PROJECT NAME: **Meadow Ridge Plat** **P-06-14**

Index # *Numbers in lower right hand corner	**Document Name**

CRB 111-3

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

045534

Date 3-23-06

Received From Northland Resources LLC

Address PO Box 923
Cle Elum WA 98922

Dollars $ 1965.00

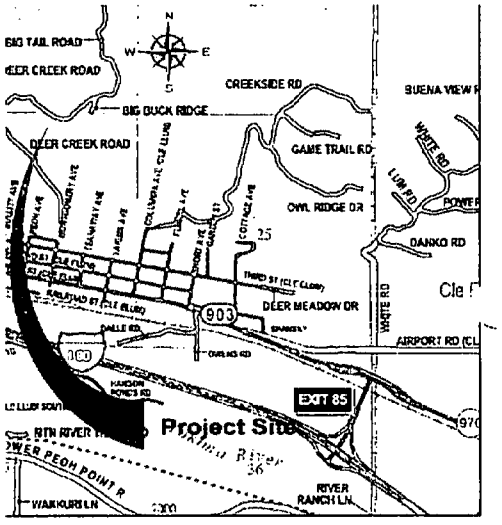
For Long Plat Meadow Ridge Plat
2015-24051-0002 $340 - P.W $800-CDS
$625 - E.H $200-SEPA

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	1965.00	
BALANCE DUE	1965.00		MONEY ORDER ☐ CREDIT CARD ☐		

By [illegible]

Notice of Decision
Preliminary Approval for the Meadow Ridge Preliminary Plat

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Meadow Ridge Plat on March 6, 2007. The project is for a division of one parcel approximately 27.00 acres into a total of 14 lots one acre each, that is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R.15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002. Copies of the Kittitas County Board of Commissioners Resolution 2006-131 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days. If you have any questions, please do not hesitate to contact our office.



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

MEMORANDUM

DATE: March 12, 2007

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Scott Turnbull, Staff Planner

SUBJECT: Notice of Decision
Preliminary Plat Approval to the Meadow Ridge Plat (P-06-14)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Meadow Ridge Plat on March 6, 2007. The project is for a division of one parcel approximately 27.00 acres into a total of 14 lots one acre each, that is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R.15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

Copies of the Kittitas County Board of Commissioners Resolution 2007-21 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

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

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
MEADOW RIDGE 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-14)

RESOLUTION

NO. 2007- 21

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on January 9, 2007 for the purpose of considering a preliminary plat known as the Meadow Ridge Performance Based Cluster Plat and described as follows:

> Division of one parcel totaling approximately 27.00 acres into a total of fourteen (14) lots submitted by Wayne Nelsen of GeoDatum, authorized agent for Highmark Resources,LLC, landowner pursuant to KCC 16.09. Parcel number 20-15-26057-0002.

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

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision (4-0-2 with one member absent); and,

WHEREAS, a closed record public meeting was set by the Board of County Commissioners on February 20, 2007 and continued to February 27, 2007 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Wayne Nelsen of GeoDatum, authorized agent for Highmark Resources, LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3 to Kittitas County Community Development Services on March 23, 2006.

2. Said development application included a preliminary plat depicting the division of one parcel into 14 lots of one acre each . The identification of 13.0 acres of open space. See attached plat map for the preliminary plat and attached Exhibit B for specific calculations as applicable to KCC 16.09. The subject property is located north of the City of Cle Elum and South of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

3. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on May 1, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the comment period and other information on file with Community Development Services, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on October 16, 2006. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. An easement for the BPA exists on the Southern boundary of the plat. All future development will need to comply with BPA regulations.

6. An open record hearing was held on January 9th, 2007 and that testimony was taken from those persons present who wished to be heard. The Board of County Commissioners 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. Additional conditions are necessary to protect the public's interest.

8. All proposals of the applicant during the Planning Commission hearing shall be conditions of approval.

9. Adverse testimony was received during the Public Hearing for this project.

NOW, THEREFORE BE IT HEREBY RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the **Meadow Ridge Performance Based Cluster Plat** with the following conditions:

1. A completed Group B water system designed to serve all lots within the development designed by a licensed engineer, constructed in conformance of that design and approved by the Kittitas County Environmental Health Department and/or Washington State Department of Health will be required prior to final approval.

2. Development shall be consistent with any requirements or limitations by a regulatory agency relating to the approval of the Group B Water System.

3. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

4. Proof of potable water must be shown prior to final plat approval.

5. Legal Description: The legal description on the face of the plat does not match the legal description provided in the Subdivision Guarantee. The legal description on the face of the Final Plat and the legal description in the Subdivision Guarantee must match.

6. Required on Final Plat: The Final Plat must meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc.

7. Timing of Road Improvements: This application was received by Kittitas County on March 23, 2006; therefore it is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. Prior to final approval roads must either be built or bonded. A Performance Bond or acceptable financial guarantee may be used per the conditions outlined in the current Kittitas County Road Standards.

8. Access to the Plat: The 60' easement road, as shown on the face of the plat, shall be constructed and certified that it meets all applicable current Kittitas County Road Standards, prior to the issuance of a Building Permit for any of the residence within this Plat. Access shall be constructed as a Low-Density Private Road (see Kittitas County Road Standards, 9/6/05 edition).
    a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
    b. All easements shall provide for AASHTO radius at the intersection with a County Road.
    c. Minimum centerline radius will be 60'.
    d. Surface requirement 6" gravel surface.
    e. Maximum Grade 8% flat, 12% rolling or mountainous.
    f. Stopping Site Distance, reference AASHTO.
    g. Entering Site Distance, reference AASHTO.
    h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
    i. Any further subdivision or lots to be served by proposed access may result in further access requirements (see Kittitas County Road Standards, 9/6/05 edition).
9. Access for Lots 1 through 14: Access to lots 1 thru 14 shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels (see Kittitas County Road Standards, 9/6/05 edition).
    a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
    b. Minimum centerline radius will be 60'.
    c. Surface requirement is for a minimum gravel surface depth of 6".
    d. Maximum grade 8% flat, 12% rolling or mountainous.
    e. Stopping site distance, reference AASHTO.
    f. Entering site distance, reference AASHTO.

g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

h. Any further subdivision or lots to be served by proposed access may result in further access requirements.

i. All roads located within the development or roads that provide access to the development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

j. All easements shall provide for AASHTO radius at the intersection with a county road.

