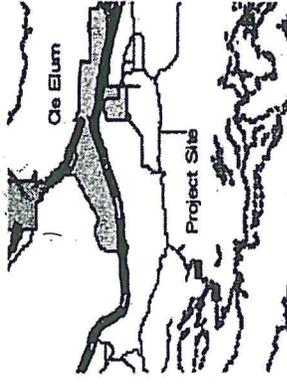
PATSY A TENNEY

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



Change of Hearing Evergreen Park Performance Based Cluster Pla

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 10, 2006 receive a complete application from GeobDatum, authorized agent for Back Country Resources LLC landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.1 on approximately 45.00 acres of land that is zoned Agriculture-3, located south of Woods & Steer Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW 1/4 Section 7, 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.



Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7539. Staff Planner Scott Turnbull.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 11th, 2006, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with CDS prior to attending.

Dated: July 5, 2006
Publish: July 7, 2006, Daily Record

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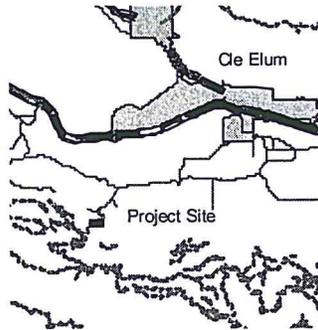
Change of Hearing
Evergreen Park
Performance Based Cluster Plat

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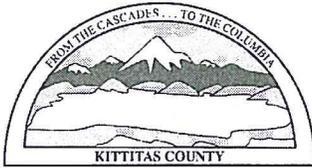
Dated: July 5, 2006,
Publish: July 7, 2006, Daily Record



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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 #7
Kittitas County Environmental Health
Cle Elum-Roslyn School District #404
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: June 1, 2006

Subject: SEPA NOTICE OF ACTION: 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-13, Evergreen Park):

GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on April 28, 2006. If you did not receive any of these documents, or require additional information, please contact our office. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal.

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 June 20, 2006 at 5:00 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

An open record hearing is scheduled before the Kittitas County Planning Commission on June 27th, 2006 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS prior to attending.

If you have any questions please do not hesitate to contact us.

Please retain all enclosed materials.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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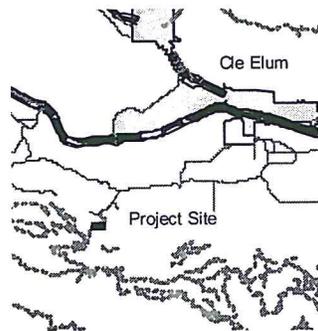
Notice of SEPA Action/Public Hearing
Evergreen Park Performance Based Cluster Preliminary Plat

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on June 1, 2006 make a Determination of Mitigated Non-Significance (MDNS) on an application from Back Country Resources, LLC application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028

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 June 20, 2006 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (P-06-13) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Scott Turnbull.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Tuesday, June 27, 2006 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. 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: June 2, 2006 Publish: June 6 and 13, 2006 Daily Record



06-02-06P04:40 RCVD

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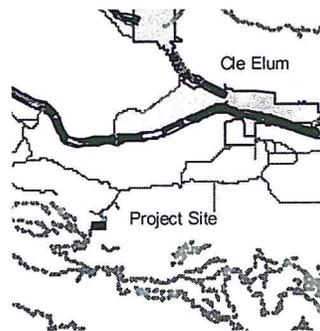
Notice of SEPA Action/Public Hearing
Evergreen Park Performance Based Cluster Preliminary Plat

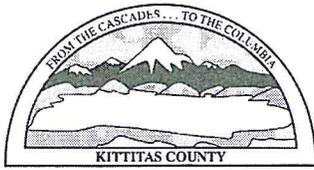
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Date: June 2, 2006 Publish: June 6 and 13, 2006 Daily Record





SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description
Of Proposal:** Evergreen Park Performance Based Cluster Plat (P-06-13)

Proponents: Back Country Resources, LLC
301 West First Street #B
Cle Elum, WA 98922

Location Located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

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 the 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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- I. Water and Septic
 - a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
 - b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
 - c. The applicant will provide a community septic system for the project. The community septic

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

system will be designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department or the Washington State Department of Health shall be in place prior to final plat approval.

- d. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.
- e. Flow meters must be installed both at the well head and each individual lot.

II. Land Use and Recreation

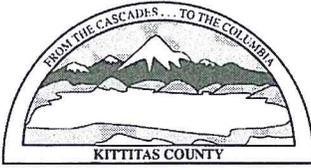
- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.
- d. To discourage pedestrians from trespassing onto adjoining properties, a vegetative buffer or fence shall surround the proposed sno park boundaries, except where the connectivity to the trailhead is proposed.
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- f. The applicant will provide a trail easement to be placed adjacent to the roadways for connectivity to the USFS system.
- g. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

III. Transportation

- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop.
- c. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
- d. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

IV. Cultural

- a. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

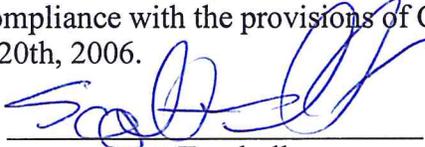
CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

This Mitigated DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, June 20th, 2006.

**Responsible
Official:**



Scott Turnbull

Title:

Planner I

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 Fax 962-7682

Date:

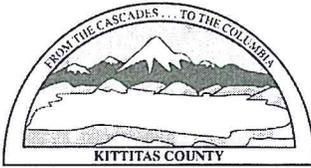
June 1, 2006

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

10



SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description Of Proposal:	Evergreen Park Performance Based Cluster Plat (P-06-13)
Proponents:	Back Country Resources, LLC 301 West First Street #B Cle Elum, WA 98922
Location	Located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.
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.

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DARRYL PIERCY, DIRECTOR

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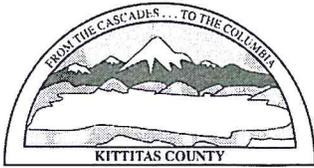
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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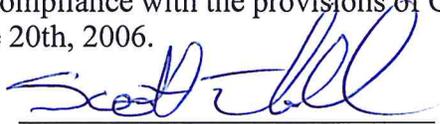
CDS@CO.KITTITAS.WA.US

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**Responsible
Official:**



Scott Turnbull

Title:

Planner I

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 Fax 962-7682

Date:

June 1, 2006

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**KITTITAS COUNTY
WASHINGTON
PLAT
XXXX**

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS, IN FULL KNOWLEDGE OF THE NATURE AND CONSEQUENCES OF THE FOREGOING, HAVE HEREBY GRANTED TO THE STATE OF WASHINGTON AND TO THE COUNTY OF KITTITAS COUNTY, FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 20____

NAME _____

NAME _____

NAME _____

NAME _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DECLARATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

REFERENCE SURVEYS

- #1) SURVEY FILED IN VOL. 22, PAGE 176 BY LS 16915
- #2) SURVEY FILED IN VOL. 27, PAGE 138 BY LS 28269
- #3) SURVEY FILED IN VOL. 28, PAGE 121 BY LS 28269
- #4) BOUNDARY LINE ADJUSTMENT FILED IN VOL. 30, PAGE 61 BY LS 28269

BASIS OF BEARINGS

BASIS OF BEARING: ROS FILED IN BK. 22, PAGE 176 RECORDS OF KITTITAS COUNTY, WASHINGTON, NW CORNER TO THE S 1/16 CORNER WEST LINE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2006 A.T. _____ AT THE REQUEST OF GEODATUM, INC.

COUNTY AUDITOR _____

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY HEALTH OFFICER

ORIGINAL PARCEL DESCRIPTION

PARCEL E OF THAT CERTAIN SURVEY RECORDED JUNE 1, 2004, IN BOOK 30 OF SURVEYS, PAGE 61, UNDER AUDITOR'S FILE NO. 200406010001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TAX PARCEL NO. 19-15-07000-0028
OWNER: BACK COUNTRY RESOURCES, LLC.
301 W. FIRST ST. #B
CLE ELUM, WA 98922

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BACK COUNTRY RESOURCES, LLC IN FEBRUARY, 2006

CERTIFICATE NO.: 31976

NEIGHBORING OWNERSHIP

- PARCEL: 19-15-07000-0031
CLE ELUM'S SAPPHIRE SKIES, LLC.
315 39TH AVE SW SUITE 6
PUYALLUP, WA 98373
- PARCEL: 19-15-07000-0026
EJ SHOVAL
8444 SE 63RD
MERCER ISLAND, WA 98040
- PARCEL: 19-15-07000-0012
JON WILSON
480 BROADMEADE DR.
SOUTHERN PINES, NC 28387
- PARCEL: 19-15-07000-0027,
ORCHARD CLOVER, LLC.
6355 NE 151ST STREET
KENMORE, WA 98028
- PARCEL: 19-15-07000-0013
TAMARA A. AND
5124 CUNY AVE SE
AUBURN, WA 98029
- PARCEL: 19-15-07000-0028
TIMOTHY AND
315 39TH AVE SW
PUYALLUP, WA 98373
- PARCEL: 19-14-12000-0005
2211 LERRING WOODS
SEATTLE, WA 98102
- PARCEL: 19-14-08040-0011
GEORGE B. WOODS
SOUTH CLE ELUM, WA 98943

Chapter 16.09 RCW - Performance Based Cluster Platting

Project Name:	Evergreen Park	PBR Summary
Base Acreage:	45.0	Points Applied: 169
Zoning:	R-3	Points Used: 0
Base Lot Size:	3.0	Open Space Ac.: 11.25
Base Lot Yield:	15	Total Proposed Lots: 14
Max. Lot Yield:	30	Average Lot Size: 1.0

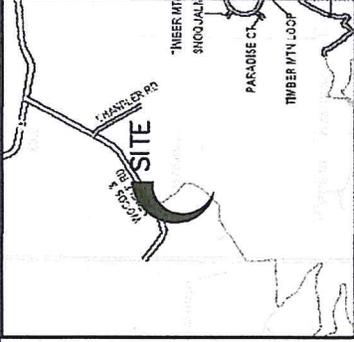
*Excludes 20.76 ac. remainder parcel

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	0	Connectivity/turn-access provided.
Connectivity	25	25	Recreational access and parking to USFS lands
Multi-Modal Access	25	25	
Streetscape	0	0	
subtotal		50	
Open Space			
50% - 25 yrs.	20	0	26% open space (includes 6.0 ac. imp-park)
25% - 80% perpetuity	25 - 80	25	26 yr. continued forestry use
25 yr. Historic Use	max 100	14	
Urban Redevelopment	0	0	
subtotal		39	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	No wildlife elements proposed.
Health and Safety			
Municipal Water	0	0	
Group B	50	0	Group B water system is proposed.
Group C	25	25	
Sanitary	0	0	
Community Septic	10	0	
Restricted Water	50	0	
subtotal		25	
Recreation			
Passive	10/20	20	Connectivity to public trails/USFS lands.
Active	10/35	35	Sho-Park/treadhead proposed.
Formal Active	10/50	0	
subtotal		55	
TOTAL		189	

VICINITY MAP

NTS



RECORDING NO. _____

VOL./PAGE _____

PORTION OF _____

N 1/2, SW 1/4, SEC 7, TWN 19, RGE 15E, W.M.

**EVERGREEN PARK
PLAT**
BACK COUNTRY RESOURCES
301 W. FIRST ST. #B
CLE ELUM, WA 98922

Geodatum
SURVEY & CIVIL STRUCTURAL
22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

PROJECT # SHEET: 1
2005-045 OF: 3

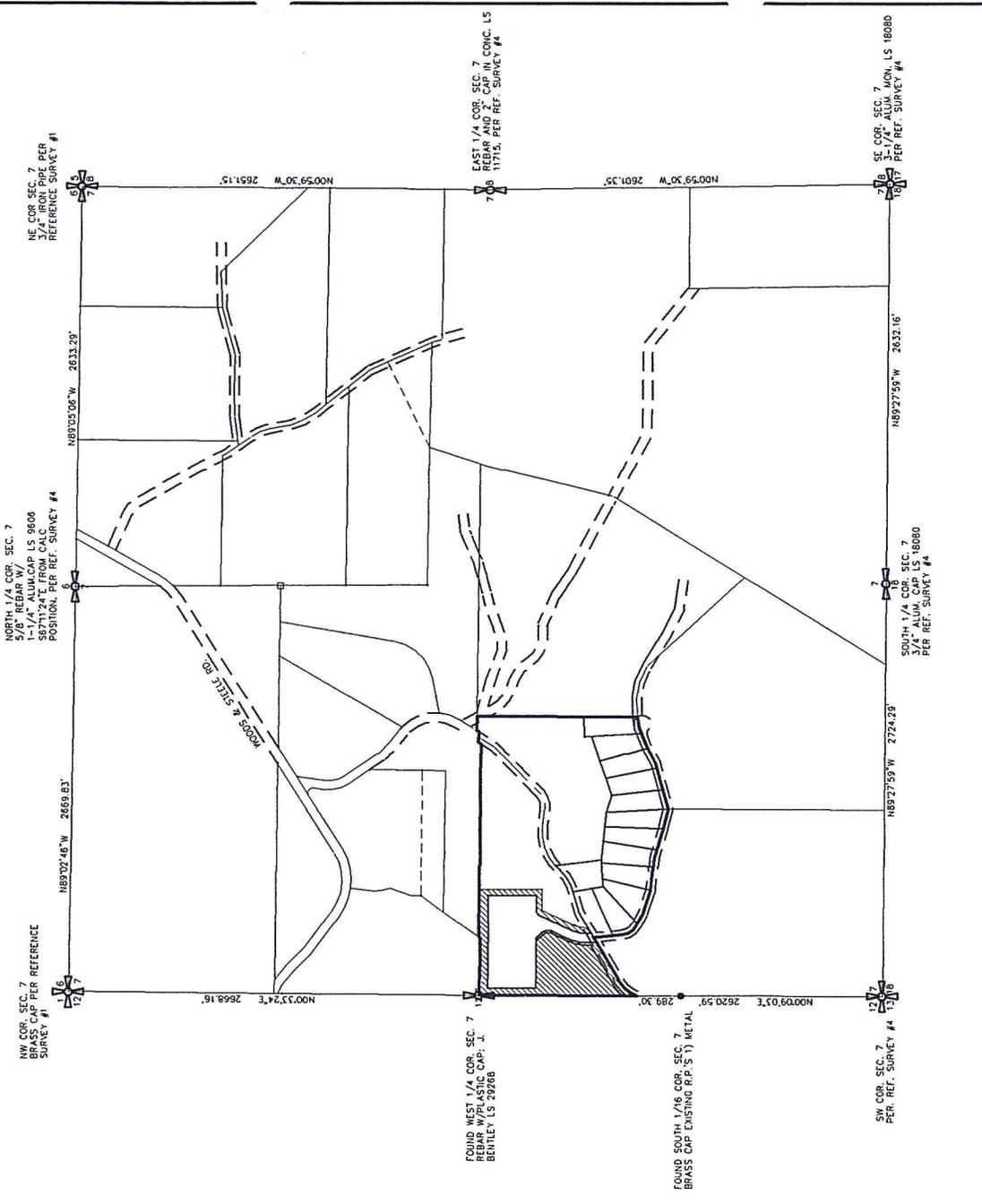
KITTITAS COUNTY
PLANNING COMMISSION
PROFESSIONAL SEAL

PLAT NO. _____
DATE OF RECORDING _____

KITTITAS COUNTY
WASHINGTON
PLAT
XXXX

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VOL./PAGE

PORTION OF
N 1/2, SW 1/4, SEC 7, TWN 19, RGE 15E, W.M.



**EVERGREEN PARK
PLAT**

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CLE ELUM, WA 98922

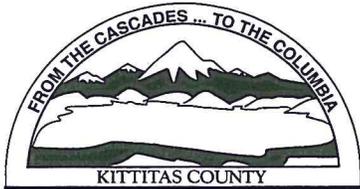
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www.geodatum.com

Geodatum
SURVEYING & STRUCTURAL

22525 SE 64th PL #206
Issaquah, WA 98027
(425) 837-8083

PROJECT SHEET: 3
OF: 3



Kittitas County Community Development Services

Darryl Piercy, Director

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 #7
Kittitas County Environmental Health
Cle Elum-Roslyn School District #404
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: April 10, 2006

Subject: **APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-13, Evergreen Park):**

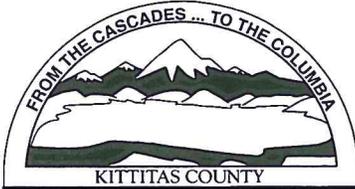
GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Please find attached the Plat Application and SEPA Environmental Checklist for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by April 19th, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Scott Turnbull.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on June 27th, 2006, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with CDS prior to attending.

Written Comments Must be Submitted No Later than April 26th, 2006



Kittitas County Community Development Services

Darryl Piercy, Director

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
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Kittitas County Sheriff's Dept.
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Kittitas County Fire District #7
Kittitas County Environmental Health
Cle Elum-Roslyn School District #404
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: April 28, 2006

Subject: **(CORRECTION)APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-13, Evergreen Park):**
GeoDatum, authorized agent for Back Country Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by April 19th, 2006 @ 5:00 pm May 16th, 2006 to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Scott Turnbull.

This notice is to correct conflicting dates in the original notice and to extend the comment period. Please refer to your original notice for the SEPA checklist. If you did not receive any of the documents please contact Kittitas County Community Development Services.

(Continued on the next page)

Notice of Application
Evergreen Park
Performance Based Cluster Plat

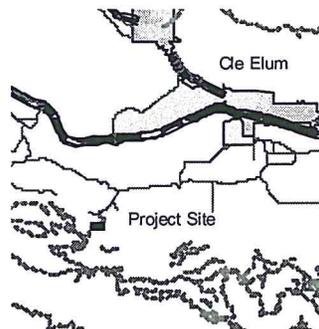
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 10, 2006 receive a complete application from GeoDatum., authorized agent for Back Country Resources LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Agriculture-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7539. Staff Planner: Scott Turnbull.

Written comments from the public may be submitted to Kittitas County CDS no later than April 26th, 2006 @ 5:00 p.m. 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 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.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on June 13th, 2006, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with CDS prior to attending.

Dated: April 10, 2005,
Publish: April 12, 2006, Daily Record and April 19, 2006



Notice of Application
Evergreen Park
Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 10, 2006 receive a complete application from GeoDatum., authorized agent for Back Country Resources LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Agriculture-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

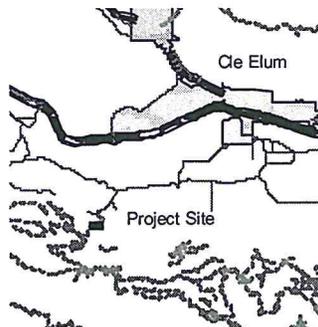
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Written comments from the public may be submitted to Kittitas County CDS no later than April 26th, 2006 @ 5:00 p.m. after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (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 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.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on June 13th, 2006, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with CDS prior to attending.

Dated: April 10, 2005,

Publish: April 12, 2006, Daily Record and April 19, 2006



04-10-06P04:31 RCVD

MB

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office 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 EVERGREEN PARK PERFORMANCE BASED CLUSTER 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.

APRIL 12, 2006
APRIL 19, 2006

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 \$149.80 rate of \$4.70 per column inch for each insertion.

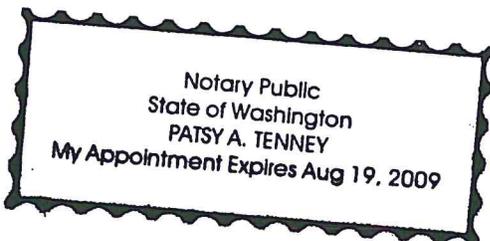
Diane Ewing

Subscribed to me this 26 day of April, 2006.

Patsy A Tenney

PATSY A TENNEY

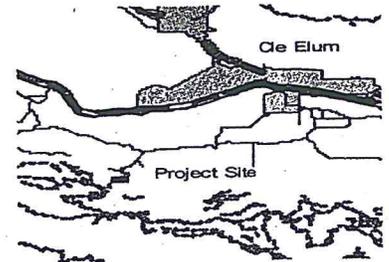
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



Notice of Application

Evergreen Park
Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 10, 2006 receive a complete application from GeoDatum., authorized agent for Back Country Resources LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Agriculture-3, located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW 1/4 Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.



Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7539. Staff Planner: Scott Turnbull.

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Dated: April 10, 2005

Publish: April 12, 2006, Daily Record and April 19, 2006

01509390 INVOICE		FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →
CLASS	ADTYPE	INS.	AMOUNT	
	1	2	\$149.00	
AGENCIES	LINES	WORDS	INCHES	ADTAKER
			9	
0 EDITIONS				
Cust # 80104728				
(509) 962-7509 PHONE				
SOFTLINE OF APPLICATION				
START DATE	STOP DATE			
05	05			

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

80104728 - 01509390
Kittitas County Community
Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application
Evergreen Park
Performance Based Cluster Plat

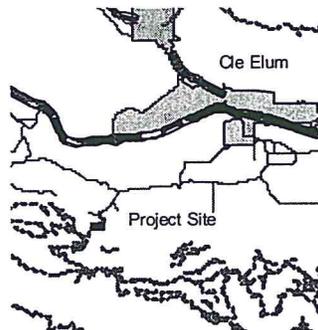
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Dated: April 10, 2005,
Publish: April 12, 2006, Daily Record and April 19, 2006



015 09390

2 x 7.94'

149.80

BACK COUNTY RESOURCES, LLC
301 WEST 1ST ST, #B
CLE ELUM, WA 98922

GEO DATUM
22525 SE 64TH PL, #266
ISSAQUAH, WA 98027

CLE ELUM'S SAPPHIRE SKIES, LLC
315 39TH AVE SW SUITE 6
PUYALLUP, WA 98373

ELI SHOVAL
8444 SE 63RD
MERCER ISLAND, WA 98040

JOHN WILSON
480 BROADMEADE DR
SOUTHERN PINES, NC 28387

OREN DEVELOPMENT
6355 NE 151ST ST
KENMORE, WA 98028

DARRELL BLALOCK
5124 QUINCY AVE SE
AUBURN, WA 98029

STUART RIDGE LLC
315 39TH AVE SW #8
PUYALLUP, WA 98373

KATHLEEN WOODS
2235 FAIRVIEW AVE E #10
SEATTLE, WA 98102

CECILE WOODS
PO BOX 493
SOUTH CLE ELUM, WA 98943

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

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County
Commissioners

Kittitas County Enforcement and
Investigation

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Irrigation District (if applicable)

Fire District (Paste from List)

School District (Paste from list)

WSDOT (if applicable)

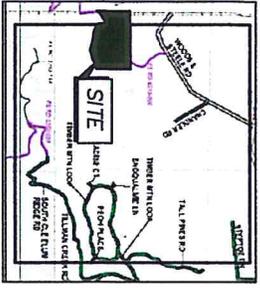
Neighboring City (if applicable)

US Forest Service (if applicable)

Bonneville Power Administration
(If applicable)

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE EVERGREEN PARK PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY PLANNING OFFICER

KITTITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE EVERGREEN PARK PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY TREASURER

KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 19-16-07000-0028 (17839)
 DATED THIS _____ DAY OF _____ A.D., 20__

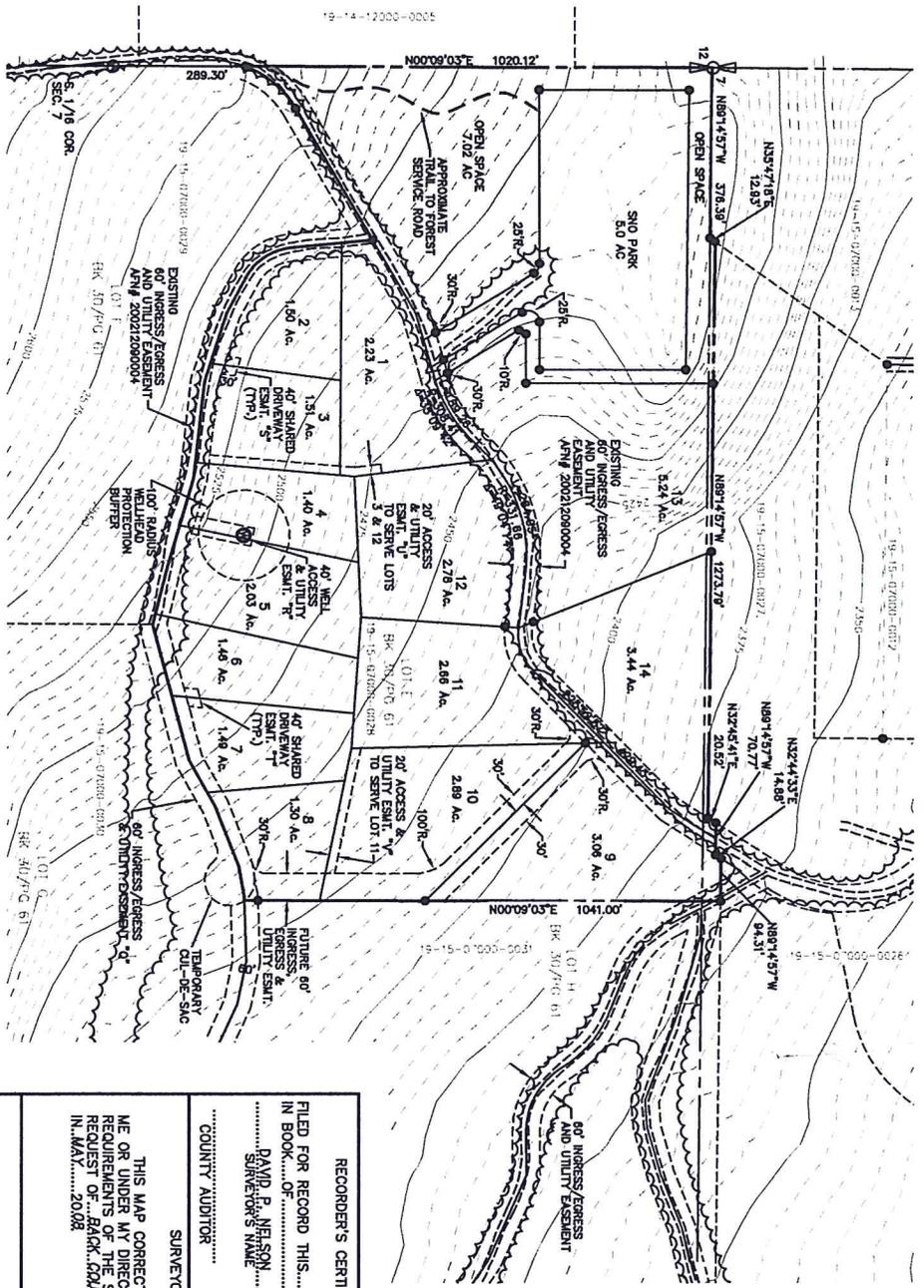
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE EVERGREEN PARK PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. 19-16-07000-0028 (17839)
 DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20__

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON
 BY: _____
 CHAIRMAN
 ATTEST: _____
 CLERK OF THE BOARD
 NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

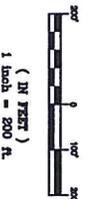
EVERGREEN PARK PLAT
 A PORTION OF THE SW 1/4, OF SEC. 7, T.19N., R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON



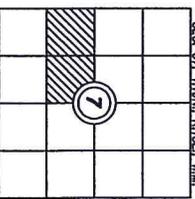
LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- S. 1/16 CORNER SEC. 7
- SET 6/8\"/> REBAR
- OPEN SPACE AROUND SMO-PARK

GRAPHIC SCALE



INDEX LOCATION
 SEC. 07, T.19N., R.15E., W.M.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ DAVID P. NELSON SURVEYOR'S NAME

COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ DAVID P. NELSON SURVEYOR'S NAME IN.WA. 2008
 DAVID P. NELSON DATE
 CERTIFICATE NO. 18092



Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 393-0250 • Fax: (425) 311-0838
 Eastern Washington Division
 108 East 2nd Street • Co. Bldg. • Wenatchee, WA 98092 • Phone: (509) 674-7433 • Fax: (509) 674-7471

EVERGREEN PARK PLAT

PTN. OF THE SW 1/4, SEC. 7, T.19, R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

DRAWN BY	DATE	JOB NO.
MRN/GW	05/2010	08019
CHECKED BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 1

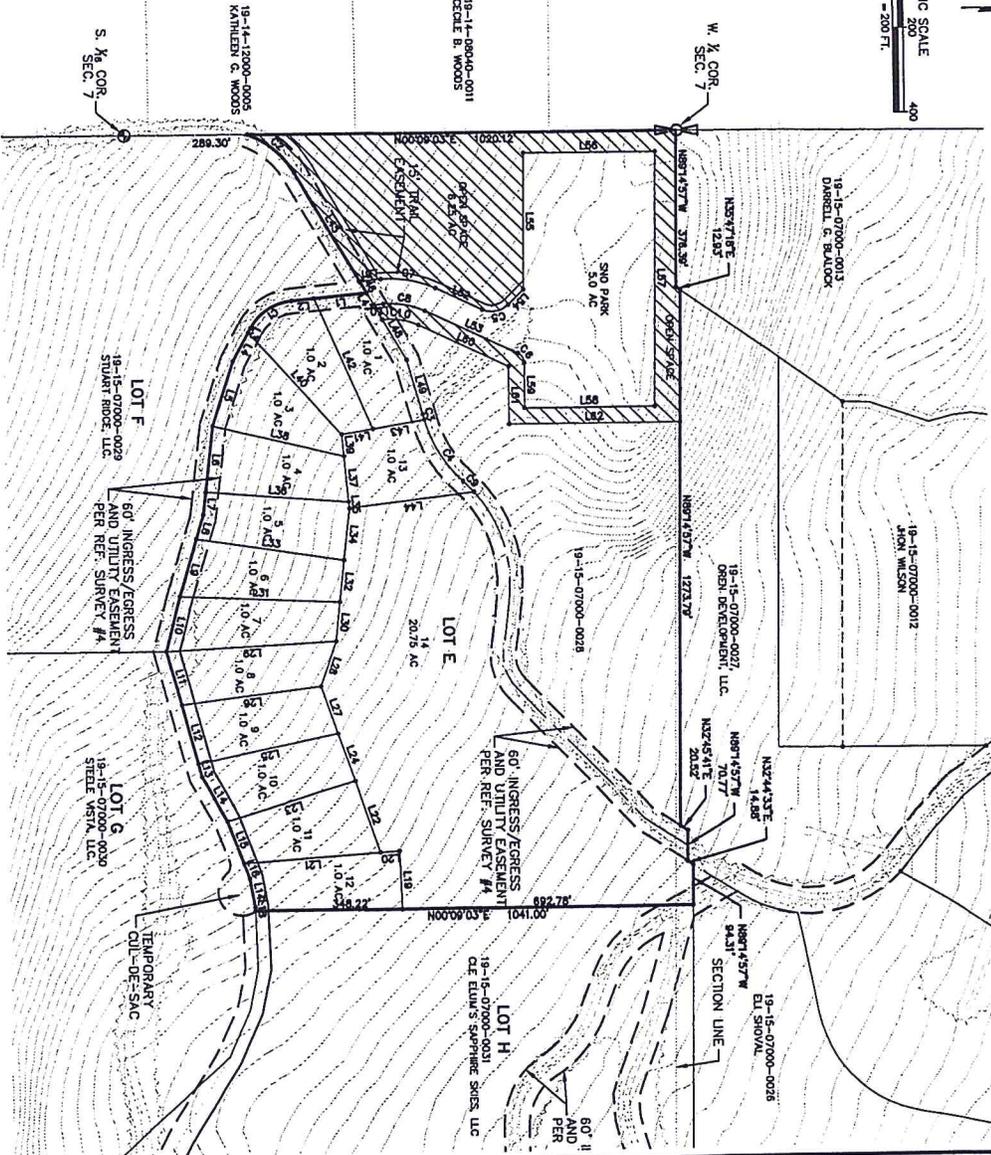
KITTITAS COUNTY
WASHINGTON
PLAT
XXXX

XXXX

CURVE	BEAN	ROBBS	LENGTH
G1	5627.20'	124.43'	122.82'
G2	3629.05'	212.45'	148.22'
G3	220.91'	318.04'	13.03'
G4	3202.27'	348.36'	213.05'
G5	6629.22'	54.00'	64.85'
G6	6429.16'	24.00'	28.20'
G7	3003.00'	250.00'	133.80'
G8	3003.00'	190.00'	101.43'
G9	619.56'	24.00'	34.85'
G10	3291.25'	122.83'	87.54'

GENERAL NOTES

- THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE POLICY NO. 72030-4379 DATED FEBRUARY 22, 2006 AT 8:00 A.M.
- INSTRUMENTATION FOR THIS SURVEY WAS AS-SECOND HAND AND THE SURVEY AREA OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGRESS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY.
- ENTIRE PLAT ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE PLAT. OCCUPANTS FURNISH FOR THE PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- RESPONSIBILITY OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- ANY FURTHER SUBDIVISION OF LOTS TO BE MADE SHALL BE SUBJECT TO ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
- KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF PORTABLE 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.
- ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
- ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS.
- EACH LOT TO BE SERVED BY ON SITE SEPTIC TANKS SHALL BE SERVED BY PORTABLE WATER AND INFILTRATION FOR STORM DRAINAGE.
- NO KNOWN CRITICAL AREAS EXIST ON SITE
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE OR OTHER AGRICULTURAL PURPOSES. ANY OTHER USES THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION, PERIODS 35.70 Acre(1) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.

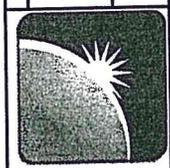


RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 N 1/2, SW 1/4, SEC 7, T19N 19R, RGE 15E, W.M.

- SET 3/4" X 24" STEEL ROD W/
- 2-1/2" ALUMINUM CAP
- "GEODATUM, INC."
- "WOLDEENDORF/PLCC"
- "38964 / 31975"



**EVERGREEN PARK
PLAT**
 BACK COUNTRY RESOURCES
 301 W. FIRST ST. #B
 CLE ELUM, WA 98922



Geodatum Inc
 SURVEY-CIVIL-STRUCTURAL
 22525 SE 64th N #2166
 Issaquah, WA 98027
 (425) 837-8083
 PROJECT/SHEET: 2
 2005-045 OF: 3



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: (one check payable to KCCDS)

\$200 plus \$10 per lot to Public Works Department;

\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;

\$800 to Community Development Services Department, PLUS \$200 if SEPA Checklist is required

FOR STAFF USE ONLY

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

SIGNATURE:

DATE:

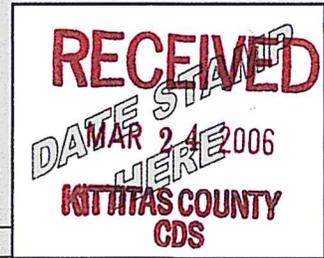
RECEIPT #

X M. Mumford

3.24.06

045553

NOTES:



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

Name: Back County Resources, LLC
Mailing Address: 301 West 1st Street, #B
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-6828

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

Agent Name: GeoDatum
Mailing Address: 22525 SE 64th Place, #266
City/State/ZIP: Issaquah, WA 98027
Day Time Phone: 425-837-8083

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: Woods & Steele Road
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property:**

Parcel E of that certain survey recorded in Book 30 of Surveys, Page 61, AF# 200406010081

6. **Tax parcel number(s):** 19-15-0700-0028 *07000 AS PER APPLICANT SDH*

7. **Property size:** 45.0 (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):

The project consists of a performance based cluster subdivision pursuant to Chapter 16.09 KCC. The subject property is approximately 45 acres in area and will be divided into 13 one-acre single family residential parcels, one 20.75-acre remainder parcel and 11.25 acres of open space, including 5.0 acres to be dedicated to the public for use as a sno-park and/or other recreational activities. Water supply is proposed from a Group B water system and each lot will be served by on site sewage disposal. Access to the site is from USFS Road 4510 via Woods & Steele Road. Private road improvements will be completed in conformance with Chapter 12.12 KCC. A summary of the public benefit ratings system has been included with this application. Please refer to the attached preliminary plat for additional information.