10. Access Permit: 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.

11. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.

12. Roadside Features: (See current Kittitas County Road Standards)

13. According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

14. Cul-de-sacs: (See current Kittitas County Road Standards)
    a. Cul-de-sac design, reference AASHTO.

15. Addressing:

    a. It is recommended contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

16. The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05. Chapter 12 – PRIVATE ROADS, 12.12.010 General

    Private roads shall meet the following conditions:

    1. Private roads must meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and

    2. Must be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and

    3. Must be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired,

submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization: "Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

17. The following note shall be placed on the face of the plat: "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."

18. Pursuant to Kittitas County Code 16.18.080, a plat note regarding the irrigation systems is required for lots 3 acres or less in size. The note shall read as follows: "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), 1984)."

19. A plat note discussing the spread of noxious weeds shall be shown on the short plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."

20. Pursuant to Kittitas County Code 17.74.060A, a plat note regarding the Right to Farm Ordinance is required. The note shall read as follows: "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 36.70A.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).

21. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.

22. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable

documents, and proposals related to roads, Group B Water 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 Water System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

23. All applicable boundary line adjustments involving the subject parcels shall be finalized and recorded to reflect the configuration as depicted in the plat and boundary line adjustment.

24. Both sheets shall reflect the plat number P-06-14.

25. Full year's taxes must be paid on parcel number 20-15-26057-0002.

26. Plat must comply with all SEPA Mitigations as attached in Exhibit A.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Meadow Ridge Performance Based Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 10th day of March, 2007 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Alan A. Crankovich, Chairman

ABSTAINED
David B. Bowen, Vice-Chairman

Mark McCain, Commissioner

COUNTY COMMISSIONERS SEAL KITTITAS COUNTY, WASHINGTON

ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

APPROVED AS TO FORM:

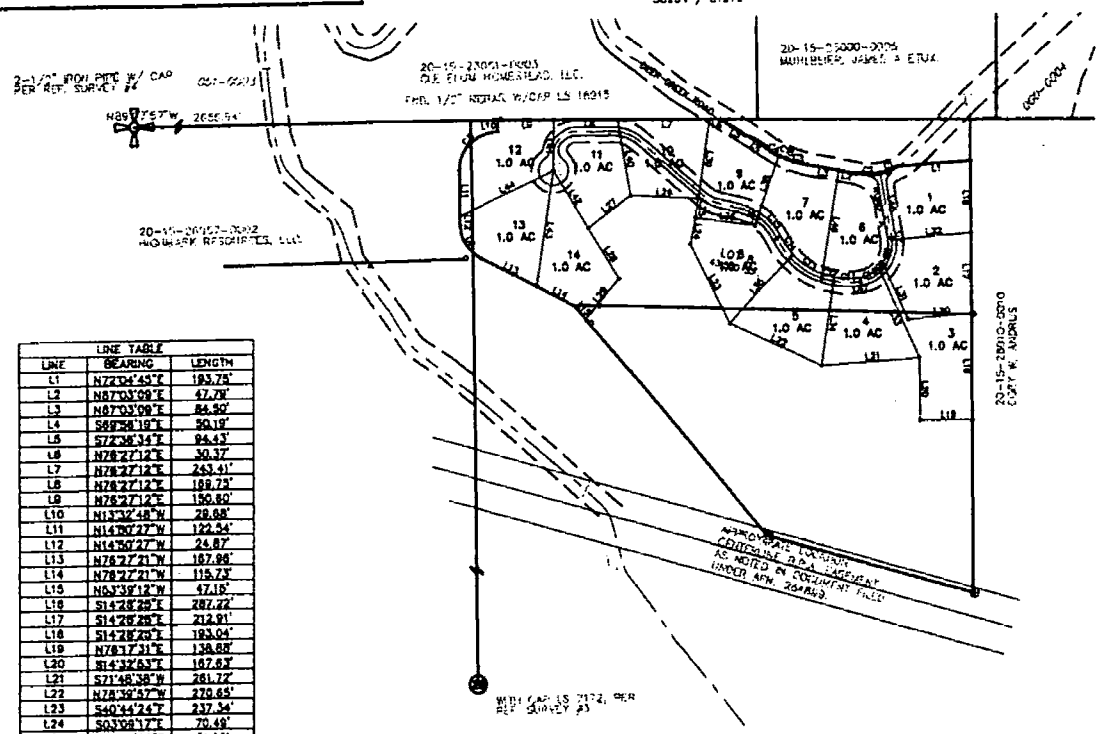
Greg Zempel WSBA #19125

KITTITAS COUNTY
WASHINGTON
PLAT
XXXX

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 NE 1/4, SEC 28, TWN 20, RGE 15E, W.M.	