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: The USFS has an easement over the subject property and the road is identified as USFS Rd. 4510.
10. What County maintained road(s) will the development be accessing from? Woods & Steele Rd.
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.
12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X _____

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

Date:

X 

3/23/06

A. BACKGROUND

1. Name of proposed project, if applicable:

Evergreen Park Performance Based Cluster Plat

2. Name of applicant: **Back Country Resources, LLC**

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

**Wayne Nelsen
301 West First Street, #B
Cle Elum, WA 98922
Office: (509)674-6828
Fax: (509)674-6836**

4. Date checklist prepared: **March 24, 2006**

5. Agency requesting checklist: **Kittitas County Community Development Services**

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

Preliminary approval within approximately 120 days.

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

None proposed at this time. However, the residual parcel may be developed at a future date.

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

None known or currently required.

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

None known.

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

The proposed subdivision requires approval from Kittitas County.

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

The proposal is for the cluster subdivision of an approximate 45 acres into 13 one-acre single-family residential lots, one 20.75 residual parcel and approximately 11.25 acres of open space, including creation of an approximate 5.0 acre recreational parking facility and trailhead.

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

The property is located within the N ½ of the SW ¼ of Sec. 7, T. 19 N., R. 15 E., W.M. – see attached preliminary plat map.

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)? +/- 15%.
- 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.

Surface exposures generally consist of rocky soil with abundant gravel, cobbles and scattered boulders.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known or observed during the March 17, 2006 site visit.

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

Grading and/or filling is necessary as part of the private road improvements to be completed in accordance with Kittitas County standards. Total volumes associated with this project should be less than 3,500 cubic yards. All suitable cut and fill material will be utilized on site; no import or export of fill material is anticipated.

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

Erosion could occur during the wet season if soils are left exposed during normal construction activities. An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities.

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

Less than 5% of the site will be covered with impervious surfaces.

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

An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities. Erosion control will likely include silt fence, straw check dams and covering of exposed soils as necessary.

2. Air

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

Operation of machinery during construction will produce minimal emissions and exhaust from future residential traffic will occur .

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known or observed.**

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

All equipment and vehicles should comply with applicable emissions regulations.

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 stream or river it flows into.
No water bodies have been observed on site.
- 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.
None proposed or necessary.
- 3) Estimate the amount of 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 proposed or necessary.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None proposed or necessary.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
None known.
- 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 discharge of waste materials is proposed.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
Future residential construction will require withdrawal of water for domestic water supply (not to exceed 5,000 gpd) and discharge will include on-site septic systems. Fourteen single-family residential lots are proposed.
- 2) Describe waste material 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.
The proposed lots will be served by on-site septic systems.

c. Water runoff (including stormwater):

- 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.
**Potential runoff will likely be generated from future impervious surfaces commonly associated with single-family residential development.
Runoff will be directed into existing drainage courses.**

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

Waste materials could enter the ground through future septic systems.

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

Impervious surfaces likely will not exceed 5% of the total site area.

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: cattail, buttercup, bullrush, 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?

Vegetation will be removed during clearing and grading of the roadway.

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

None known or observed on or near the site.

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

Existing vegetation will be preserved to the maximum extent practical, including the dedication of approximately 6.25 acres of open space.

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, beaver, other:

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

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

No threatened or endangered species have been observed or known to exist on site.

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

None known.

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

The proposed development will include approximately 6.25 acres of open space.

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.
**Electric, wood stove and solar will likely be used for any future development.
Natural gas does not currently exist on or near the site, but may in the future.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
None known or anticipated.
- 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:
Not applicable at this time.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None known or anticipated.
- 1) Describe special emergency services that might be required.
None at this time.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
None known or anticipated.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Normal construction activities will produce noise at the time of development. Long-term noise will occur as a result of future residential traffic and home sites.
- 3) Proposed measures to reduce or control noise impacts, if any:
None proposed or necessary.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
**The site is located within an area of rural residential development and forest resource lands.
The subject property is currently vacant.**
- b. Has the site been used for agriculture? If so, describe.
None known.

c. Describe any structures on the site.

None known.

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

None.

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

Rural-3.

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

Rural.

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

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

None known.

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

Thirteen single-family residences.

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

None.

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

None proposed or necessary.

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

The proposed subdivision is consistent with the comprehensive plan, current zoning and the existing neighborhood.

9. Housing

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

No units are proposed at this time. However, future single-family residences will likely be middle to high-income.

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

None.

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

None proposed or necessary.

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?

Future homes will likely not exceed 35 feet.

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 proposed or necessary.

11. Light and glare

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

Reflection from future single-family residences may occur.

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

None known or anticipated.

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

None known or anticipated.

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

None proposed or necessary.

12. Recreation

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

Many recreational opportunities exist within the immediate vicinity, including: Hiking, bicycling, hunting, snowmobiling and skiing. Woods & Steele Road is designated as sno-park area and the USFS roads provide for snowmobile traffic during the winter.

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

None known or anticipated.

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

Approximately 5.0 acres of the 11.25 acres of open space are proposed to for a formal sno-park and recreational parking area. In addition, a dedicated Trail easement will be placed adjacent to the roadways for connectivity to the USFS system.

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 or observed on or adjacent to the site.

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 or observed on or adjacent to the site.

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

None proposed or necessary at this time.

14. Transportation

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

The site is currently accessed from Woods & Steele Road via USFS 4510. Existing and proposed private roads will be improved in accordance with Kittitas County and USFS Standards.

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

None known.

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

All future residential parking will occur on the respective lot. Final design of the Sno-park area will be completed in consultation with the Parks and Recreation District.

- 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).

Existing roadways will be improved in conformance with the applicable Kittitas County Road and USFS Standards and are proposed to be private.

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

None known.

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

Up to 130 trips per day may be generated from future residential units.

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

None proposed or necessary at this time.

15. Public services

- 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.

There will be an incremental increase in the need for public services proportionate to 13 single-family residences.

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

None proposed or necessary.

16. Utilities

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

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

Telephone and power will be extended on site.

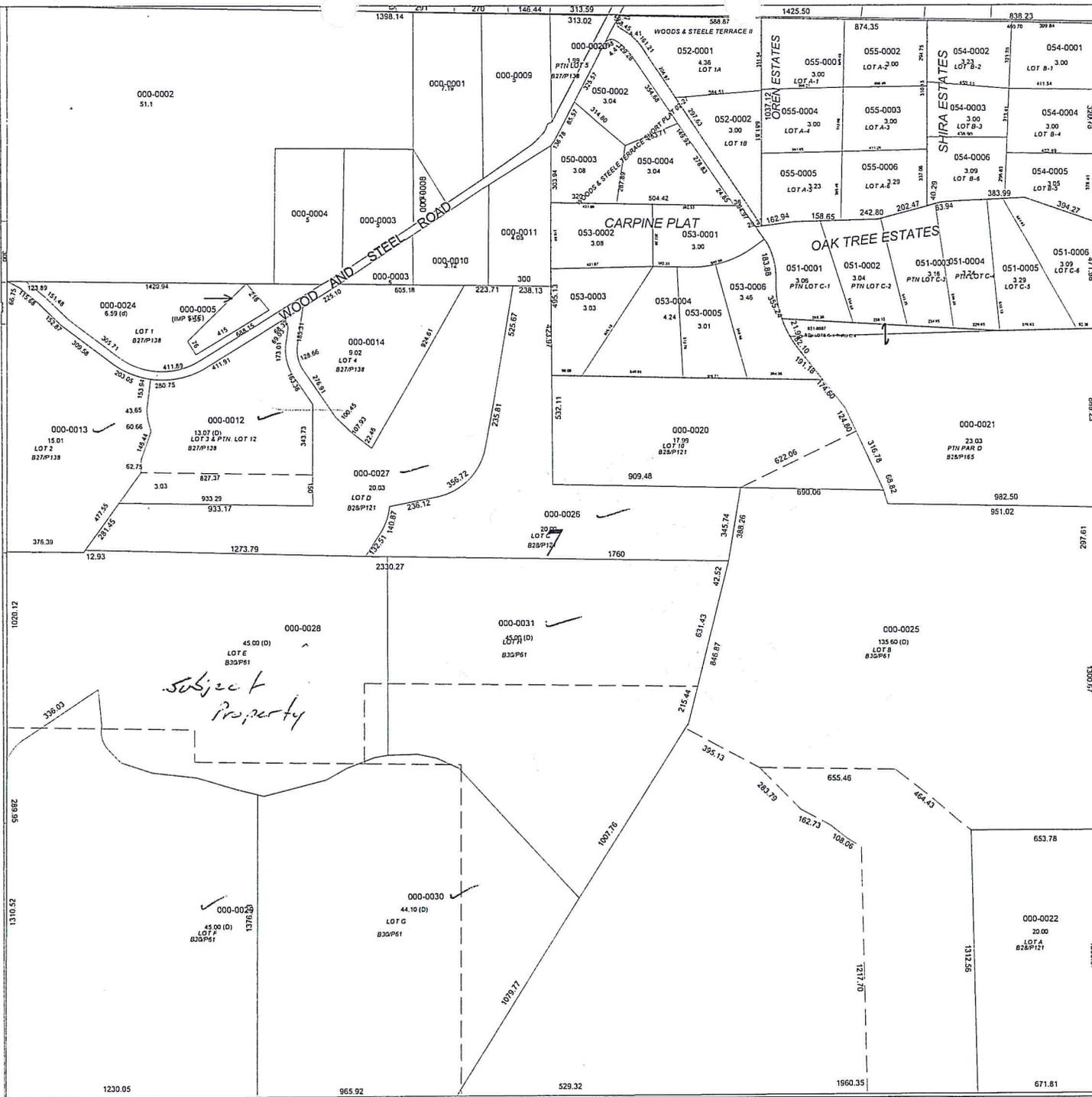
C. SIGNATURE

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: *W. A. Nelson*

Date Submitted: *3/29/06*

Adjacent Owners
300'



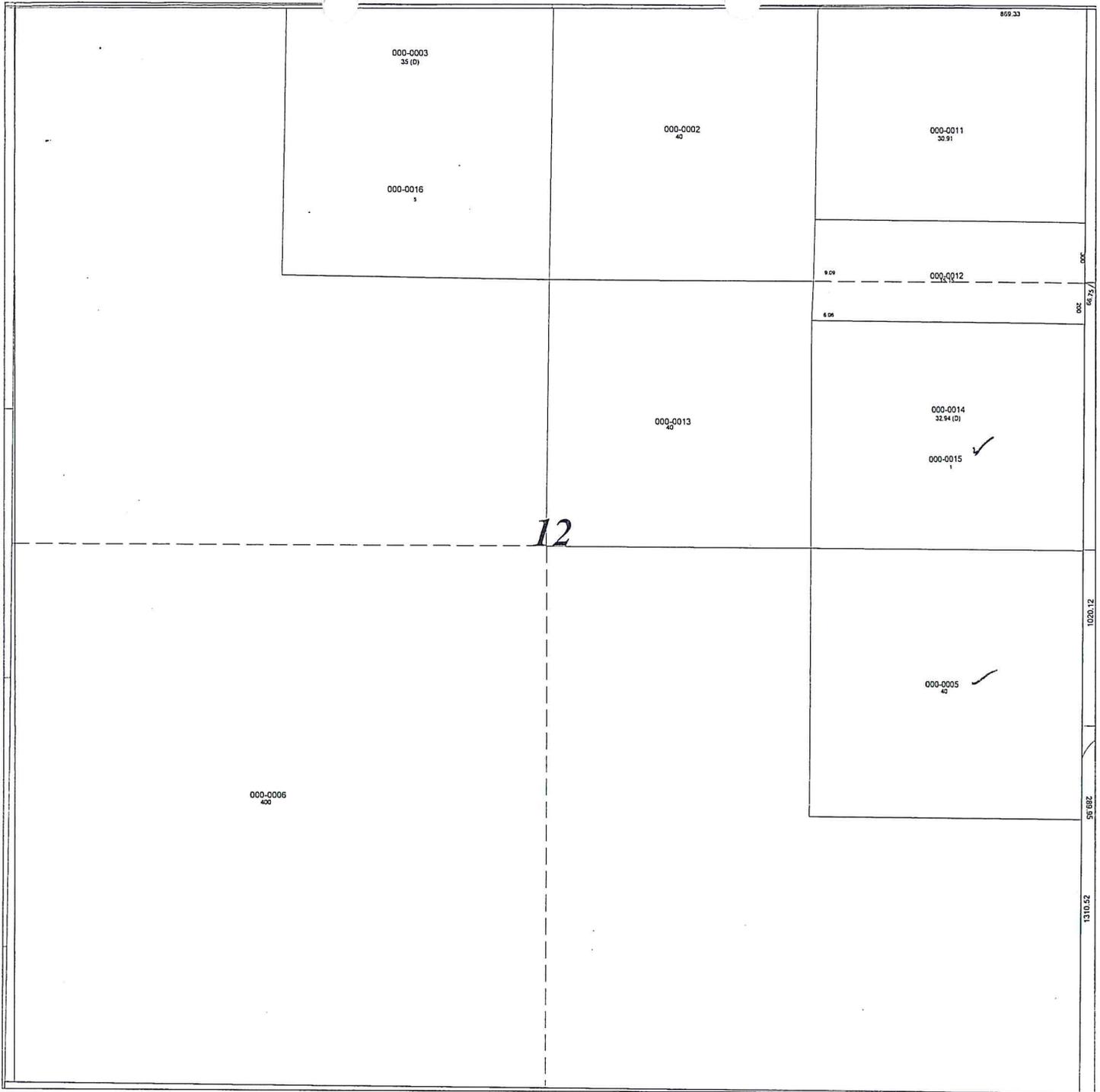
Township: 19 Range: 15 Section: 7

ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 2/16/2006 9:05:36 PM



This Map is maintained only
 as an aid in the appraisal and
 assessment of real property.
 The County Assessor's Office
 does not warrant its accuracy.



Township: 19 Range: 14 Section: 12

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 (509)962-7501
 Data Set: 2/16/2006 9:05:36 PM



ParcelView 4.0.1

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.

3

- - Property Data Selection Menu - -

Prop ID: P17840 (Real Property)
Xref ID: 19-15-07000-0030
Legal : ACRES 44.10, CD. 6138-7-6; SEC. 7, TWP. 19, RGE. 15; PTN. S1/2

STEELE VISTA LLC
315 39TH AVE SW #8
PUYALLUP, WA 98373

Levy Code : 031 Land Use : 088 44.10 Acres
Prop Link : Neighborhood: Loc: R15T19
Situs Addr: WOODS & STEELE RD Living Area : YB:
CLE ELUM, WA 98922

2007 Exemptions:
ABC Freeze:

2007 Property Values
Buildings \$ 0 (+)
Timber Land \$ 1,590 (+)
Total Market \$ 1,590 (=)
Assessed=Taxable \$ 1,590

2005 Tax Status
Current Levied Taxes : 12.72
Special Assessments : 24.10
*** No Taxes Due ***

Table with 4 columns: (1) Alt. Disp., (2) Primary, (3) Secondary, (4) Land/Impr.; (5) General Appr., (6) Assessments, (7) Ownership, (.) More

Enter Option from Above, or <RET> to Exit: __

- - Property Data Selection Menu - -

Prop ID: P17841 (Real Property)
Xref ID: 19-15-07000-0031
Legal : ACRES 45.00, CD. 6138-7-7; SEC.
7, TWP. 19, RGE. 15; PTN. SE1/4

~~CLE ELUM'S SAPPHIRE SKIES LLC~~
~~315 39TH AVE SW SUITE 6~~
~~PUYALLUP, WA 98373-3690~~

Levy Code : 031 Land Use : 088 45.00 Acres
Prop Link : Neighborhood: Loc: R15T19
Situs Addr: WOODS & STEELE RD Living Area : YB:
CLE ELUM, WA 98922

2007 Exemptions:
ABC Freeze:

2007 Property Values

2005 Tax Status
Current Levied Taxes : 12.96
Special Assessments : 15.60
*** No Taxes Due ***

Buildings \$ 0 (+)
Timber Land \$ 1,650 (+)
Total Market \$ 1,650 (=)
Assessed-Taxable \$ 1,650

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: __

- - Property Data Selection Menu - -

Prop ID: P17835 (Real Property)
Xref ID: 19-15-07000-0026
Legal : ACRES 20.00, CD. 6138-7-2; SEC.
7, TWP. 19, RGE. 15; PTN. N1/2

SHOVAL, ELI
8444 SE 63RD ST
MERCER ISLAND, WA 98040

Levy Code : 031 Land Use : 088 20.00 Acres
Prop Link : Neighborhood: FA Loc: R15T19
Situs Addr: WOODS & STEELE RD Living Area : YB:
CLE ELUM, WA 98922

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 8.11
Special Assessments : 15.60
*** Delq Taxes Owing ***

2007 Property Values
Buildings \$ 0 (+)
Timber Land \$ 1,000 (+)
Total Market \$ 1,000 (=)
Assessed-Taxable \$ 1,000

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: __

- - Property Data Selection Menu - -

Prop ID: P12077 (Real Property)

WILSON, JOHN ETUX

Xref ID: 19-15-07000-0012

480 BROADMEADE DR

Legal : ACRES 13.07, CD. 6138-1; SEC. 7,
TWP. 19, RGE. 15; PTN. S1/2

SOUTHERN PINES, NC 28387

Levy Code : 031

Land Use : 095

13.07 Acres

Prop Link :

Neighborhood: FA

Loc: R15T19

Situs Addr: WOODS & STEELE RD

Living Area :

YB:

CLE ELUM, WA 98922

2007 Exemptions:

ABC Freeze:

2007 Property Values

Buildings \$ 0 (+)

O/S Market \$ 160,530 (+)

O/S Use \$ 460

Total Market \$ 160,530 (=)

Assessed-Taxable \$ 460

2005 Tax Status

Current Levied Taxes : 3.74

Special Assessments : 15.60

*** No Taxes Due ***

(1) Alt. Disp.

(2) Primary

(3) Secondary

(4) Land/Impr.

(5) General Appr.

(6) Assessments

(7) Ownership

(.) More

Enter Option from Above, or <RET> to Exit: ___

- - Property Data Selection Menu - -

Prop ID: P17837 (Real Property)
 Xref ID: 19-15-07000-0027
 Legal : ACRES 20.03, CD. 6138-7-3; SEC.
 7, TWP. 19, RGE. 15; PTN. NW1/4

OREN DEVELOPMENT LLC
 6355 NE 151ST ST
 KENMORE, WA 98028

Levy Code : 031	Land Use : 088	20.03 Acres
Prop Link :	Neighborhood:	Loc: R15T19
Situs Addr: WOODS & STEELE RD	Living Area :	YB:
CLE ELUM, WA 98922		

2007 Exemptions:
 ABC Freeze:

2005 Tax Status
 Current Levied Taxes : 6.04
 Special Assessments : 15.60
 *** No Taxes Due ***

2007 Property Values
 Buildings \$ 0 (+)
 Timber Land \$ 740 (+)
 Total Market \$ 740 (=)
 Assessed=Taxable \$ 740

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: ___

- - Property Data Selection Menu - -

Prop ID: P12078 (Real Property)
Xref ID: 19-15-07000-0013
Legal : ACRES 15.01, CD. 6138-2; SEC. 7,
TWP. 19, RGE. 15; PTN. S1/2

BLALOCK, DARRELL G ETUX
5124 QUINCY AVE SE
AUBURN, WA 98092

Levy Code : 031
Prop Link :
Situs Addr: WOODS & STEELE RD
CLE ELUM, WA 98922

Land Use : 095 15.01 Acres
Neighborhood: FA Loc: R15T19
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2007 Property Values

2005 Tax Status
Current Levied Taxes : 4.29
Special Assessments : 15.60
*** No Taxes Due ***

Buildings \$ 0 (+)
O/S Market \$ 175,080 (+)
O/S Use \$ 530
Total Market \$ 175,080 (=)
Assessed-Taxable \$ 530

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: __

- - Property Data Selection Menu - -

Prop ID: P17839 (Real Property)
Xref ID: 19-15-07000-0029
Legal : ACRES 45.00, CD. 6138-7-5; SEC.
7, TWP. 19, RGE. 15; PTN. SW1/4

~~STUART RIDGE LLC~~
~~315 39TH AVE SW #8~~
~~PUYALLUP, WA 98373~~

Levy Code : 031 Land Use : 088 45.00 Acres
Prop Link : Neighborhood: Loc: R15T19
Situs Addr: WOODS & STEELE RD Living Area : YB:
CLE ELUM, WA 98922

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 13.20
Special Assessments : 24.10
*** No Taxes Due ***

2007 Property Values
Buildings \$ 0 (+)
Timber Land \$ 1,620 (+)
Total Market \$ 1,620 (=)
Assessed=Taxable \$ 1,620

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit:

- - Property Data Selection Menu - -

Prop ID: P035434 (Real Property)
Xref ID: 19-14-12000-0005
Legal : ACRES 40.00, CD. 5793; SEC. 12;
TWP. 19; RGE. 14; NE 1/4 SE 1/4;

WOODS, KATHLEEN G.
2235 FAIRVIEW AVE E #10
SEATTLE, WA 98102

Levy Code : 031 Land Use : 088 40.00 Acres
Prop Link : Neighborhood: Loc: R14T19
Situs Addr: Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 11.45
Special Assessments : 24.50
*** No Taxes Due ***

2007 Property Values
Buildings \$ 0 (+)
Timber Land \$ 1,400 (+)
Total Market \$ 1,400 (=)
Assessed-Taxable \$ 1,400

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: __

- - Property Data Selection Menu - -

Prop ID: P085434 (Real Property)
 Xref ID: 19-14-12000-0014
 Legal : ACRES 32.94, CD. 5791-1; SEC.
 12; TWP. 19; RGE. 14; SE 1/4 NE

WOODS, CECILE B.
 PO BOX 493
 SOUTH CLE ELUM, WA 98943

Levy Code : 031	Land Use : 088	32.94 Acres
Prop Link :	Neighborhood:	Loc: R14T19
Situs Addr:	Living Area :	YB:

2007 Exemptions:
 ABC Freeze:

2005 Tax Status
 Current Levied Taxes : 9.46
 Special Assessments : 14.50
 *** No Taxes Due ***

2007 Property Values
 Buildings \$ 0 (+)
 Timber Land \$ 1,150 (+)
 Total Market \$ 1,150 (=)
 Assessed=Taxable \$ 1,150

(1) Alt. Disp.	(2) Primary	(3) Secondary	(4) Land/Impr.
(5) General Appr.	(6) Assessments	(7) Ownership	(.) More

Enter Option from Above, or <RET> to Exit: __

CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0115425-2012.72156-85706151

GUARANTEE

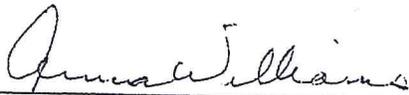
CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: 3/20/12

WA2011 0115425
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926
Tel: (509) 925-1477
Fax: (509) 962-8325



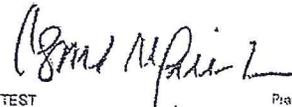
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

By:



ATTEST



President



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Form No. 72156 (Reprinted 01/08)

APR 10 2012

08019
Rec'd by E-mail

Miscellaneous Guarantee Face Page
For Use In Montana & Washington

SUBDIVISION GUARANTEE

Office File Number : 0115425
Guarantee Number : WA2011-46-0115425-2012.72156-85706151
Dated : March 20, 2012, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : BACK COUNTRY RESOURCES LLC

Name of Assured: BACK COUNTRY RESOURCES, LLC

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 E of that certain Survey recorded June 1, 2004, in Book 30 of Surveys, page 61, under Auditor's File No. 200406010081, records of Kittitas County, Washington; being a portion of Section 7, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

BACK COUNTRY RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

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

EXCEPTIONS:

1. General taxes and assessments for 2012, which become delinquent after April 30, 2012, if not paid in full.
Amount : \$29.45
Tax No. : 19-15-07000-0028 (17838)

Note: Tax payments can be mailed to the following address:

Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

2. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

3. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Evergreen Park Homeowner's Association.
4. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by "Easement Owners Association" as disclosed by instrument recorded December 23, 2002 under Auditor's File No. 200212230026.
5. 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)
6. Reservations contained in deed.
Executed by : PCTC, INC., A Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.)
Recorded : June 30, 1989
Auditor's No. : 521473
As Follows : Grantors reserves unto itself;

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

(SPECIAL EXCEPTION NO. 6 CONTINUED)

(A) All oil, gas and other hydrocarbons, regardless of gravity and whether produced in liquid or gaseous form (including, without limitation, all gas occurring in coal or lignite seams, beds or deposits, but except as occurring in coal or lignite seams beds or deposits when vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations) and all substance necessarily produced in association with such oil, gas and other hydrocarbons, together with such substance, are collectively called "reserved oil and gas"), together with rights of ingress and egress for the purpose of drilling for, exploring for, producing, storing, treating, transporting and processing reserved oil and gas with the right to remove any and all property grantor places on the subject property, provided such rights of ingress and egress shall be subject to the provisions set forth below; and

(B) All minerals, metals and ores of every kind and nature and whether surface or subsurface in, on or under the subject property except for reserved oil and gas and all sources of geothermal energy (such minerals and sources are called the "reserved minerals", and including without limitation and without regard to their intended use of current commercial value:

- (1) Coal, lignite, and peat (including gas occurring in coal or lignite seams, beds or deposits to the extent the same is vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations);
- (2) Precious metals such as gold and silver and other metals such as copper, iron, lead and zinc;
- (3) Industrial minerals, including without limitation talc, calcium carbonate, mica and kaolin;
- (4) Fissionable source materials, including without limitation uranium, vanadium and thorium;
- (5) Sand, clay, gravel, aggregate, granite, stone, rock, including without limitation decorative rock and rock of unique character; provided, grantee may use so much of the items described in this clause (5) as it reasonable requires in connection with its use and enjoyment of the subject property or with the construction, maintenance, and repair of roads serving the subject property, so long as the use of such items is incidental to such other uses and is not a primary use;
- (6) All other naturally occurring elements, compounds, and substances whether similar or dissimilar, metallic or non-metallic, in whatsoever form and whether occurring, found, extracted or removed in solid, liquids or gaseous state; and
- (7) All of the constituent products of all or any of the foregoing and all other substances necessarily produced in association therewith.,

Together with rights of ingress and egress for the purpose of prospecting and exploring for reserved minerals by any means, and for the purpose of drilling, extracting, mining, developing, producing, treating and processing reserved minerals by all methods, (including without limitation mining by strip, auger, open pit, in-situ combustion, solution, and underground methods), and of erecting, operating, maintaining and working any mining, extraction, production, treatment or processing facility by all. Procedures, whether such means, methods, or procedures are now known or hereafter discovered, and of taking out, storing, stockpiling, removing transporting and marketing reserved minerals, together with the right to commingle reserved mineral or any other material produced from the subject property with minerals or any other material produced from any other property and to use the subject property for any of the aforesaid activities with respect to such minerals and material when related to like activities involving reserved minerals.

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

(SPECIAL EXCEPTION NO. 6 CONTINUED)

We further note the following instruments with regard to said reservation:

- a) Conveyance of minerals reserved under deed to Plum Creek Timber Company, L.P. to Meridian Mineral Company by deed recorded June 30, 1989 in Volume 291, Page 805, under Auditor's File No. 521474;
- b) Conveyance of oil and gas reserved under deed to Plum Creek Timber Company, L.P. to Meridian Oil Inc. by deed recorded June 30, 1989 in Volume 291, Page 807, under Auditor's File No. 521475;
- c) Quit Claim Deed from Meridian Minerals Company to Plum Creek Timber Company, L.P., recorded January 15, 1993 in Volume 338, Page 1932, under Auditor's File No. 556252 which "does hereby release, remise and quitclaim, without any covenants of warranty whatsoever, unto Plum Creek Timber Company, L.P., a Delaware limited partnership, and to its successors and assigns, all of the rights, title and interest of the Grantor in and to the Reserved Minerals, as said Reserved Minerals and all rights and appurtenances thereto are defined and reserved to PCTC, Inc. in and under the "Deed to Plum Creek Timber Company, L.P." from PCTC, Inc. to Plum Creek Timber Company, L.P. executed on June 21, 1989, effective on June 8, 1989, recorded June 30, 1989, under Document No. 521473, records of Kittitas County, Washington, which Reserved Minerals and rights and appurtenances were subsequently conveyed by PCTC, Inc. to Grantor pursuant to that document entitled "Conveyance of Minerals Reserved under Deed to Plum Creek Timber Company, L.P." executed on June 21, 1989, effective June 8, 1989, recorded June 30, 1989 under Document No. 521474, records of Kittitas County, Washington." We further note by Warranty Deed recorded June 30, 1999 under Auditor's File No. 199906300046, the interest of Plum Creek Timber Company, L.P., a Delaware Limited Partnership, was conveyed to Plum Creek Land Company, a Delaware corporation.

Present ownership and other matters affecting said reservation not shown herein.

7. Terms and conditions of agreement
Recorded : May 31, 1991
Auditor's File No : 539737
Between : PCTC, INC., A Delaware corporation (formerly known as Plum Creek Timber Company, INC., AND BN Timberlands, INC.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware Corporation, as reserved oil and gas owner.
8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 27, 2000, under Kittitas County Auditor's File No. 200012270001.
In favor of : Plum Creek Timberlands, L.P., a Delaware limited partnership
For : Utilities, reconstruction, use and maintenance of existing roads
Affects : A strip of land sixty (60) feet in width, with such additional widths as may be necessary for needed cuts and fills, over and across a portion of the West Half of Section 7; Township 19 North, Range 15 East, W.M. and other land
9. Sixty (60) foot easements for ingress, egress, and utilities, lying thirty (30) feet on each side of the centerline as disclosed and/or delineated on that certain survey recorded December 9, 2002 in Book 28 of Surveys, Page 121, under Auditor's File No. 200212090004, affecting Section 7, Township 19 North, Range 15 East, W.M.

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 13, 2002, under Kittitas County Auditor's File No. 200212130099.
- In favor of : Thomas J. Chambers and Judy L. Chambers, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet wide as delineated on that certain survey recorded in Book 28 of Surveys, Page 121, affecting Section 7, Township 19 North, Range 15 East, W.M.

Said easement further provides in part as follows:

"Grantor, their heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement (or relocated easement) to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder). Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

11. Declaration of Covenants, Conditions, Restrictions and Easements, executed by Cle Elum's Sapphire Skies, L.L.C., a Washington limited liability company,, recorded June 25, 2002, under Kittitas County Auditor's File No. 200212230026, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, affecting Section 7, Township 19 North, Range 15 East, W.M..

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 31, 2002, under Kittitas County Auditor's File No. 200212310015.
- In favor of : Barton W. Hawkins and Susan R. Hawkins, husband and wife; and Michael J. Rowley and Joyce A. Rowley, husband and wife; and Norman J. Rowley and Judy B. Rowley, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet wide as delineated on that certain survey recorded in Book 28 of Surveys, Page 121, affecting Section 7, Township 19 North, Range 15 East, W.M.

Said easement further provides in part as follows:

"Grantor, their heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement (or relocated easement) to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder). Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

13. 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 June 30, 2004, under Kittitas County Auditor's File No. 200406300082.
- In favor of : Barton W. Hawkins and Susan R. Hawkins, husband and wife; and Michael J. Rowley and Joyce A. Rowley, husband and wife, and Norman J. Rowley and Judy B. Rowley, husband and wife
- For : Sixty (60) foot wide non-exclusive easement, running with the land for ingress, egress and utilities
- Affects : Survey, filed in Book 28 of Surveys, Page 121, and recorded December 9, 2002, under Auditor's File No. 200212090004, records of Kittitas County, Washington

Said easement further provides in part as follows:

"Grantor, heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder), Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

14. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:
- Grantor : Back Country Resources, LLC, a Washington Limited Liability Company
- Trustee : AmeriTitle, Inc., an Oregon corporation
- Beneficiary : NorthMarq Capital, Inc., a Minnesota corporation
- Amount : \$11,500,000.00
- Dated : December 23, 2005
- Recorded : December 28, 2005
- Auditor's File No. : 200512280098
- Affects : Said Parcel E and other land

Assignment of said Deed of Trust;

Assignee : American Strategic Income Portfolio Inc.-II, a Minnesota corporation

Dated : December 23, 2005

Recorded : May 19, 2006

Auditor's File No. : 200605190011

Modification of Deed of Trust recorded March 20, 2009, under Auditor's File No. 200903200070.

Modification of Deed of Trust recorded July 14, 2010, under Auditor's File No. 201007140045.

15. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Back Country Resources, LLC, a Washington Limited Liability Company
- Trustee : AmeriTitle, Inc., an Oregon corporation
- Beneficiary : GDW Capital Partners, LLC, a Washington Limited Liability Corporation
- Amount : \$3,200,000.00
- Dated : December 23, 2005
- Recorded : December 28, 2005
- Auditor's File No. : 200512280110
- Affects : Said Parcel E and other land

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85705151

(SPECIAL EXCEPTION NO. 15 CONTINUED)

Modification of Deed of Trust recorded March 20, 2009, under Auditor's File No. 200903200072.

Subordination of said Deed of Trust is pursuant to the terms of the Replacement Intercreditor Agreement recorded March 20, 2009, under Kittitas County Auditor's File No. 200903200082 and Amended and Restated Replacement Intercreditor Agreement recorded July 14, 2010, under Auditor's File No. 201007140057.

Second Modification of Deed of Trust recorded July 26, 2010, under Auditor's File No. 201007260009.

16. Declaration of Covenants, Conditions and Restrictions for Evergreen Park, recorded November 12, 2008, under Kittitas County Auditor's File No. 200811120053, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

17. DEED OF TRUST, and the terms and conditions thereof:
- | | |
|--------------------|---|
| Grantor | : Highmark Resources, LLC, a Washington limited liability company |
| Trustee | : AmeriTitle |
| Beneficiary | : AGW LLC, an Idaho limited liability company |
| Amount | : \$1,250,000.00, plus interest |
| Dated | : March 20, 2009 |
| Recorded | : March 20, 2009 |
| Auditor's File No. | : 200903200071 |

Modification of Deed of Trust recorded July 22, 2010, under Auditor's File No. 201007220032.

18. DEED OF TRUST, and the terms and conditions thereof:
- | | |
|--------------------|---|
| Grantor | : Back Country Resources, LLC, a Washington limited liability company |
| Trustee | : AmeriTitle, Inc. |
| Beneficiary | : American Strategic Income Portfolio Inc.-II, a corporation |
| Amount | : \$3,200,000.00, plus interest |
| Dated | : March 20, 2009 |
| Recorded | : March 20, 2009 |
| Auditor's File No. | : 200903200070 |
| Affects | : Said premises and other land |

Modification recorded July 14, 2010, under Auditor's File No. 201007140045.

19. Amended and Restated Replacement Intercreditor Agreement, and the terms and conditions thereof, executed by and between the parties herein named:
- | | | |
|--------------------|---|---|
| Between | : | American Strategic Income Portfolio Inc., - II, a Minnesota corporation, AGW, LLC, an Idaho limited liability company, GDW Capital Partners, LLC, a Washington limited liability company, and Storm King, LLC, a Washington limited liability company |
| Dated | : | March 1, 2010 |
| Recorded | : | July 14, 2010 |
| Auditor's File No. | : | 201007140057 |

Amends and Restates Replacement Intercreditor Agreement recorded March 20, 2009, under Auditor's File No. 200903200082.