LEGEND

- ● FOUND 1/2" X 24" REBAR W/ PLASTIC CAP "J. BENTLEY LS 29268"
- ○ SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP "GEODATUM, INC." "WOLDENDORP/PLOG" "38984 / 31976"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°04'45"E	193.75'
L2	N87°03'09"E	47.78'
L3	N87°03'09"E	86.50'
L4	S68°58'19"E	50.19'
L5	S72°38'34"E	94.43'
L6	N78°27'12"E	30.37'
L7	N78°27'12"E	263.41'
L8	N78°27'12"E	189.73'
L9	N78°27'12"E	150.80'
L10	N13°32'48"W	28.68'
L11	N14°30'27"W	122.54'
L12	N14°50'27"W	24.87'
L13	N76°27'21"W	187.96'
L14	N78°27'21"W	115.73'
L15	N63°39'12"W	47.15'
L16	S14°28'29"E	287.22'
L17	S14°28'29"E	212.91'
L18	S14°28'29"E	193.04'
L19	N78°17'31"E	138.88'
L20	S14°33'53"E	187.63'
L21	S71°48'38"W	281.72'
L22	N78°39'47"W	270.65'
L23	S40°44'24"E	237.34'
L24	S03°08'17"E	70.49'
L25	S05°34'36"E	51.98'
L26	N79°24'58"E	178.61'
L27	S38°13'18"W	140.50'
L28	N44°58'37"W	156.37'
L29	N24°47'29"E	139.21'
L30	N70°47'19"E	188.67'
L31	N38°09'13"W	152.85'
L32	N71°13'01"E	210.07'
L33	N38°09'13"W	252.88'
L34	N08°08'13"W	228.98'
L35	N28°46'14"E	236.38'
L36	N83°36'27"E	183.57'
L37	S01°28'04"W	24.43'
L38	S01°28'01"W	173.09'
L39	S05°34'38"E	213.29'
L40	S23°30'17"E	205.09'
L41	N13°32'48"W	133.84'
L42	N44°38'37"W	181.81'
L43	S05°33'51"E	311.98'
L44	S50°29'24"W	275.74'
L45	S24°11'34"E	175.43'
L46	S05°09'33"E	280.97'
L47	N87°28'50"E	0.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°52'45"	160.03'	49.94'
C2	23°20'18"	160.03'	65.19'
C3	11°13'02"	301.05'	58.86'
C4	7°19'39"	301.05'	38.50'
C5	91°17'39"	100.11'	159.51'
C6	61°36'54"	100.11'	107.65'
C7	3°47'38"	100.11'	6.63'
C8	43°17'04"	100.11'	75.63'
C9	9°25'36"	100.11'	16.47'
C10	35°10'04"	100.11'	61.44'
C11	19°39'30"	212.02'	72.50'
C12	8°51'17"	212.02'	32.77'
C13	27°28'04"	212.02'	101.64'
C14	18°45'28"	212.02'	62.01'
C15	29°04'14"	151.81'	77.03'
C16	3°52'56"	301.50'	20.39'

NOTES

1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4366 DATED JANUARY 31, 2006 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY
4. ENTIRE PLAT ROAD SHALL ACHEIVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
5. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
13. NO KNOWN CRITICAL AREAS EXIST ON SITE

MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
301 W. FIRST STREET #B
CLE ELUM, WA 98922

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GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL
www.geodatum.com
1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

PROJECT # 2006-047 | SHEET: 2 OF: 2

Plat Map of Meadow Ridge

SEPA
MITIGATED DETERMINATION OF NONSIGFICANCE

Description Of Proposal: Meadow Ridge Performance Based Cluster Plat (P-06-14)

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

Location: North of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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 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:

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 48% of the land, 13.00 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 provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
d. 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. Kittitas County Public works has granted a variance for the portion of access to the plat that does not meet the required 60 foot right-of-way. The applicant will adhere to the required 60 foot right-of-way with the exception of that portion granted in the variance.
b. The applicant will provide adequate road access to the site and will conform to all Kittitas County Road Standards.
c. The applicant will contribute to the improvement of the SR 903/Columbia Avenue intersection should the Washington State Department of Transportation determine that access to the project will result in the need for improvement to this intersection.
d. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
e. The applicant will provide a safe location and passageway for a school bus stop. The applicant will coordinate with the Cle-Elum-Roslyn School District as to the location of the stop and will note it on the final mylars prior to approval.
f. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
g. 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. It is strongly suggested that the applicant contact the State of Washington Department of Archaeology & Historic Perseveration to determine how to proceed to protect any cultural sites.
b. 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.

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, October 30th, 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: March 5, 2007

EXHIBIT B: ~~MEADOW~~ RIDGE 14-LOT PERFORMANCE BASED CLUSTER PRELIMINARY PLAT (P-06-14) CALCULATIONS

The applicant has demonstrated the Public Benefit Rating System (PBRS) with the following elements:

Element	Points	
Place 25% of the land, 13.00 acres, in Open Space for perpetuity	48	
Develop a Class B Water System	25	
	73	**Total Points**

Total bonus density points = 73 points ⟶ Total bonus density percentage = 73%

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 27.00 acres.

Lots allowed under current zoning = **27.00** acres/**3** acres = **9** (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 73% = **9** (lots allowed under current zoning) + **6** (lots for 73% density bonus) = **15** lots (total for Performance Based Cluster Plat)

Res. 2007-18
Ord. 2007-08

KITTITAS COUNTY
COMMISSIONERS AGENDA
TUESDAY MARCH 6, 2007 - 2:00 P.M.

Commissioners Auditorium
205 West 5th Room 109 - Ellensburg

THE AGENDA STUDY SESSION WILL
BE HELD ON MONDAY AT 10:30 A.M. IN THE COMMISSIONERS AUDITORIUM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of New County Employees**
4. **Proclamations**
5. **Awards and Recognitions**
6. **Approval of Agenda**

7. **CONSENT AGENDA**
All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board Discussion/Decision Items.

a. Approve Minutes
b. Request to Approve the Yakima River Canyon Marathon to be Held on March 31, 2007
c. Request to Re-appoint Mary Burke to the Kittitas County Water Conservancy Board and to Authorize the Chair to Sign a Letter of Reappointment
d. Request to Re-appoint Richard T. Miller to the Kittitas County Boundary Review Board and to Authorize the Chair to Sign a Letter of Reappointment
e. Request to Appoint Timothy B. Blocher to the Kittitas County Open Space Advisory Board and to Authorize the Chair to Sign a Letter of Appointment
f. Request to Approve the 2007 Payment Agreement with the Kittitas County Emergency Services & Trauma Care Council
g. Request to Approve a Notice of Public Hearing to Consider a Speed Reduction on Umptanum Road from the Ellensburg City Limits to Manastash Road
h. Request to Approve a Resolution Awarding a Bid to Furnish Maintenance Rock for 2007
i. Request to Approve a Resolution Awarding a Bid to Furnish Crack Sealant Materials for 2007
j. Request to Approve a Resolution In the Matter of Adopting the Personnel Policies Manual

8. **Correspondence**
9. **Administrative Matters**
10. **Citizen Comments on Non-Agenda Items**
11. **Board Discussion/Decision Items**

a. Amendments to the Alcohol/Substance Abuse Advisory Board Bylaws
b. Collective Bargaining Agreement with AFSCME Local 792 (Road Union)
c. Request to Approve Kittitas School District #403's Request for Kittitas County to Purchase Registered Warrants as an Investment
d. Agreement between the Kittitas County Fair and the Ellensburg Rodeo Posse
e. Resolution of Intent to Vacate a Portion of Sun Island Road and to Approve Setting a Public Hearing to Consider the Vacation
f. Letter to Request WSDOT to Establish a Functional Classification for Bowers Road Extension East to Look Road
g. Resolution Awarding a Bid to Furnish Weed Spray Materials for 2007
h. Assigned Agreement between CDS, Inc. Engineering and David Evans and Associates, Inc. for the WF Teanaway and Bar 14 Bridge Replacement Projects
i. Resolution Granting Preliminary Approval of the Meadow Ridge Plat (P-06-14)
j. Ordinance Approving the Freeman Rezone (Z-06-43)

k. Ordinance Approving the Drebaum Rezone (Z-06-47)
l. Continued Closed Record Meeting to Consider the O'Callahan Performance Based Cluster Plat (P-06-03)
m. Closed Record Meeting to Consider the Whispering Spirits Preliminary Plat (P-06-41)
n. Closed Record Hearing to Consider the Misty Mountain Rezone (Z-06-49) and Preliminary Plat (P-06-42)
o. Plat Amendment to Suncadia Phase 3, Division 11 and Suncadia Phase 3, Division 12

12. Miscellaneous
13. Executive Session
14. Adjournment

TIMED ITEMS
(All public hearings will be heard in the following order)

4:00 P.M. **PUBLIC HEARING** to consider the construction of a new Section 9 Grandstand in the SE corner of the Kittitas Valley Event Center (at the Kittitas County Fairgrounds) Rodeo Arena, which will provide approximately 800 bleacher seats, plus additional premium arena level seats; and the construction of a new Section of arena level "Box" seating on the North end of the Main Covered Grandstands; plus additional ADA seating.

PUBLIC HEARING to consider surplusing five (5) structures located within the Bowers Field Airport Industrial and Aeronautical Areas in Section 24 & 26 of Township 18, Range 18.

PUBLIC HEARING to consider amending Chapter 10.08 of the Kittitas County Code "Speed Limits on County Roads", specifically Pfenning Road in Kittitas County.

PUBLIC HEARING to consider amending Kittitas County Code Chapter 12 "Roads and Bridges".

27 December, 2006
To the Kittitas County Planning Commission and Board of County Commissioners regarding the Meadow Ridge Performance – Based Cluster Plat (P0614);

On, Dec 12 th, the day of the Planning Commission hearing, the applicants submitted a hydrology survey (project number KH060467A - domestic water supply evaluation, Meadow Ridge Plat, Kittitas County, WA) for the proposed Meadow Ridge development north of the city of Cle Elum. This information shows samples of several wells in the area and their conclusion that satisfactory draw-down tests were performed. I would, however, like to point out that it is fairly easy to show water availability when very little water is ***currently*** in use. Almost all of the area is poised for ***extremely*** heavy development – this *'hydrology survey'* in no way shows sufficient water for the amount of development under consideration. There are more than a dozen large projects in the works within a mile's circumference from this proposed development.

There is a USGS groundwater model study currently underway for the Yakima Basin due to be completed in 2008. What they do know is that the basaltic and sedimentary nature underlying a portion of Kittitas County provides for a relatively accurate model of groundwater supply and usage for the lower county. However, west of Lookout Mountain, the water flows mostly through fractures in the bedrock – a much more difficult predictor of available water supply. Therefore, as has been stated several times by the USGS, the county cannot rely on the Yakima Basin study to provide an accurate model of groundwater usage and availability for the Upper County. The basic principle to remember, according to the USGS, is when the ground water affects the surface water, development must only occur when water that has already been allocated can be acquired in order to have a neutral impact on the total water budget.

In addition to this water study, a letter from Dept of Ecology to the Kittitas County Commissioners dated Aug 17th, 2006, addressed the issue of exempt wells. The use of exempt wells in a development in order to circumvent obtaining a water right is not the intent of the law, as the legal precedent of DOE vs. Campbell and Gwinn, LLC clearly shows. This letter of Aug. 17th also indicates that the Class B well using 5,000 gal/day maximum is intended for use by up to 25 people. At the standard estimation of 2.5 people per home this equals a maximum of 10 homes. There is also the widely acknowledged (Home Builders Association, Seattle Public Utilities, etc...) trend that new homes tend to be bigger and use more resources.

The applicants testified that putting in a cluster of 14 homes is justified by the proximity of the city of Cle Elum. I wish to agree with them that this does, indeed, represent an urban density. I would also like to point out that the homes in the city are provided with city services – not un-metered exempt wells. If the applicants wish to have these kinds of urban densities then they need to pursue the matter properly through the City of Cle Elum's UGA.

Thank you very much,

Melissa Bates
120 Elk Haven Rd.,
Cle Elum, WA 98922

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3:30pm

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November 7, 2006

VIA FACSIMILE TO (509) 962-7682 and U.S. MAIL

Scott Turnbull
Staff Planner
Kittitas County
Community Services Department
411 North Ruby, Suite 2
Ellensburg, WA 98926

Re: Comments on Meadow Ridge Performance Based Cluster Plat Application

Dear Mr. Turnbull:

We submitted a comment letter on behalf of Cle Elum Ridge Parcel Owners Group and Jim Muhlbeier in May 2006 on the Meadow Ridge Performance Based Cluster Plat Application. Due to a settlement agreement between the Cle Elum Ridge Parcel Owners Group and Jim Muhlbeier and the Meadow Ridge applicant, our issues with the plat have been resolved at this point in time to our satisfaction. We will inform the County in the future if the applicant fails to conform to the settlement agreement or any applicable provision of the Kittitas County Code.

Thank you for your attention to this matter. Please contact me if you have any questions.