(SCHEDULE B) (CONTINUED)

File No. 0115425

Guarantee Number: WA2011-46-0115425-2012.72030-85706151

20. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on August 25, 2011, under Kittitas County Auditor's File No. 201108250015.
- In favor of : Kittitas County Parks and Recreation District #1
For : Recreation Easement for Evergreen Snowpark
Affects : A portion of said premises

END OF EXCEPTIONS

Notes:

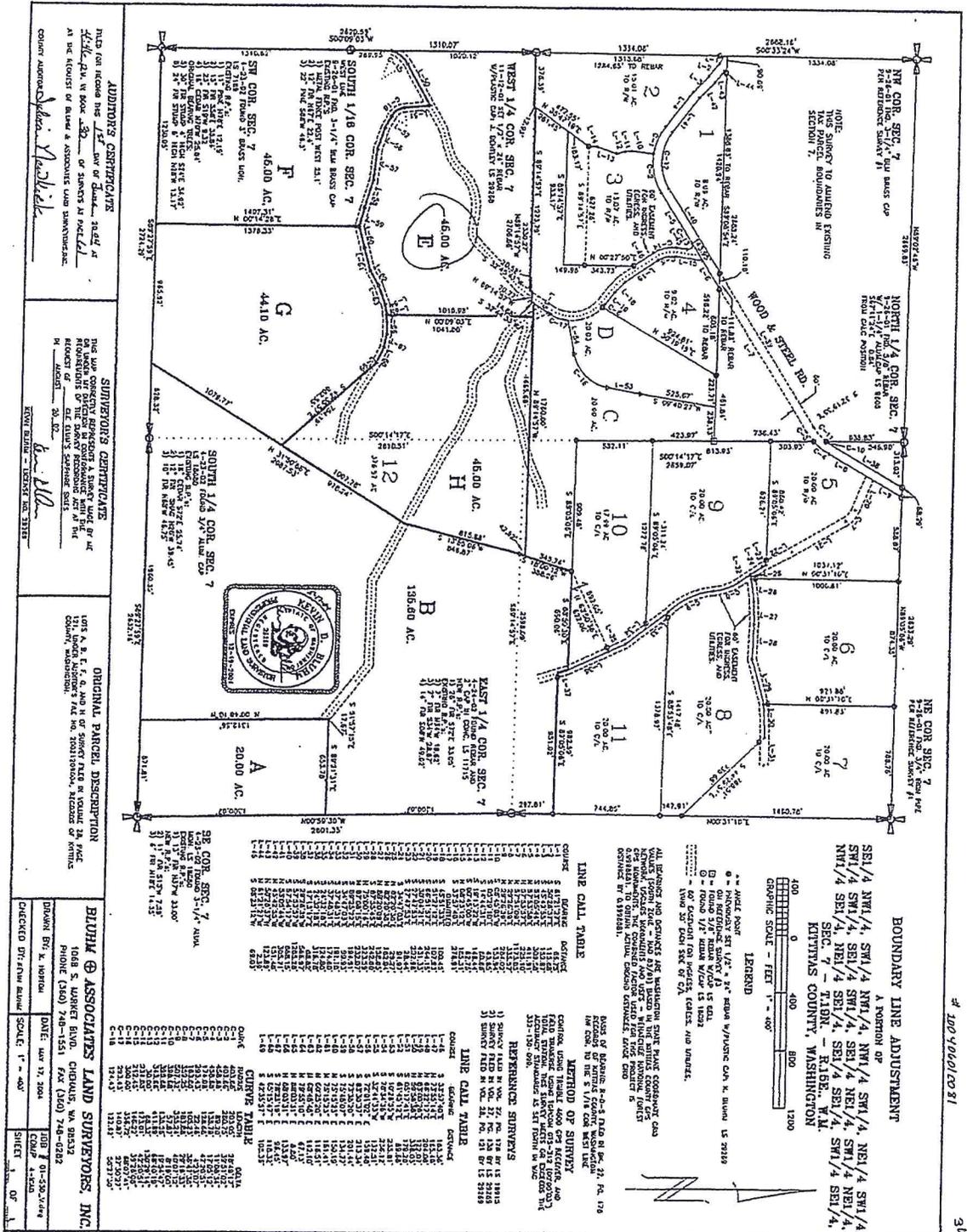
1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

END OF GUARANTEE

AW/lmw

1 cc: brooksideconsulting@gmail.com



AUDITOR'S CERTIFICATE
 This plan and map have been examined and found to conform with the laws of this State in all respects, and the same are hereby certified to be correct and true.

COUNTY AUDITOR: *John A. ...*

SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, do hereby certify that the above described land is the property of the person or persons named therein, and that the same are correctly and truly surveyed and shown on this plan and map.

SURVEYOR: *...*

ORIGINAL PARCEL DESCRIPTION
 This is a portion of the original parcel described in the original plat of the same, and the same are correctly and truly surveyed and shown on this plan and map.

BUHM & ASSOCIATES LAND SURVEYORS, INC.
 1008 S. MARKET BLVD.
 COVINGTON, VA 22032
 PHONE (703) 746-1551
 FAX (703) 746-0182

DATE: May 17, 2004
 JOB #: 01-38-V-04
 SHEET: 1 OF 1

LINE CALL TABLE

LINE NO.	BEARING	DISTANCE	ACRES
1-1	S 89° 15' 00" E	100.00	0.0000
1-2	S 89° 15' 00" E	100.00	0.0000
1-3	S 89° 15' 00" E	100.00	0.0000
1-4	S 89° 15' 00" E	100.00	0.0000
1-5	S 89° 15' 00" E	100.00	0.0000
1-6	S 89° 15' 00" E	100.00	0.0000
1-7	S 89° 15' 00" E	100.00	0.0000
1-8	S 89° 15' 00" E	100.00	0.0000
1-9	S 89° 15' 00" E	100.00	0.0000
1-10	S 89° 15' 00" E	100.00	0.0000
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1-99	S 89° 15' 00" E	100.00	0.0000
1-100	S 89° 15' 00" E	100.00	0.0000

REFERENCE SURVEYS

NO.	DATE	BY	DESCRIPTION
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189	2080
190	2081
191	2082
192	2083
193	2084
194	2085
195	2086
196	2087

Evergreen Park
(E)

NO. 0100575 LIABILITY 1,000.00 FEE \$ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 4379

CLE ELUMS SAPPHIRE SKIES AND BACK COUNTRY RESOURCES, LLC

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: FEBRUARY 22, 2006 AT 8:00 A.M.

CHICAGO TITLE INSURANCE COMPANY

By Marlene Wyatt
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

11

SUBDIVISION GUARANTEE

Office File Number : 00100575
Guarantee Number : 48 0035 72030 4379
Dated : February 22, 2006, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : Back Country Resources, LLC

Name of Assured: Back Country Resources, LLC, a Washington Limited Liability Company

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 E of that certain Survey recorded June 1, 2004, in Book 30 of Surveys, page 61, under Auditor's File No. 200406010081, records of Kittitas County, Washington; being a portion of Section 7, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

BACK COUNTRY RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0100575

Guarantee Number: 48 0035 72030 4379

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 2006, payable after February 15, 2006, which become delinquent after April 30, 2006, if first half not paid.

	<u>Full year</u>	<u>First 1/2</u>	<u>Second 1/2</u>
Amount :	\$ 27.93	\$ 27.93	\$ 0.00
Tax No. :	19.15.07000.0028 (P17838)		
5. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.
6. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by "Easement Owners Association" as disclosed by instrument recorded December 23, 2002 under Auditor's File No. 200212230026.
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. 0100575

Guarantee Number: 48 0035 72030 4379

8. Reservations contained in deed.

Executed by : PCTC, INC., A Delaware Corporation (Formerly known as Plum Creek
Timber Company, Inc., and BN Timberlands, Inc.)
Recorded : June 30, 1989
Auditor's No. : 521473
As Follows : Grantors reserves unto itself;

(A) All oil, gas and other hydrocarbons, regardless of gravity and whether produced in liquid or gaseous form (including, without limitation, all gas occurring in coal or lignite seams, beds or deposits, but except as occurring in coal or lignite seams beds or deposits when vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations) and all substance necessarily produced in association with such oil, gas and other hydrocarbons, together with such substance, are collectively called "reserved oil and gas"), together with rights of ingress and egress for the purpose of drilling for, exploring for, producing, storing, treating, transporting and processing reserved oil and gas with the right to remove any and all property grantor places on the subject property, provided such rights of ingress and egress shall be subject to the provisions set forth below; and

(B) All minerals, metals and ores of every kind and nature and whether surface or subsurface in, on or under the subject property except for reserved oil and gas and all sources of geothermal energy (such minerals and sources are called the "reserved minerals", and including without limitation and without regard to their intended use of current commercial value:

- (1) Coal, lignite, and peat (including gas occurring in coal or lignite seams, beds or deposits to the extent the same is vented as a non-commercial substance in conjunction with coal or lignite development or extraction operations);
- (2) Precious metals such as gold and silver and other metals such as copper, iron, lead and zinc;
- (3) Industrial minerals, including without limitation talc, calcium carbonate, mica and kaolin;
- (4) Fissionable source materials, including without limitation uranium, vanadium and thorium;
- (5) Sand, clay, gravel, aggregate, granite, stone, rock, including without limitation decorative rock and rock of unique character; provided, grantee may use so much of the items described in this clause (5) as it reasonable requires in connection with its use and enjoyment of the subject property or with the construction, maintenance, and repair of roads serving the subject property, so long as the use of such items is incidental to such other uses and is not a primary use;
- (6) All other naturally occurring elements, compounds, and substances whether similar or dissimilar, metallic or non-metallic, in whatsoever form and whether occurring, found, extracted or removed in solid, liquids or gaseous state; and
- (7) All of the constituent products of all or any of the foregoing and all other substances necessarily produced in association therewith.,

Together with rights of ingress and egress for the purpose of prospecting and exploring for reserved minerals by any means, and for the purpose of drilling, extracting, mining, developing, producing, treating and processing reserved minerals by all methods, (including without limitation mining by strip, auger, open pit, in-situ combustion, solution, and underground methods), and of erecting, operating, maintaining and working any mining, extraction, production, treatment or processing facility by all. Procedures, whether such means, methods, or procedures are now known or hereafter discovered, and of taking out, storing, stockpiling, removing transporting and marketing reserved minerals, together with the right to commingle reserved mineral or any other material produced from the subject property with minerals or any other material produced from any other property and to use the subject property for any of the aforesaid activities with respect to such minerals and material when related to like activities involving reserved minerals.

(SCHEDULE B)

File No. 0100575

Guarantee Number: 48 0035 72030 4379

(EXCEPTION NO. 8 CONTINUED)

We further note the following instruments with regard to said reservation:

- a) Conveyance of minerals reserved under deed to Plum Creek Timber Company, L.P. to Meridian Mineral Company by deed recorded June 30, 1989 in Volume 291, Page 805, under Auditor's File No. 521474;
- b) Conveyance of oil and gas reserved under deed to Plum Creek Timber Company, L.P. to Meridian Oil Inc. by deed recorded June 30, 1989 in Volume 291, Page 807, under Auditor's File No. 521475;
- c) Quit Claim Deed from Meridian Minerals Company to Plum Creek Timber Company, L.P., recorded January 15, 1993 in Volume 338, Page 1932, under Auditor's File No. 556252 which "does hereby release, remise and quitclaim, without any covenants of warranty whatsoever, unto Plum Creek Timber Company, L.P., a Delaware limited partnership, and to its successors and assigns, all of the rights, title and interest of the Grantor in and to the Reserved Minerals, as said Reserved Minerals and all rights and appurtenances thereto are defined and reserved to PCTC, Inc. in and under the "Deed to Plum Creek Timber Company, L.P." from PCTC, Inc. to Plum Creek Timber Company, L.P. executed on June 21, 1989, effective on June 8, 1989, recorded June 30, 1989, under Document No. 521473, records of Kittitas County, Washington, which Reserved Minerals and rights and appurtenances were subsequently conveyed by PCTC, Inc. to Grantor pursuant to that document entitled "Conveyance of Minerals Reserved under Deed to Plum Creek Timber Company, L.P." executed on June 21, 1989, effective June 8, 1989, recorded June 30, 1989 under Document No. 521474, records of Kittitas County, Washington." We further note by Warranty Deed recorded June 30, 1999 under Auditor's File No. 199906300046, the interest of Plum Creek Timber Company, L.P., a Delaware Limited Partnership, was conveyed to Plum Creek Land Company, a Delaware corporation.

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

9. Terms and conditions of agreement
Recorded : May 31, 1991
Auditor's File No : 539737
Between : PCTC, INC., A Delaware corporation (formerly known as Plum Creek Timber Company, INC., AND BN Timberlands, INC.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware Corporation, as reserved oil and gas owner.
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 27, 2000, under Kittitas County Auditor's File No. 200012270001.
In favor of : Plum Creek Timberlands, L.P., a Delaware limited partnership
For : Utilities, reconstruction, use and maintenance of existing roads
Affects : A strip of land sixty (60) feet in width, with such additional widths as may be necessary for needed cuts and fills, over and across a portion of the West Half of Section 7; Township 19 North, Range 15 East, W.M. and other land

(SCHEDULE B)

File No. 0100575

Guarantee Number: 48 0035 72030 4379

11. Sixty (60) foot easements for ingress, egress, and utilities, lying thirty (30) feet on each side of the centerline as disclosed and/or delineated on that certain survey recorded December 9, 2002 in Book 28 of Surveys, Page 121, under Auditor's File No. 200212090004, affecting Section 7, Township 19 North, Range 15 East, W.M.
12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 13, 2002, under Kittitas County Auditor's File No. 200212130099.
- In favor of : Thomas J. Chambers and Judy L. Chambers, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet wide as delineated on that certain survey recorded in Book 28 of Surveys, Page 121, affecting Section 7, Township 19 North, Range 15 East, W.M.

Said easement further provides in part as follows:

"Grantor, their heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement (or relocated easement) to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder). Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

13. Declaration of Covenants, Conditions, Restrictions and Easements, executed by Cle Elum's Sapphire Skies, L.L.C., a Washington limited liability company,, recorded June 25, 2002, under Kittitas County Auditor's File No. 200212230026, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, affecting Section 7, Township 19 North, Range 15 East, W.M..
14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 31, 2002, under Kittitas County Auditor's File No. 200212310015.
- In favor of : Barton W. Hawkins and Susan R. Hawkins, husband and wife; and Michael J. Rowley and Joyce A. Rowley, husband and wife; and Norman J. Rowley and Judy B. Rowley, husband and wife
For : Ingress, egress and utilities
Affects : A strip of land sixty (60) feet wide as delineated on that certain survey recorded in Book 28 of Surveys, Page 121, affecting Section 7, Township 19 North, Range 15 East, W.M.

Said easement further provides in part as follows:

"Grantor, their heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement (or relocated easement) to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder). Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

(SCHEDULE B)

File No. 0100575

Guarantee Number: 48 0035 72030 4379

15. 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 June 30, 2004, under Kittitas County Auditor's File No. 200406300082.
- In favor of : Barton W. Hawkins and Susan R. Hawkins, husband and wife; and Michael J. Rowley and Joyce A. Rowley, husband and wife, and Norman J. Rowley and Judy B. Rowley, husband and wife
- For : Sixty (60) foot wide non-exclusive easement, running with the land for ingress, egress and utilities
- Affects : Survey, filed in Book 28 of Surveys, Page 121, and recorded December 9, 2002, under Auditor's File No. 200212090004, records of Kittitas County, Washington

Said easement further provides in part as follows:

"Grantor, heirs, successors and assigns reserves the right to relocate said easement at their sole expense and/or to improve the road over said easement to County standards and to dedicate said road to Kittitas County (provided that any such relocation and/or improvements do not materially impair the rights of the Grantee, their heirs and assigns, hereunder), Grantor, heirs, successors and assigns further reserves the right for future segregation of other properties served by said easement."

16. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:
- Grantor : Back Country Resources, LLC, a Washington Limited Liability Company
- Trustee : AmeriTitle, Inc., an Oregon corporation
- Beneficiary : NorthMarq Capital, Inc., a Minnesota corporation
- Amount : \$11,500,000.00
- Dated : December 23, 2005
- Recorded : December 28, 2005
- Auditor's File No. : 200512280098
- Affects : Said Parcel E and other land
17. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Back Country Resources, LLC, a Washington Limited Liability Company
- Trustee : AmeriTitle, Inc., an Oregon corporation
- Beneficiary : GDW Capital Partners, LLC, a Washington Limited Liability Corporation
- Amount : \$3,200,000.00
- Dated : December 23, 2005
- Recorded : December 28, 2005
- Auditor's File No. : 200512280110
- Affects : Said Parcel E and other land

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0100575

Guarantee Number: 48 0035 72030 4379

Notes:

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

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

END OF GUARANTEE

MW/bj

1cc: Vicki/Cle Elums Sapphire Skies



Lot Closure Report for: Evergreen Park Plat

Lot Name: **Lot 1**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 43560.28
Lot Area (Acres): 1.00
Lot Perimeter: 923.26
Closing Direction: N45°27'34"E
Closing Distance: 0.0090

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663661.1815	1509457.6911	N59°58'36"E	33.17
	663677.7782	1509486.4104	N59°58'36"E	152.51
	663754.0870	1509618.4569	N73°37'28"E	134.30
PC	663791.9505	1509747.3089		
RP	664092.6956	1509678.9782		
Curve Direction:			CCW	
Radial In:			N12°48'02"W	
D.O.C Arc:			18°34'40"	
D.O.C Chord:			18°39'37"	
Radius:			308.41	
Delta angle:			02°25'15"	
Tangent length:			6.52	
Arc length:			13.03	
Chord Direction:			N75°59'21"E	
Chord length:			13.03	
External:			0.07	
Middle ordinate:			0.07	
Radial Out:			S15°13'17"E	
Point	Northing	Easting	Direction	Distance
PT	663795.1051	1509759.9511	S09°36'27"E	124.73
	663672.1245	1509780.7682	S66°24'30"W	339.90
	663536.0912	1509469.2768	N05°17'41"W	125.62
End	663661.1752	1509457.6847		
Error of Closure		1 : 102735		
Departure in Y (Northing):		0.0063		
Departure in X (Easting):		0.0064		

Lot Name: **Lot 2**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 43560.01
Lot Area (Acres): 1.00
Lot Perimeter: 930.58
Closing Direction: N24°59'57"W
Closing Distance: 0.0058

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Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663536.0999	1509469.2831	N66°24'30"E	339.90
	663672.1332	1509780.7746	S09°36'27"E	75.02
	663598.1654	1509793.2953	S48°02'41"W	327.73
	663379.0614	1509549.5733	N61°45'12"W	11.73
	PC	663384.6129	1509539.2401	
RP	663494.2255	1509598.1289		
Curve Direction:			CW	
Radial In:			N28°14'48"E	
D.O.C Arc:			46°02'48"	
D.O.C Chord:			47°23'08"	
Radius:			124.43	
Delta angle:			56°27'31"	
Tangent length:			66.80	
Arc length:			122.61	
Chord Direction:			N33°31'26"W	
Chord length:			117.71	
External:			16.80	
Middle ordinate:			14.80	
Radial Out:			S84°42'19"W	
Point	Northing	Easting	Direction	Distance
PT	663482.7433	1509474.2298	N05°17'41"W	53.58
End	663536.0947	1509469.2855		
Error of Closure		1 : 161273		
Departure in Y (Northing):		0.0052		
Departure in X (Easting):		-0.0024		