Very truly yours,

BRICKLIN NEWMAN DOLD, LLP

Jennifer A. Dold

JAD:psc

cc: Cle Elum Ridge Parcel Owners Group
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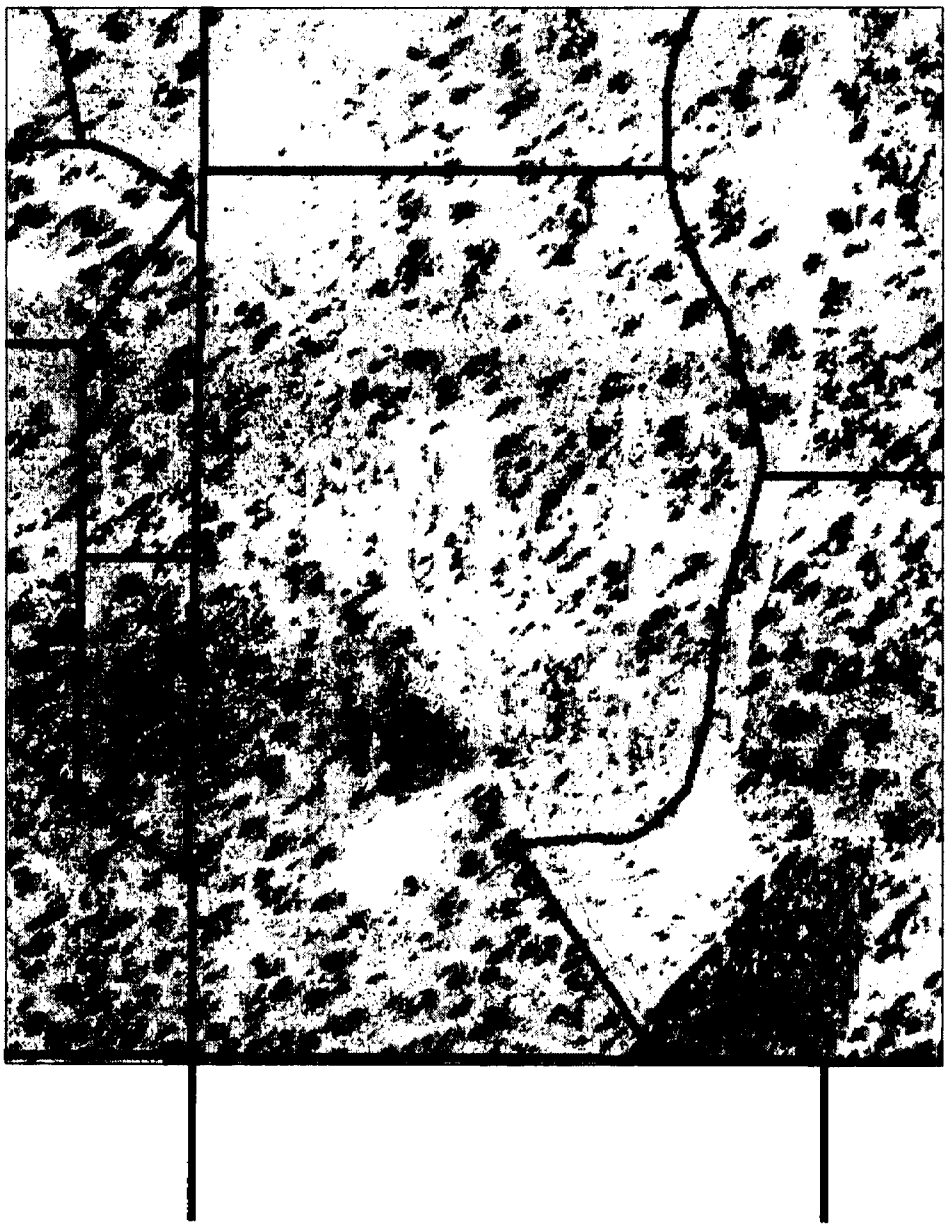


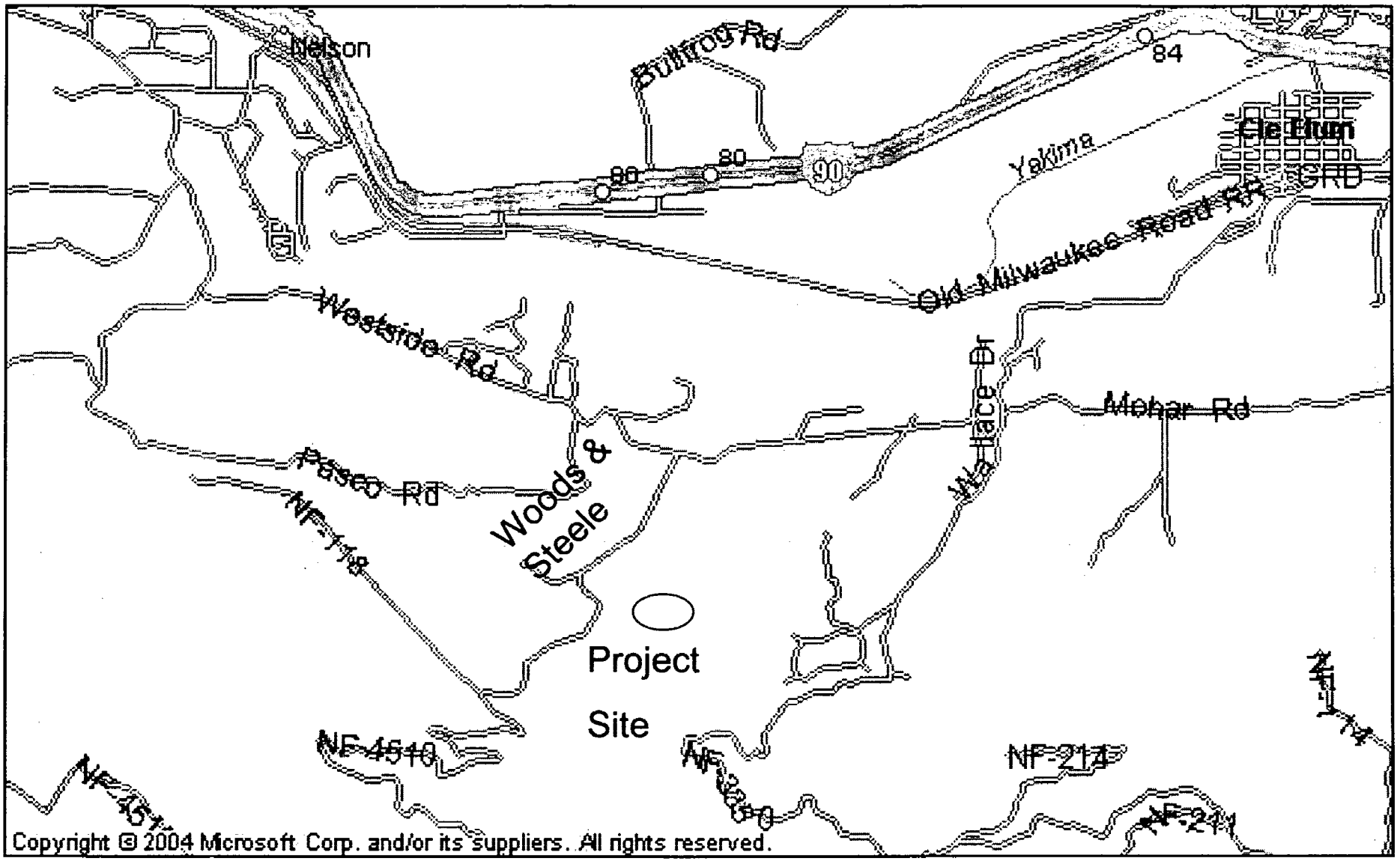
Quick Information

Zoning R-3

Parcel Number 19-15-07000-0028

Parent Parcel 45.00 Acres

13 One Acre Lots – Remainder 20.75 Acres


Nelson
Bullfrog Rd
84
80
80
90
Yakima
Cle Elum
CRD
Old Milwaukee Road Rd
Westside Rd
Mohar Rd
Paseo Rd
Woods &
Steele
NF-118
Project
Site
NF-4510
NF-214
NF-241
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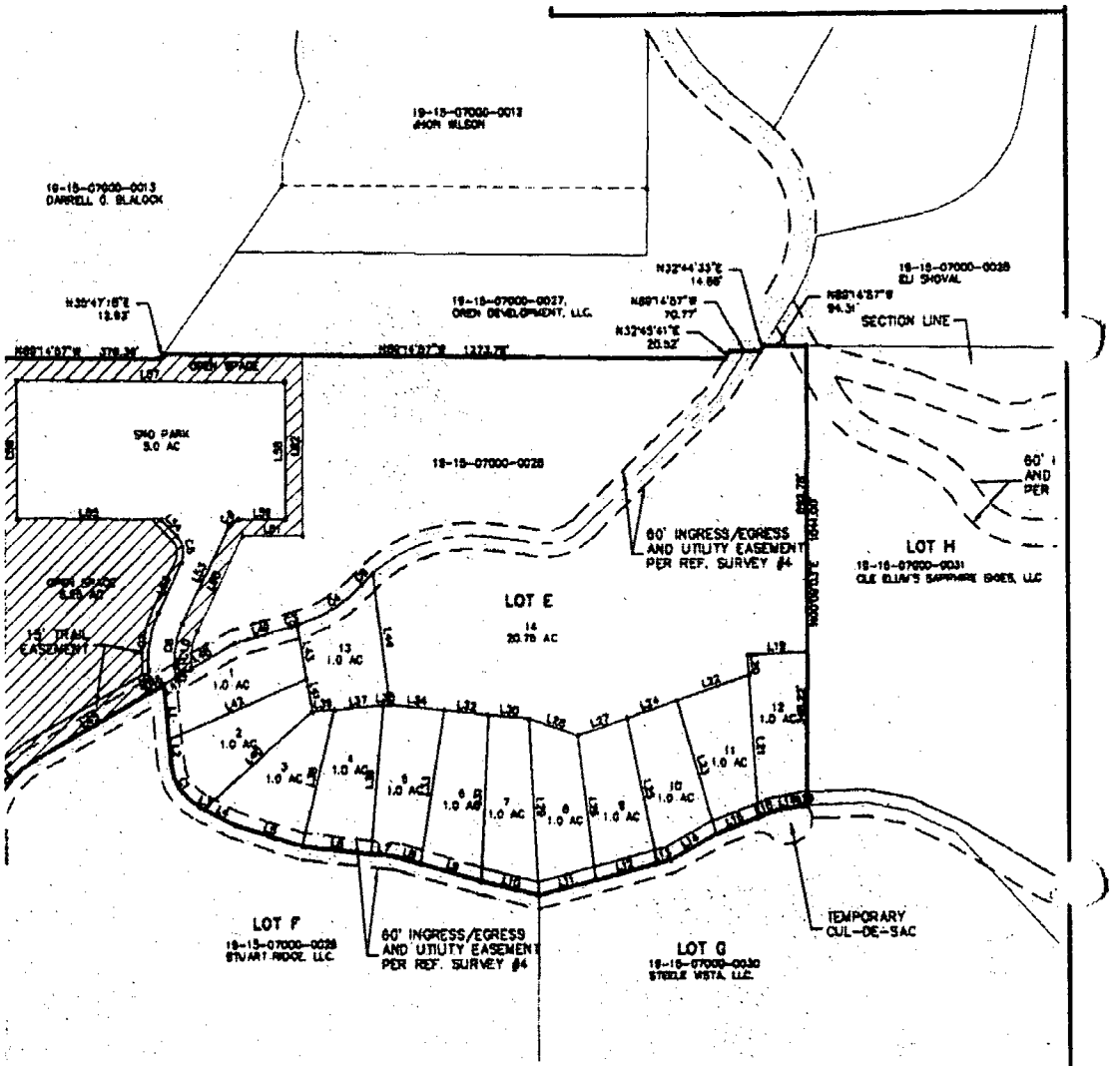

STEEL ROD W/
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BACK COUNTRY RESOURCES
301 W. FIRST ST. #8
CLE ELUM, WA 98922