Lot Name:	Lot 3
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	935.82
Closing Direction:	S89°18'08"W
Closing Distance:	0.0109

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663379.0611	1509549.5694	S61°45'12"E	77.94
	663342.1746	1509618.2282	S72°01'02"E	159.48
	663292.9381	1509769.9175	N13°35'54"E	318.87
	663602.8695	1509844.8882	S84°47'22"W	51.80
	663598.1652	1509793.3023	S48°02'41"W	327.73
	End	663379.0612	1509549.5803	
Error of Closure		1 : 85656		
Departure in Y (Northing):		-0.0001		
Departure in X (Easting):		-0.0109		

Lot Name:	Lot 4
Lot Description:	Description
Lot Owner:	none

Lot Area (Square Feet): 43560.00
 Lot Area (Acres): 1.00
 Lot Perimeter: 927.03
 Closing Direction: S66°41'17"W
 Closing Distance: 0.0078

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663292.9406	1509769.9132	S83°30'37"E	158.90
	663274.9809	1509927.7950	N04°33'18"E	338.98
	663612.8903	1509954.7154	S84°47'22"W	110.28
	663602.8751	1509844.8912	S13°35'54"W	318.87
End	663292.9437	1509769.9204		
Error of Closure		1 : 118243		
Departure in Y (Northing):		-0.0031		
Departure in X (Easting):		-0.0072		

Lot Name: Lot 5
 Lot Description: Description
 Lot Owner: none
 Lot Area (Square Feet): 43560.00
 Lot Area (Acres): 1.00
 Lot Perimeter: 945.45
 Closing Direction: N80°53'53"W
 Closing Distance: 0.0092

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663274.9816	1509927.7914	S83°30'37"E	54.45
	663268.8274	1509981.8925	S73°38'20"E	59.93
	663251.9457	1510039.3957	N08°47'01"E	352.72
	663600.5290	1510093.2571	N83°36'29"W	123.76
	663614.3071	1509970.2665	S84°47'22"W	15.61
	663612.8895	1509954.7210	S04°33'18"W	338.98
End	663274.9801	1509927.8005		
Error of Closure		1 : 102463		
Departure in Y (Northing):		0.0015		
Departure in X (Easting):		-0.0091		

Lot Name: Lot 6
 Lot Description: Description
 Lot Owner: none
 Lot Area (Square Feet): 43560.00
 Lot Area (Acres): 1.00
 Lot Perimeter: 971.82
 Closing Direction: N03°47'41"W
 Closing Distance: 0.0041

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663251.9456	1510039.3934	S73°38'20"E	141.51

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	663212.0836	1510175.1730	N02°37'53"E	377.72
	663589.4053	1510192.5142	N83°36'29"W	99.88
	663600.5249	1510093.2551	S08°47'01"W	352.72
End	663251.9416	1510039.3937		
Error of Closure		1 : 239808		
Departure in Y (Northing):		0.0040		
Departure in X (Easting):		-0.0003		

Lot Name:	Lot 7
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	1007.11
Closing Direction:	S61°09'32"E
Closing Distance:	0.0057

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663212.0848	1510175.1686		S75°48'07"E	134.77
	663179.0292	1510305.8219		N02°48'49"W	400.37
	663578.9165	1510286.1689		N83°36'29"W	94.25
	663589.4093	1510192.5048		S02°37'53"W	377.72
End	663212.0876	1510175.1636			
Error of Closure		1 : 175292			
Departure in Y (Northing):		-0.0028			
Departure in X (Easting):		0.0050			

Lot Name:	Lot 8
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	981.11
Closing Direction:	N50°06'13"W
Closing Distance:	0.0060

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663179.0286	1510305.8232		N02°48'49"W	400.37
	663578.9160	1510286.1702		S71°03'54"E	116.33
	663541.1674	1510396.2053		S06°49'23"E	330.37
	663213.1372	1510435.4544		S75°15'23"W	134.04
End	663179.0248	1510305.8278			
Error of Closure		1 : 164734			
Departure in Y (Northing):		0.0038			
Departure in X (Easting):		-0.0046			

Lot Name:	Lot 9
Lot Description:	Description
Lot Owner:	none

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Lot Area (Square Feet): 43560.00
 Lot Area (Acres): 1.00
 Lot Perimeter: 931.13
 Closing Direction: N24°06'57"W
 Closing Distance: 0.0026

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663217.2520	1510451.0722	N75°15'23"E	129.09	
	663250.1046	1510575.9118	N11°36'03"W	336.97	
	663580.1911	1510508.1498	S70°46'57"W	118.55	
	663541.1698	1510396.2059	S06°49'23"E	330.37	
	663213.1395	1510435.4550	N75°15'23"E	16.15	
End	663217.2496	1510451.0733			
Error of Closure		1 : 358523			
Departure in Y (Northing):		0.0024			
Departure in X (Easting):		-0.0011			

Lot Name: **Lot 10**
 Lot Description: Description
 Lot Owner: none
 Lot Area (Square Feet): 43560.00
 Lot Area (Acres): 1.00
 Lot Perimeter: 922.10
 Closing Direction: S61°58'33"W
 Closing Distance: 0.0052

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663250.1041	1510575.9100	N11°36'03"W	336.97	
	663580.1906	1510508.1480	N70°46'57"E	120.22	
	663619.7616	1510621.6688	S15°56'40"E	316.08	
	663315.8417	1510708.4976	S60°25'20"W	116.51	
	663258.3318	1510607.1705	S75°15'23"W	32.32	
End	663250.1066	1510575.9146			
Error of Closure		1 : 176331			
Departure in Y (Northing):		-0.0025			
Departure in X (Easting):		-0.0046			

Lot Name: **Lot 11**
 Lot Description: Description
 Lot Owner: none
 Lot Area (Square Feet): 43560.01
 Lot Area (Acres): 1.00
 Lot Perimeter: 918.08
 Closing Direction: N47°12'33"E
 Closing Distance: 0.0012

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663315.8398	1510708.4957	N68°48'48"E	105.07	

	663353.8129	1510806.4638	N03°45'15"W	323.67
	663676.7884	1510785.2713	S70°46'57"W	173.26
	663619.7589	1510621.6660	S15°56'40"E	316.08
End	663315.8390	1510708.4949		
Error of Closure		1 : 793704		
Departure in Y (Northing):		0.0008		
Departure in X (Easting):		0.0008		

Lot Name:	Lot 12
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	965.19
Closing Direction:	N14°25'49"E
Closing Distance:	0.0087

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	663353.8126	1510806.4628	N03°45'15"W	323.67
	663676.7881	1510785.2703	N03°45'15"W	45.71
	663722.4000	1510782.2774	N87°50'49"E	134.62
	663727.4575	1510916.8024	S00°09'03"W	348.22
	663379.2387	1510915.8856	S88°03'31"W	8.80
	663378.9406	1510907.0907	S79°55'10"W	67.13
	663367.1907	1510840.9970	S68°48'48"W	37.04
End	663353.8041	1510806.4606		
Error of Closure		1 : 110362		
Departure in Y (Northing):		0.0085		
Departure in X (Easting):		0.0022		

Lot Name:	Lot 13
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	890.33
Closing Direction:	S45°43'49"W
Closing Distance:	0.0161

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	663795.1113	1509759.9563		
RP	664092.7018	1509678.9834		
Curve Direction:		CCW		
Radial In:		N15°13'17"W		
D.O.C Arc:		18°34'40"		
D.O.C Chord:		18°39'37"		
Radius:		308.41		
Delta angle:		32°45'10"		
Tangent length:		90.63		
Arc length:		176.30		

Chord Direction: N58°24'08"E
 Chord length: 173.91
 External: 13.04
 Middle ordinate: 12.51
 Radial Out: S47°58'27"E

Point	Northing	Easting	Direction	Distance
PRC	663886.2319	1509908.0837		
RP	663664.1970	1510154.4550		

Curve Direction: CW
 Radial In: S47°58'27"E
 D.O.C Arc: 17°16'32"
 D.O.C Chord: 17°20'30"
 Radius: 331.66
 Delta angle: 06°19'56"
 Tangent length: 18.35
 Arc length: 36.65
 Chord Direction: N45°11'31"E
 Chord length: 36.64
 External: 0.51
 Middle ordinate: 0.51
 Radial Out: N41°38'31"W

Point	Northing	Easting	Direction	Distance
PT	663912.0504	1509934.0757	S06°55'46"E	299.93
	663614.3113	1509970.2614	S84°47'22"W	15.61
	663612.8936	1509954.7159	S84°47'22"W	110.28
	663602.8784	1509844.8916	S84°47'22"W	51.80
	663598.1742	1509793.3056	N09°36'27"W	75.02
	663672.1420	1509780.7850	N09°36'27"W	124.73
End	663795.1225	1509759.9678		
Error of Closure		1 : 55400		
Departure in Y (Northing):		-0.0112		
Departure in X (Easting):		-0.0115		

Lot Name:	Lot 14
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	903730.45
Lot Area (Acres):	20.75
Lot Perimeter:	4519.88
Closing Direction:	S78°13'51"W
Closing Distance:	0.0158

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	663783.7241	1509535.5476		
RP	663718.3381	1509673.4849		
Curve Direction:		CCW		
Radial In:		S64°38'16"E		
D.O.C Arc:		37°32'03"		
D.O.C Chord:		38°14'24"		
Radius:		152.65		
Delta angle:		32°51'28"		
Tangent length:		45.01		
Arc length:		87.54		

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Chord Direction: S08°56'00"W
 Chord length: 86.35
 External: 6.50
 Middle ordinate: 6.23
 Radial Out: S82°30'16"W

Point	Northing	Easting	Direction	Distance
PT	663698.4250	1509522.1393	N59°58'36"E	111.25
	663754.0892	1509618.4619	N73°37'28"E	134.30
PC	663791.9527	1509747.3140		
RP	664092.6979	1509678.9833		

Curve Direction: CCW
 Radial In: N12°48'02"W
 D.O.C Arc: 18°34'40"
 D.O.C Chord: 18°39'37"
 Radius: 308.41
 Delta angle: 02°25'15"
 Tangent length: 6.52
 Arc length: 13.03
 Chord Direction: N75°59'21"E
 Chord length: 13.03
 External: 0.07
 Middle ordinate: 0.07
 Radial Out: S15°13'17"E

Point	Northing	Easting	Direction	Distance
PCC	663795.1073	1509759.9561		
RP	664092.6979	1509678.9833		

Curve Direction: CCW
 Radial In: N15°13'17"W
 D.O.C Arc: 18°34'40"
 D.O.C Chord: 18°39'37"
 Radius: 308.41
 Delta angle: 32°45'10"
 Tangent length: 90.63
 Arc length: 176.30
 Chord Direction: N58°24'08"E
 Chord length: 173.91
 External: 13.04
 Middle ordinate: 12.51
 Radial Out: S47°58'27"E

Point	Northing	Easting	Direction	Distance
PRC	663886.2280	1509908.0835		
RP	663664.1930	1510154.4548		

Curve Direction: CW
 Radial In: S47°58'27"E
 D.O.C Arc: 17°16'32"
 D.O.C Chord: 17°20'30"
 Radius: 331.66
 Delta angle: 06°19'56"
 Tangent length: 18.35
 Arc length: 36.65
 Chord Direction: N45°11'31"E
 Chord length: 36.64
 External: 0.51
 Middle ordinate: 0.51
 Radial Out: N41°38'31"W

Point	Northing	Easting	Direction	Distance
PT	663912.0465	1509934.0756	S06°55'46"E	299.93

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663614.3073	1509970.2612	S83°36'29"E	123.76
663600.5292	1510093.2519	S83°36'29"E	99.88
663589.4097	1510192.5110	S83°36'29"E	94.25
663578.9169	1510286.1751	S71°03'54"E	116.33
663541.1683	1510396.2102	N70°46'57"E	118.55
663580.1897	1510508.1541	N70°46'57"E	120.22
663619.7607	1510621.6749	N70°46'57"E	173.26
663676.7901	1510785.2801	N03°45'15"W	45.71
663722.4020	1510782.2872	N87°50'49"E	134.62
663727.4596	1510916.8122	N00°09'03"E	692.78
664420.2372	1510918.6360	N89°14'57"W	94.31
664421.4730	1510824.3341	S32°44'33"W	14.88
664408.9573	1510816.2860	N89°14'57"W	70.77
664409.8847	1510745.5221	S32°45'41"W	20.52
664392.6288	1510734.4179	N89°14'57"W	960.61
664405.2167	1509773.8903	S00°05'06"W	406.98
663998.2372	1509773.2866	N90°00'00"W	136.04
663998.2372	1509637.2466	S25°21'44"W	237.39
End	663783.7273	1509535.5631	
Error of Closure		1 : 285810	
Departure in Y (Northing):		-0.0032	
Departure in X (Easting):		-0.0155	

Lot Name:	Open Space
Lot Area (Square Feet):	272250.21
Lot Area (Acres):	6.25
Lot Perimeter:	5573.00
Closing Direction:	S32°40'45"W
Closing Distance:	0.0149

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	663383.6534	1509074.1113	N00°09'03"E	719.79	
	664103.4409	1509076.0062	N00°09'03"E	300.33	
	664403.7699	1509076.7968	S89°14'57"E	376.39	
	664398.8376	1509453.1545	N35°47'18"E	12.93	
	664409.3262	1509460.7159	S89°14'57"E	313.19	
	664405.2221	1509773.8790	S00°05'06"W	406.98	
	663998.2426	1509773.2752	N90°00'00"W	136.04	
	663998.2426	1509637.2352	S25°21'44"W	237.39	
PC	663783.7327	1509535.5517			
RP	663718.3467	1509673.4890			
Curve Direction:		CCW			
Radial In:		S64°38'16"E			
D.O.C Arc:		37°32'03"			
D.O.C Chord:		38°14'24"			
Radius:		152.65			
Delta angle:		32°51'28"			
Tangent length:		45.01			
Arc length:		87.54			
Chord Direction:		S08°56'00"W			
Chord length:		86.35			
External:		6.50			
Middle ordinate:		6.23			

	Radial Out:		S82°30'16"W		
Point	Northing	Easting	Direction	Distance	
PT	663698.4336	1509522.1434		S59°58'36"W	41.26
	663677.7891	1509486.4196		N05°15'22"W	23.25
PC	663700.9413	1509484.2897			
RP	663718.3468	1509673.4908			
	Curve Direction:		CW		
	Radial In:		N84°44'38"E		
	D.O.C Arc:		30°09'20"		
	D.O.C Chord:		30°30'54"		
	Radius:		190.00		
	Delta angle:		30°37'06"		
	Tangent length:		52.01		
	Arc length:		101.53		
	Chord Direction:		N10°03'11"E		
	Chord length:		100.33		
	External:		6.99		
	Middle ordinate:		6.74		
	Radial Out:		N64°38'16"W		
Point	Northing	Easting	Direction	Distance	
PT	663799.7313	1509501.8034		N25°21'44"E	245.21
PC	664021.3074	1509606.8365			
RP	664010.5989	1509629.4269			
	Curve Direction:		CW		
	Radial In:		S64°38'16"E		
	D.O.C Arc:		229°10'59"		
	D.O.C Chord:		N/A		
	Radius:		25.00		
	Delta angle:		64°38'16"		
	Tangent length:		15.82		
	Arc length:		28.20		
	Chord Direction:		N57°40'52"E		
	Chord length:		26.73		
	External:		4.58		
	Middle ordinate:		3.87		
	Radial Out:		N00°00'00"E		
Point	Northing	Easting	Direction	Distance	
PT	664035.5989	1509629.4269		N90°00'00"E	106.56
	664035.5989	1509735.9869		N00°05'06"E	309.53
	664345.1286	1509736.4461		N89°14'57"W	609.83
	664353.1199	1509126.6685		S00°09'03"W	313.22
	664039.9010	1509125.8439		S89°14'57"E	328.43
	664035.5972	1509454.2457		S44°16'37"E	51.35
PC	663998.8319	1509490.0945			
RP	663960.4349	1509450.7160			
	Curve Direction:		CW		
	Radial In:		S45°43'23"W		
	D.O.C Arc:		104°10'27"		
	D.O.C Chord:		130°45'36"		
	Radius:		55.00		
	Delta angle:		69°38'21"		
	Tangent length:		38.25		
	Arc length:		66.85		
	Chord Direction:		S09°27'27"E		
	Chord length:		62.81		
	External:		12.00		
	Middle ordinate:		9.85		

	Radial Out:		S64°38'16"E		
Point	Northing	Easting	Direction	Distance	
PT	663936.8763	1509500.4150		S25°21'44"W	123.33
PC	663825.4331	1509447.5879			
RP	663718.3482	1509673.4924			

Curve Direction: CCW
 Radial In: S64°38'16"E
 D.O.C Arc: 22°55'06"
 D.O.C Chord: 23°04'26"
 Radius: 250.00
 Delta angle: 30°37'06"
 Tangent length: 68.44
 Arc length: 133.60
 Chord Direction: S10°03'11"W
 Chord length: 132.01
 External: 9.20
 Middle ordinate: 8.87
 Radial Out: S84°44'38"W

Point	Northing	Easting	Direction	Distance	
PT	663695.4463	1509424.5436		S05°15'22"E	50.93
	663644.7304	1509429.2092		S59°58'36"W	303.12
PC	663493.0635	1509166.7613			
RP	663309.1197	1509273.0612			

Curve Direction: CCW
 Radial In: S30°01'24"E
 D.O.C Arc: 26°58'09"
 D.O.C Chord: 27°13'28"
 Radius: 212.45
 Delta angle: 39°26'06"
 Tangent length: 76.14
 Arc length: 146.22
 Chord Direction: S40°15'33"W
 Chord length: 143.35
 External: 13.23
 Middle ordinate: 12.46
 Radial Out: N69°27'30"W