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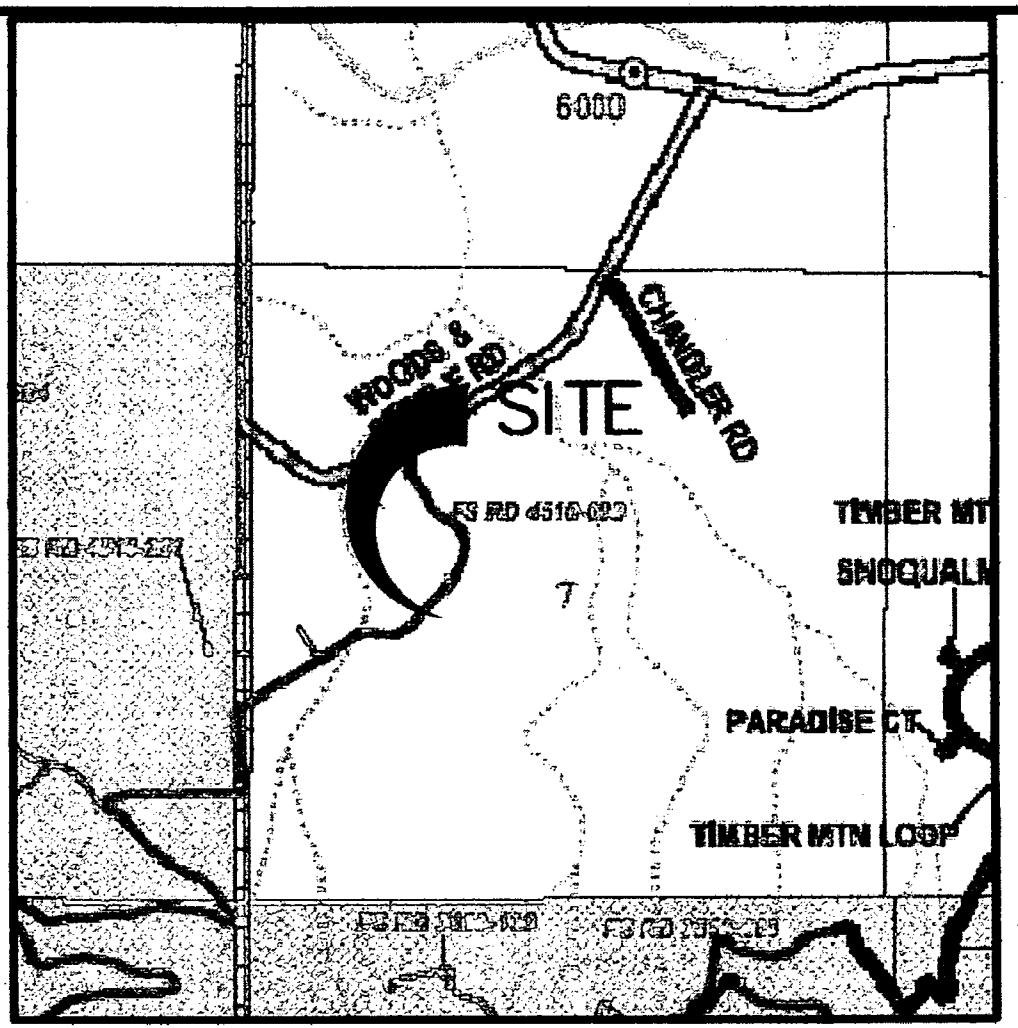
PROJECT #	SHEET:
2005-045	OF: 3

PORTION OF

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



VICINITY MAP

NTS

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

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
City of Cle Elum
Adjacent Property Owners
Applicant

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

Date: June 19, 2006

Subject: **POSTPONMENT OF HEARING (P-06-14, Meadow Ridge):**
Due to comments and issues raised during the comment period the hearing for the above proposed preliminary plat has been postponed. After a SEPA threshold has been determined a new hearing date will be sent with any SEPA action.

Please refer to your original documents. 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.

Scott Turnbull
Staff Planner

Bricklin ◆ Newman ◆ Dold, LLP

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RYAN P. VANCIL
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FAX TRANSMITTAL MEMO

DATE: May 19, 2006
TOTAL PAGES (including cover sheet): **6**
ORIGINALS WILL FOLLOW.
TO: FAX NUMBER:

Scott Turnbull, Staff Planner **509.962.7682**

FROM: Jennifer A. Dold

CASE NAME: Cle Elum Ridge Parcels Owners Group CASE NUMBER:

COMMENTS:

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May 19, 2006

VIA FACSIMILE TO (509) 962-7682 and U.S. MAIL

Scott Turnbull
Staff Planner
Kittitas County
Community Services Department
411 North Ruby, Suite 2
Ellensburg, WA 98926

Re: Comments on Meadow Ridge Performance Based Cluster Plat Application

Dear Mr. Turnbull:

We represent the Cle Elum Ridge Parcels Owners Group and Jim Muhlbeier. Please make us and our clients a party of record regarding this application.

The May 1, 2006 Notice of Application for Meadow Ridge states that a Determination of Non-Significance ("DNS") is expected to be issued for this proposal. Due to the significant adverse environmental impacts to be caused by the proposal, a DNS should not be issued by Kittitas County.

I. SEPA STANDARDS

A DNS in this case would be inconsistent with a number of State Environmental Policy Act ("SEPA") requirements. SEPA review and threshold determinations, such as DNSs, must be based upon adequate information to evaluate the impacts of a proposal. See WAC 197-11-080;[1] WAC 197-11-335 ("The lead agency shall made its threshold determination based upon information reasonably sufficient to evaluate the environmental impact of a proposal . . ."). See also Wenatchee Sportsmen v. Chelan County, 141 Wn.2d 169, 176 (2000) ("For [a threshold determination] to survive judicial scrutiny, the record must demonstrate that environmental factors were considered in a manner sufficient to amount to *prima facie* compliance with the procedural requirements of

[1] All of the cited WAC provisions have been adopted by the County. Kittitas County Code ("KCC") 15.04.020; 15.04.080.

SEPA and that the decision to issue an MDNS was based on information sufficient to evaluate the proposal's environmental impact").