Point	Northing	Easting	Direction	Distance	
End	663383.6659	1509074.1193			
Error of Closure		1 : 374008			
Departure in Y (Northing):		-0.0125			
Departure in X (Easting):		-0.0080			

Lot Name:	Sno Park
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	217911.95
Lot Area (Acres):	5.00
Lot Perimeter:	2557.89
Closing Direction:	S33°32'45"W
Closing Distance:	0.0056

Course Data:(Mapcheck Through Radius Points Method)

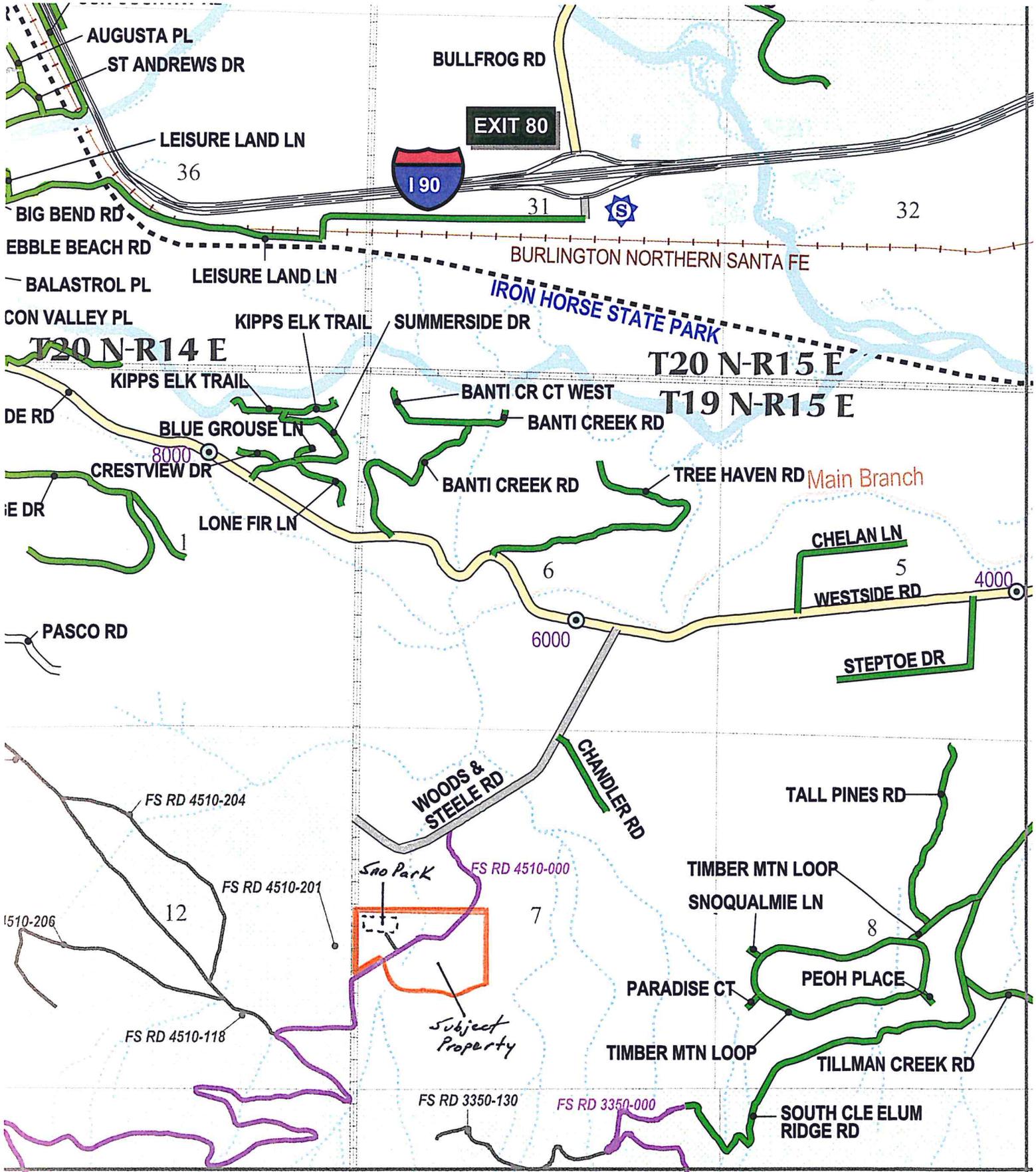
Point	Northing	Easting	Direction	Distance	
Begin	663695.4362	1509424.5342		S05°15'22"E	50.93
	663644.7204	1509429.1998		N59°58'36"E	32.91

	663661.1870	1509457.6940	N59°58'36"E	33.17
	663677.7837	1509486.4133	N05°15'22"W	23.25
PC	663700.9359	1509484.2834		
RP	663718.3414	1509673.4845		
	Curve Direction:	CW		
	Radial In:	N84°44'38"E		
	D.O.C Arc:	30°09'20"		
	D.O.C Chord:	30°30'54"		
	Radius:	190.00		
	Delta angle:	30°37'06"		
	Tangent length:	52.01		
	Arc length:	101.53		
	Chord Direction:	N10°03'11"E		
	Chord length:	100.33		
	External:	6.99		
	Middle ordinate:	6.74		
	Radial Out:	N64°38'16"W		
Point	Northing	Easting	Direction	Distance
PT	663799.7259	1509501.7971	N25°21'44"E	245.21
PC	664021.3020	1509606.8302		
RP	664010.5935	1509629.4206		
	Curve Direction:	CW		
	Radial In:	S64°38'16"E		
	D.O.C Arc:	229°10'59"		
	D.O.C Chord:	N/A		
	Radius:	25.00		
	Delta angle:	64°38'16"		
	Tangent length:	15.82		
	Arc length:	28.20		
	Chord Direction:	N57°40'52"E		
	Chord length:	26.73		
	External:	4.58		
	Middle ordinate:	3.87		
	Radial Out:	N00°00'00"E		
Point	Northing	Easting	Direction	Distance
PT	664035.5935	1509629.4206	N90°00'00"E	106.56
	664035.5935	1509735.9806	N00°05'06"E	309.53
	664345.1232	1509736.4398	N89°14'57"W	609.83
	664353.1145	1509126.6622	S00°09'03"W	313.22
	664039.8956	1509125.8376	S89°14'57"E	328.43
	664035.5918	1509454.2394	S44°16'37"E	51.35
PC	663998.8265	1509490.0883		
RP	663960.4295	1509450.7097		
	Curve Direction:	CW		
	Radial In:	S45°43'23"W		
	D.O.C Arc:	104°10'27"		
	D.O.C Chord:	130°45'36"		
	Radius:	55.00		
	Delta angle:	69°38'21"		
	Tangent length:	38.25		
	Arc length:	66.85		
	Chord Direction:	S09°27'27"E		
	Chord length:	62.81		
	External:	12.00		
	Middle ordinate:	9.85		
	Radial Out:	S64°38'16"E		
Point	Northing	Easting	Direction	Distance

PT	663936.8709	1509500.4087	S25°21'44"W	123.33
PC	663825.4277	1509447.5816		
RP	663718.3428	1509673.4861		
Curve Direction:		CCW		
Radial In:		S64°38'16"E		
D.O.C Arc:		22°55'06"		
D.O.C Chord:		23°04'26"		
Radius:		250.00		
Delta angle:		30°37'06"		
Tangent length:		68.44		
Arc length:		133.60		
Chord Direction:		S10°03'11"W		
Chord length:		132.01		
External:		9.20		
Middle ordinate:		8.87		
Radial Out:		S84°44'38"W		
Point	Northing	Easting	Direction	Distance
End	663695.4409	1509424.5373		
Error of Closure		1 : 457979		
Departure in Y (Northing):		-0.0047		
Departure in X (Easting):		-0.0031		

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Vicinity Map



08019 PARENT

Point # 1						10000.000	10000.000
N	0	8	48	E		1019.810	
Point # 2						11019.807	10002.611
S	89	26	35	E		376.960	
Point # 3						11016.142	10379.553
N	36	8	20	E		12.970	
Point # 4						11026.617	10387.202
S	89	14	20	E		1273.770	
Point # 5						11009.697	11660.859
N	31	37	53	E		19.780	
Point # 6						11026.538	11671.233
S	89	8	25	E		70.480	
Point # 7						11025.481	11741.705
N	33	46	36	E		15.620	
Point # 8						11038.464	11750.389
S	89	33	24	E		94.590	
Point # 9						11037.732	11844.976
S	0	8	51	W		1042.210	
Point # 10						9995.526	11842.293
S	88	2	57	W		9.470	
Point # 11						9995.203	11832.829
S	79	54	36	W		67.130	
Point # 12						9983.443	11766.737
S	68	48	14	W		142.100	
Point # 13						9932.065	11634.250
S	60	24	46	W		116.510	
Point # 14						9874.538	11532.933
S	75	14	50	W		311.610	
Point # 15						9795.187	11231.595
N	75	48	40	W		134.770	
Point # 16						9828.222	11100.937
N	73	38	53	W		201.440	
Point # 17						9884.935	10907.645
N	83	31	11	W		213.340	

Point # 18						9909.012		10695.668
N	72	1	36	W		159.480		
Point # 19						9958.224		10543.971
N	61	45	45	W		89.660		
Point # 20						10000.644		10464.981
N	28	14	15	E		124.430		
Radius Point # 21						10110.266		10523.852
					Delta = 56 27 30	Length = 122.611		Tangent = 66.800
S	84	41	45	W		124.430		
Point # 22						10098.764		10399.955
N	5	18	15	W		179.200		
Point # 23						10277.197		10383.389
S	59	58	3	W		336.030		
Point # 24						10109.016		10092.474
S	30	1	57	E		212.450		
Radius Point # 25						9925.090		10198.803
					Delta = 39 19 22	Length = 145.807		Tangent = 75.907
N	69	21	19	W		212.450		
Point # 26						9999.994		9999.996

AREA = 1,962,465.85 sf (45.0520 acres)

LENGTH = 5886.93

NORTHING ERROR = -0.006

EASTING ERROR = -0.004

LINEAR ERROR = S 34 32 12 W 0.008

08019 LOT 1

Point # 1						10000.000		10000.000
	N	59	58	3	E		150.020	
Point # 2						10075.084		10129.879
	S	25	34	30	E		206.260	
Point # 3						9889.033		10218.919
	S	27	2	31	W		222.410	
Point # 4						9690.938		10117.802
	N	61	45	45	W		89.660	
Point # 5						9733.359		10038.812
	N	28	14	15	E		124.430	
	Radius Point # 6						9842.981	10097.684
	Delta = 56 27 30						Length = 122.611	Tangent = 66.800
	S	84	41	45	W		124.430	
Point # 7						9831.478		9973.786
	N	5	18	15	W		118.730	
Point # 8						9949.700		9962.811
	N	32	59	25	W		55.000	
	Radius Point # 9						9995.832	9932.863
	Delta = 42 8 29						Length = 40.453	Tangent = 21.190
	S	75	7	54	E		55.000	
Point # 10						9981.719		9986.022
	S	75	7	54	E		30.000	
	Radius Point # 11						9974.021	10015.017
	Delta = 45 5 57						Length = 23.614	Tangent = 12.457
	N	30	1	57	W		30.000	
Point # 12						9999.993		10000.003

AREA = 62,791.07 sf (1.4415 acres)

LENGTH = 787.08

NORTHING ERROR = -0.007

EASTING ERROR = +0.003

LINEAR ERROR = S 21 5 23 E 0.007

08019 LOT 2

Point # 1						10000.000	10000.000
	N	27	2	31	E	222.410	
<hr/>							
Point # 2						10198.095	10101.117
	S	76	0	38	E	211.580	
<hr/>							
Point # 3						10146.947	10306.422
	S	10	38	16	W	212.920	
<hr/>							
Point # 4						9937.686	10267.117
	N	83	31	11	W	116.160	
<hr/>							
Point # 5						9950.796	10151.699
	N	72	1	36	W	159.480	
<hr/>							
Point # 6						10000.007	10000.002

AREA = 53,938.52 sf (1.2383 acres)

LENGTH = 922.55

NORTHING ERROR = +0.007

EASTING ERROR = +0.002

LINEAR ERROR = N 11 34 20 E 0.008

08019 LOT 3

Point # 1						10000.000	10000.000
	N	10	38	16	E	212.920	
<hr/>							
Point # 2						10209.261	10039.305
	S	76	0	38	E	211.210	
<hr/>							
Point # 3						10158.202	10244.250
	S	3	35	1	W	209.080	
<hr/>							
Point # 4						9949.531	10231.182
	N	73	38	53	W	140.300	
<hr/>							
Point # 5						9989.031	10096.557
	N	83	31	11	W	97.180	
<hr/>							
Point # 6						9999.998	9999.998

AREA = 45,728.72 sf (1.0498 acres)

LENGTH = 870.69

NORTHING ERROR = -0.002

EASTING ERROR = -0.002

LINEAR ERROR = S 53 23 32 W 0.003

08019 LOT 4

Point # 1					10000.000	10000.000
N	71	22	33	E	215.670	
Point # 2					10068.876	10204.376
S	60	37	32	W	250.000	
Radius Point # 3					9946.247	9986.518
		Delta = 35	6	0	Length = 153.153	Tangent = 79.065
S	84	16	28	E	250.000	
Point # 4					9921.306	10235.271
S	5	43	32	W	106.050	
Point # 5					9815.785	10224.691
S	84	16	28	E	125.000	
Radius Point # 6					9803.315	10349.067
		Delta = 14	31	14	Length = 31.679	Tangent = 15.925
S	81	12	18	W	125.000	
Point # 7					9784.203	10225.537
N	81	12	18	E	1000.000	
Radius Point # 8					9937.102	11213.779
		Delta = 1	40	37	Length = 29.268	Tangent = 14.635
S	79	31	41	W	1000.000	
Point # 9					9755.348	10230.435
S	75	14	50	W	56.020	
Point # 10					9741.083	10176.262
N	75	48	40	W	134.770	
Point # 11					9774.117	10045.603
N	73	38	53	W	61.140	
Point # 12					9791.331	9986.936
N	3	35	1	E	209.080	
Point # 13					10000.002	10000.005

AREA = 64,827.62 sf (1.4882 acres)

LENGTH = 782.73

NORTHING ERROR = +0.002

EASTING ERROR = +0.005

LINEAR ERROR = N 69 17 47 E 0.005

08019 LOT 5

Point # 1						10000.000	10000.000
	N	71	22	33	E	160.430	
<hr/>							
Point # 2						10051.235	10152.029
	S	24	0	1	E	296.790	
<hr/>							
Point # 3						9780.104	10272.746
	S	68	48	14	W	112.570	
<hr/>							
Point # 4						9739.403	10167.791
	S	60	24	46	W	25.870	
<hr/>							
Point # 5						9726.630	10145.294
	N	27	59	26	W	309.580	
<hr/>							
Point # 6						9999.997	10000.000

AREA = 44,795.37 sf (1.0284 acres)

LENGTH = 905.24

NORTHING ERROR = -0.003

EASTING ERROR = +0.000

LINEAR ERROR = S 8 49 47 E 0.003

08019 LOT 6

Point # 1						10000.000	10000.000
	N	78	4	1	E	271.560	
Point # 2						10056.150	10265.692
	S	0	8	51	W	470.660	
Point # 3						9585.492	10264.480
	S	88	2	57	W	9.470	
Point # 4						9585.169	10255.015
	S	79	54	36	W	67.130	
Point # 5						9573.408	10188.924
	S	68	48	14	W	29.540	
Point # 6						9562.728	10161.382
	N	24	0	1	W	311.850	
Point # 7						9847.616	10034.540
	N	12	46	19	W	156.250	
Point # 8						10000.000	9999.998

AREA = 91,331.11 sf (2.0967 acres)

LENGTH = 1316.46

NORTHING ERROR = +0.000

EASTING ERROR = -0.002

LINEAR ERROR = N 78 51 59 W 0.003

08019 LOT 7

Point # 1						10000.000	10000.000
	N	12	46	19	W	345.370	
<hr/>							
Point # 2						10336.825	9923.649
	N	45	52	24	E	134.600	
<hr/>							
Point # 3						10430.540	10020.265
	S	57	4	26	E	293.060	
<hr/>							
Point # 4						10271.245	10266.251
	S	0	8	51	W	215.090	
<hr/>							
Point # 5						10056.155	10265.698
	S	78	4	1	W	271.560	
<hr/>							
Point # 6						10000.005	10000.006

AREA = 102,974.75 sf (2.3640 acres)

LENGTH = 1259.68

NORTHING ERROR = +0.005

EASTING ERROR = +0.006

LINEAR ERROR = N 48 25 2 E 0.008

08019 LOT 9

Point # 1					10000.000		10000.000
	N	41	19	7	W	76.130	
Point # 2						10057.177	9949.735
	N	41	19	7	W	338.410	
	Radius Point # 3					10311.340	9726.302
	Delta = 6 39 54					Length = 39.366	Tangent = 19.705
	S	47	59	1	E	338.410	
Point # 4						10084.828	9977.725
	S	47	59	1	E	301.660	
	Radius Point # 5					9882.914	10201.844
	Delta = 6 19 56					Length = 33.339	Tangent = 16.686
	N	41	39	5	W	301.660	
Point # 6						10108.315	10001.362
	S	41	39	5	E	301.660	
	Radius Point # 7					9882.914	10201.844
	Delta = 49 4 14					Length = 258.355	Tangent = 137.699
	N	7	25	9	E	301.660	
Point # 8						10182.048	10240.796
	S	82	34	51	E	117.170	
Point # 9						10166.918	10356.986
	N	7	25	9	E	143.630	
	Radius Point # 10					10309.346	10375.532
	Delta = 13 31 31					Length = 33.905	Tangent = 17.032
	S	6	6	22	E	143.630	
Point # 11						10166.531	10390.810
	S	27	59	26	E	61.930	
Point # 12						10111.845	10419.875
	S	40	18	28	W	328.080	
Point # 13						9861.658	10207.643
	N	62	36	30	W	102.770	
Point # 14						9908.939	10116.395
	N	27	23	30	E	400.000	
	Radius Point # 15					10264.092	10300.423
	Delta = 21 17 23					Length = 148.630	Tangent = 75.182
	S	48	40	53	W	400.000	
Point # 16						9999.994	10000.003

AREA = 91,374.29 sf (2.0977 acres)

LENGTH = 686.08

NORTHING ERROR = -0.006

EASTING ERROR = +0.003

LINEAR ERROR = S 28 7 27 E 0.007

08019 LOT 10

Point # 1						10000.000	10000.000
	N	40	18	28	E	328.080	
Point # 2						10250.187	10212.233
	S	27	59	26	E	343.350	
Point # 3						9947.001	10373.376
	S	71	22	33	W	219.020	
Point # 4						9877.055	10165.825
	S	57	6	13	W	250.000	
Radius Point # 5						9741.274	9955.912
						Delta = 29 42 43	Length = 129.643
							Tangent = 66.314
	N	27	23	30	E	250.000	
Point # 6						9963.245	10070.929
	N	62	36	30	W	79.880	
Point # 7						9999.995	10000.005

AREA = 68,859.85 sf (1.5808 acres)

LENGTH = 970.33

NORTHING ERROR = -0.005

EASTING ERROR = +0.005

LINEAR ERROR = S 48 32 56 E 0.007

08019 LOT 11

Point # 1					10000.000	10000.000
N	73	36	55	E	114.670	
Point # 2					10032.347	10110.013
N	12	59	1	W	338.410	
Radius Point # 3					10362.105	10033.982
		Delta = 28	20	6	Length = 167.357	Tangent = 85.427
S	41	19	7	E	338.410	
Point # 4					10107.942	10257.416
S	41	19	7	E	76.130	
Point # 5					10050.765	10307.680
N	48	40	53	E	400.000	
Radius Point # 6					10314.863	10608.100
		Delta = 10	36	47	Length = 74.093	Tangent = 37.153
S	38	4	6	W	400.000	
Point # 7					9999.953	10361.460
S	21	22	29	W	241.020	
Point # 8					9775.511	10273.616
N	76	0	38	W	194.440	
Point # 9					9822.516	10084.943
N	25	34	30	W	196.770	
Point # 10					10000.006	9999.999

AREA = 71,567.05 sf (1.6430 acres)

LENGTH = 823.03

NORTHING ERROR = +0.006

EASTING ERROR = -0.001

LINEAR ERROR = N 9 39 32 W 0.006

08019 LOT 12

Point # 1					10000.000	10000.000
N	21	22	29	E	241.020	
Point # 2					10224.442	10087.844
N	38	4	7	E	400.000	
Radius Point # 3					10539.351	10334.485
			Delta = 10	40 37	Length = 74.539	Tangent = 37.378
S	27	23	30	W	400.000	
Point # 4					10184.198	10150.457
S	62	36	30	E	182.650	
Point # 5					10100.166	10312.629
S	27	23	30	W	250.000	
Radius Point # 6					9878.196	10197.611
			Delta = 29	42 43	Length = 129.643	Tangent = 66.314
N	57	6	13	E	250.000	
Point # 7					10013.976	10407.525
S	71	22	33	W	207.950	
Point # 8					9947.565	10210.464
N	76	0	38	W	216.900	
Point # 9					9999.999	9999.998

AREA = 61,062.60 sf (1.4018 acres)

LENGTH = 848.52

NORTHING ERROR = -0.001

EASTING ERROR = -0.002

LINEAR ERROR = S 75 57 5 W 0.003

08019 LOT 13

Point # 1						10000.000	10000.000
S	89	14	20	E		595.380	
Point # 2						9992.091	10595.327
S	31	37	53	W		71.890	
Point # 3						9930.881	10557.625
S	45	52	24	W		433.400	
Point # 4						9629.128	10246.529
N	44	7	36	W		83.630	
Radius Point # 5						9689.158	10188.302
					Delta = 51 32 45	Length = 75.237	Tangent = 40.380
S	7	25	9	W		83.630	
Point # 6						9606.228	10177.503
N	82	34	51	W		117.170	
Point # 7						9621.358	10061.314
N	9	12	0	W		383.570	
Point # 8						9999.993	9999.988

AREA = 150,818.76 sf (3.4623 acres)

LENGTH = 1601.41

NORTHING ERROR = -0.007

EASTING ERROR = -0.012

LINEAR ERROR = S 60 53 27 W 0.013

08019 LOT 14

Point # 1					10000.000	10000.000
N	31	23	5	W	182.730	
Point # 2					10155.995	9904.838
N	58	36	55	E	10.000	
Radius Point # 3					10161.203	9913.374
			Delta = 121	22 32	Length = 21.184	Tangent = 17.811
N	0	0	33	W	10.000	
Point # 4					10171.203	9913.373
N	89	59	27	E	108.520	
Point # 5					10171.220	10021.893
N	0	4	22	E	411.330	
Point # 6					10582.550	10022.415
S	89	14	20	E	366.180	
Point # 7					10577.685	10388.563
S	9	12	0	E	383.570	
Point # 8					10199.050	10449.889
S	7	25	9	W	361.660	
Radius Point # 9					9840.417	10403.188
			Delta = 49	4 14	Length = 309.741	Tangent = 165.087
N	41	39	5	W	361.660	
Point # 10					10110.651	10162.830
S	41	39	5	E	361.660	
Radius Point # 11					9840.417	10403.188
			Delta = 6	19 56	Length = 39.970	Tangent = 20.005
N	47	59	1	W	361.660	
Point # 12					10082.492	10134.492
N	47	59	1	W	278.410	
Radius Point # 13					10268.844	9927.646
			Delta = 32	55 10	Length = 159.961	Tangent = 82.256
S	15	3	51	E	278.410	
Point # 14					10000.001	10000.005

AREA = 190,894.60 sf (4.3823 acres)

LENGTH = 1452.33

NORTHING ERROR = +0.001

EASTING ERROR = +0.005

LINEAR ERROR = N 75 57 22 E 0.005

08019 OPEN SPACE-TRACT A

Point # 1						10000.000		10000.000
	N	0	8	48	E		1019.810	
Point # 2						11019.807		10002.611
	S	89	26	35	E		376.960	
Point # 3						11016.142		10379.553
	N	36	8	20	E		12.970	
Point # 4						11026.617		10387.202
	S	89	14	20	E		312.210	
Point # 5						11022.470		10699.384
	S	0	4	22	W		411.330	
Point # 6						10611.140		10698.862
	S	89	59	27	W		108.520	
Point # 7						10611.123		10590.342
	S	0	0	33	W		10.000	
	Radius Point # 8						10601.123	10590.340
	Delta = 121 22 32						Length = 21.184	Tangent = 17.811
	S	58	38	1	W		10.000	
Point # 9						10595.918		10581.802
	S	31	23	5	E		182.730	
Point # 10						10439.923		10676.964
	N	15	3	50	W		278.410	
	Radius Point # 11						10708.766	10604.606
	Delta = 2 25 45						Length = 11.804	Tangent = 5.903
	S	12	38	5	E		278.410	
Point # 12						10437.098		10665.504
	S	73	36	55	W		19.410	
Point # 13						10431.622		10646.883
	N	31	23	5	W		200.880	
Point # 14						10603.111		10542.268
	N	58	36	55	E		25.000	
	Radius Point # 15						10616.131	10563.610
	Delta = 121 23 5						Length = 52.964	Tangent = 44.536
	N	0	0	0	E		25.000	
Point # 16						10641.131		10563.610
	S	89	59	60	E		105.270	
Point # 17						10641.131		10668.880
	N	0	4	22	E		320.090	

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Point # 18						10961.221		10669.287
N	89	15	41	W		616.870		
Point # 19						10969.173		10052.468
S	0	8	48	W		328.040		
Point # 20						10641.134		10051.628
N	89	59	60	E		383.130		
Point # 21						10641.134		10434.758
S	0	0	0	W		25.000		
Radius Point # 22						10616.134		10434.758
					Delta = 58 36 55	Length = 25.576		Tangent = 14.034
N	58	36	55	E		25.000		
Point # 23						10629.153		10456.100
S	31	23	5	E		251.900		
Point # 24						10414.109		10587.285
S	73	36	55	W		57.390		
Point # 25						10397.920		10532.226
S	59	58	3	W		157.200		
Point # 26						10319.243		10396.132
N	30	1	57	W		30.000		
Radius Point # 27						10345.215		10381.117
					Delta = 45 5 57	Length = 23.614		Tangent = 12.457
S	15	3	60	W		30.000		
Point # 28						10316.246		10373.318
S	15	4	0	W		55.000		
Radius Point # 29						10263.137		10359.022
					Delta = 135 5 57	Length = 129.686		Tangent = 133.107
S	59	58	3	W		55.000		
Point # 30						10235.610		10311.406
S	59	58	3	W		252.890		
Point # 31						10109.041		10092.468
S	30	1	57	E		212.450		
Radius Point # 32						9925.114		10198.798
					Delta = 39 19 22	Length = 145.807		Tangent = 75.907
N	69	21	19	W		212.450		
Point # 33						10000.018		9999.990

AREA = 294,019.39 sf (6.7498 acres)

LENGTH = 5117.60

NORTHING ERROR = +0.018

EASTING ERROR = -0.010

LINEAR ERROR = N 28 14 2 W 0.020

4/26/2012

08019 OPEN SPACE-TRACT B

Point # 1	N	73	36	55	E	10000.000	10000.000
						15.200	
Point # 2	S	25	34	30	E	10004.288	10014.583
						196.770	
Point # 3	S	76	0	38	E	9826.797	10099.527
						194.440	
Point # 4	S	76	0	38	E	9779.792	10288.200
						216.900	
Point # 5	N	71	22	33	E	9727.358	10498.667
						207.950	
Point # 6	N	71	22	33	E	9793.769	10695.727
						219.020	
Point # 7	N	71	22	33	E	9863.715	10903.278
						161.490	
Point # 8	S	24	0	1	E	9915.288	11056.311
						15.070	
Point # 9	S	71	22	33	W	9901.521	11062.441
						160.430	
Point # 10	S	71	22	33	W	9850.287	10910.412
						218.170	
Point # 11	S	71	22	33	W	9780.612	10703.667
						215.670	
Point # 12	N	76	0	38	W	9711.736	10499.290
						211.210	
Point # 13	N	76	0	38	W	9762.794	10294.345
						211.580	
Point # 14	N	25	34	30	W	9813.942	10089.040
						206.260	
Point # 15						9999.993	9999.999

AREA = 18,156.60 sf (.4168 acres)

LENGTH = 2450.16

NORTHING ERROR = -0.007

EASTING ERROR = -0.001

LINEAR ERROR = S 5 7 6 W 0.007

4/26/2012

08019 SNO PARK

Point # 1						10000.000	10000.000
S	89	59	60	W		383.130	
Point # 2						10000.000	9616.870
N	0	8	48	E		328.040	
Point # 3						10328.039	9617.710
S	89	15	41	E		616.870	
Point # 4						10320.087	10234.528
S	0	4	22	W		320.090	
Point # 5						9999.997	10234.122
N	89	59	60	W		105.270	
Point # 6						9999.997	10128.852
S	0	0	0	W		25.000	
Radius Point # 7						9974.997	10128.852
					Delta = 121 23 5	Length = 52.964	Tangent = 44.536
S	58	36	55	W		25.000	
Point # 8						9961.978	10107.510
S	31	23	5	E		200.880	
Point # 9						9790.488	10212.124
S	73	36	55	W		62.120	
Point # 10						9772.965	10152.527
N	31	23	5	W		251.900	
Point # 11						9988.010	10021.342
S	58	36	55	W		25.000	
Radius Point # 12						9974.990	10000.000
					Delta = 58 36 55	Length = 25.576	Tangent = 14.034
N	0	0	0	E		25.000	
Point # 13						9999.990	10000.000

AREA = 215,785.56 sf (4.9538 acres)

LENGTH = 2268.30

NORTHING ERROR = -0.010

EASTING ERROR = +0.000

LINEAR ERROR = S 0 55 36 W 0.010

08019 OPEN SPACE COMMUNITY TRACT

Point # 1						10000.000		10000.000
	N	71	22	33	E		218.170	
Point # 2						10069.675		10206.745
	S	27	59	26	E		309.580	
Point # 3						9796.308		10352.039
	S	60	24	46	W		90.640	
Point # 4						9751.554		10273.218
	S	75	14	50	W		255.580	
Point # 5						9686.471		10026.064
	N	79	31	41	E		1000.000	
Radius Point # 6							9868.225	11009.408
			Delta = 1	40	37		Length = 29.268	Tangent = 14.635
	S	81	12	18	W		1000.000	
Point # 7						9715.326		10021.166
	N	81	12	18	E		125.000	
Radius Point # 8							9734.438	10144.696
			Delta = 14	31	14		Length = 31.679	Tangent = 15.925
	N	84	16	28	W		125.000	
Point # 9						9746.909		10020.320
	N	5	43	32	E		106.050	
Point # 10						9852.430		10030.900
	N	84	16	28	W		250.000	
Radius Point # 11							9877.370	9782.147
			Delta = 35	6	0		Length = 153.153	Tangent = 79.065
	N	60	37	32	E		250.000	
Point # 12						9999.999		10000.005

AREA = 85,433.25 sf (1.9613 acres)

LENGTH = 980.02

NORTHING ERROR = -0.001 EASTING ERROR = +0.005

LINEAR ERROR = S 82 0 12 E 0.005

08019 STORMWATER TRACT

Point # 1						10000.000	10000.000
	N	45	52	24	E	102.890	
Point # 2						10071.637	10073.855
	N	31	51	25	E	148.640	
Point # 3						10197.887	10152.307
	S	89	33	24	E	94.590	
Point # 4						10197.155	10246.894
	S	0	8	51	W	356.450	
Point # 5						9840.706	10245.976
	N	57	4	26	W	293.060	
Point # 6						10000.001	9999.990

AREA = 51,475.23 sf (1.1817 acres)

LENGTH = 995.63

NORTHING ERROR = +0.001

EASTING ERROR = -0.010

LINEAR ERROR = N 83 42 59 W 0.010

08019 ROAD R-O-W TO BE DEDICATED

Point # 1						10000.000		10000.000	
S	59	58	3	W		83.130			
Point # 2						9958.394		9928.031	
N	59	58	3	E		55.000			
Radius Point # 3						9985.921		9975.647	
					Delta = 135	5	57	Length = 129.686	Tangent = 133.107
N	15	4	0	E		55.000			
Point # 4						10039.031		9989.944	
N	15	4	0	E		30.000			
Radius Point # 5						10067.999		9997.742	
					Delta = 45	5	57	Length = 23.614	Tangent = 12.457
S	30	1	57	E		30.000			
Point # 6						10042.027		10012.757	
N	59	58	3	E		157.200			
Point # 7						10120.704		10148.851	
N	73	36	55	E		138.920			
Point # 8						10159.892		10282.129	
N	12	38	6	W		278.410			
Radius Point # 9						10431.559		10221.230	
					Delta = 35	20	55	Length = 171.765	Tangent = 88.714
S	47	59	1	E		278.410			
Point # 10						10245.208		10428.076	
S	47	59	1	E		361.660			
Radius Point # 11						10003.133		10696.772	
					Delta = 6	19	56	Length = 39.970	Tangent = 20.005
N	41	39	5	W		361.660			
Point # 12						10273.366		10456.414	
S	41	39	5	E		361.660			
Radius Point # 13						10003.133		10696.772	
					Delta = 49	4	14	Length = 309.741	Tangent = 165.087
N	7	25	9	E		361.660			
Point # 14						10361.765		10743.473	
S	82	34	51	E		117.170			
Point # 15						10346.635		10859.662	
N	7	25	9	E		83.630			
Radius Point # 16						10429.565		10870.461	
					Delta = 51	32	45	Length = 75.237	Tangent = 40.380
S	44	7	36	E		83.630			
Point # 17						10369.535		10928.688	
N	45	52	24	E		433.400			

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Point # 18						10671.289		11239.783
N	31	37	53	E		71.890		
Point # 19						10732.499		11277.486
N	31	37	53	E		19.780		
Point # 20						10749.340		11287.860
S	89	8	25	E		70.480		
Point # 21						10748.283		11358.332
S	31	37	53	W		133.030		
Point # 22						10635.016		11288.564
S	45	52	24	W		443.150		
Point # 23						10326.474		10970.470
N	44	7	36	W		143.630		
Radius Point # 24						10429.572		10870.468
					Delta = 51 32 45	Length = 129.216		Tangent = 69.350
S	7	25	9	W		143.630		
Point # 25						10287.144		10851.921
N	82	34	51	W		117.170		
Point # 26						10302.274		10735.732
S	7	25	9	W		301.660		
Radius Point # 27						10003.140		10696.780
					Delta = 49 4 14	Length = 258.355		Tangent = 137.699
N	41	39	5	W		301.660		
Point # 28						10228.541		10496.298
S	41	39	5	E		301.660		
Radius Point # 29						10003.140		10696.780
					Delta = 6 19 56	Length = 33.339		Tangent = 16.686
N	47	59	1	W		301.660		
Point # 30						10205.054		10472.660
N	47	59	1	W		338.410		
Radius Point # 31						10431.566		10221.238
					Delta = 35 0 0	Length = 206.723		Tangent = 106.700
S	12	59	1	E		338.410		
Point # 32						10101.808		10297.269
S	73	36	55	W		129.870		
Point # 33						10065.173		10172.673
S	59	58	3	W		150.020		
Point # 34						9990.090		10042.794
S	30	1	57	E		30.000		
Radius Point # 35						9964.117		10057.809
					Delta = 45 5 57	Length = 23.614		Tangent = 12.457
N	75	7	54	W		30.000		
Point # 36						9971.815		10028.814
N	75	7	54	W		55.000		

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Radius Point # 37

9985.928

9975.655

Delta = 42 8 29

Length = 40.453

Tangent = 21.190

S 32 59 25 E

55.000

Point # 38

9939.796

10005.602

N 5 18 15 W

60.470

Point # 39

10000.007

10000.012

AREA = 100,947.58 sf (2.3174 acres)

LENGTH = 2125.68

NORTHING ERROR = +0.007

EASTING ERROR = +0.012

LINEAR ERROR = N 59 35 4 E 0.014