Under SEPA, if a proposal will cause a significant adverse environmental impact, an EIS is required. WAC 197-11-335; -360. Impacts to be considered include direct, indirect and cumulative impacts. WAC 197-11-060. "Significance" is defined in SEPA as "a reasonable likelihood of more than a moderate adverse impact on environmental quality." WAC 197-11-794. SEPA states:

> In determining an impact's significance (WAC 197-11-794), the responsible official shall take into account the following, that:
>
> (a) The same proposal may have a significant adverse impact in one location but not in another location.
>
> (b) The absolute quantitative effects of a proposal are also important, and may result in a significant adverse impact regardless of the nature of the existing environment;
>
> (c) Several marginal impacts when considered together may result in a significant adverse impact; . . .

WAC 197-11-335(3). In addition, the responsible official should consider whether or not a proposal to a significant degree "conflict[s] with local, state, or federal laws or requirements for the protection of the environment; or establish[es] a precedent for future actions of significant effects, involves unique and unknown risks to the environment, or may affect public health or safety." Id. If in considering all of the above, the responsible official reasonably believes that a proposal may have significant adverse impacts, an EIS is required. Id. at 4.

II. THE MEADOW RIDGE PROPOSAL IS NOT SUPPORTED BY ADEQUATE INFORMATION TO EVALUATE THE IMPACTS TO BE CAUSED BY IT AND THE INFORMATION CURRENTLY AVAILABLE DEMONSTRATES THERE WILL BE SIGNIFICANT IMPACTS AND THAT AN EIS IS REQUIRED

The Meadow Ridge proposal proposes to build 14 residential lots on a 27 acre site on Cle Elum Ridge. The proposal will create a number of significant impacts not identified or analyzed to date.

As Kittitas County staff is well aware of, in the past months, there has been a significant number of applications filed to create urban and suburban sized single-family lots on and around Cle Elum Ridge and the surrounding immediate area. Approximately 20 subdivision applications have been submitted to the County since December 2005 alone. These applications propose creation of at least 164 new lots in this area.[2] Development of these lots in close proximity will have similar and cumulative environmental impacts that must be considered by the County as a whole. The cumulative traffic, noise, land use/aesthetic, stormwater, and water quantity impacts cannot be viewed in isolation. The County may not use piecemeal review to conclude that there will not be significant impacts. Given the close proximity (both temporally and geographically) of all of these new proposals, the County should assure a comprehensive identification and evaluation of their cumulative impacts. See Hayes v. Yount, 87 Wn.2d 280, 287 (1976) ("Logic and common sense suggest that numerous projects, each having no significant effect individually, may well have very significant effects when taken together. This concept of cumulative environmental harm has received legislative and judicial recognition"). Because review of cumulative impacts has not been done for this proposal, issuing a DNS would violate the County's SEPA obligations.

A large portion of the Meadow Ridge proposed site includes steep slopes greater than 30 percent. See Environmental Checklist at 2. At least eight lots are proposed on areas of the site with slopes greater than 30 percent. See plat map. The significant impacts that would be caused by developing lots on steep slopes must be considered. This includes consideration of erosion impacts and impacts from runoff created by single-family development and use of the lots. The removal of trees on the steep lots also will increase erosion problems as the stability provided on the lots by trees and roots will be removed. Evaluation of the impact of tree removal on the site's slopes should also be done.

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[2] In addition, it is commonly known in the County that the lands that are the subject of these applications was held by the same owner until very recently. A superficial change in ownership should not be used to avoid consideration of the cumulative impacts to be caused by the dozens of applications.

There is insufficient information and analysis regarding access road impacts. Currently, there is insufficient right-of-way (a full 60 feet) for Montgomery Avenue, the road accessing the proposed site. In fact, the access road narrows to only ten feet at 200' past the end of the pavement on Montgomery. Analysis of the significant safety and congestion impacts resulting from the insufficient access should be performed. Sufficient access must be provided by this proposal and a DNS based upon inadequate review of an insufficiently narrow access road is unlawful under SEPA. Moreover, a public access road less than 60 feet wide violates Title 12.

The applicant's Environmental Checklist acknowledges "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." Checklist at 3. A seasonal creek runs near and adjacent to the proposed site. Given the steep slopes on the site and the failure of the applicant to provide adequate stormwater detention, it is probable that runoff from the lots will enter the seasonal creek. Because runoff could deliver pollutants that would diminish the water quality of the seasonal creek, adequate analysis of downstream impacts, including water quality and quantity impacts, needs to be completed before a threshold determination can be issued for this proposal.

A Group B Water System is proposed for the fourteen lots. See Public Benefit Ratings System Chart. Apparently the applicant is relying upon the RCW 90.44.050 exemption allowing domestic use of groundwater in an amount not to exceed 5,000 gallons per day. See Checklist at 3. But there is no certainty that cumulative use on-site will be below the 5,000 gallons per day threshold. Fourteen lots could well exceed the 5,000 gallons per day limit. (Five thousand gallons per day is only approximately 350 gallons per day per lot.) And when this proposal is considered in conjunction with the new 164 lots being created in the region, hundreds of thousands of gallons of groundwater per day could be sucked up by development on these new lots. Given the enormity of that impact on local water resources, adequate evaluation of that impact should be considered for this application and all of the applications in this region currently in the pipeline before the County.

This area in general, and the site in particular, is home to a number of forms of wildlife including elk, deer, bear, hawks, and songbirds. While some of these species are identified on the checklist, we are not aware of an evaluation of impacts to all impacted species that has been done. Again, given the overwhelming number of new lots proposed in the pipeline before the County, widespread impacts to wildlife will likely occur from all of these proposals, including this specific proposal. This impact should be considered as required by SEPA..

Clearing related to this proposal will create vegetation and noise impacts yet unstudied, too. Given the small sizes of the proposed fourteen lots, it is likely that a significant amount of each lot will be cleared when developed. Adjacent landowners will therefore be impacted by increased noise related to the use of these and from the loss of trees and vegetation which muffle noise. Noise impacts that

would result from this proposal must be considered pursuant to SEPA. The clearing for the homes and driveways also will negatively impact the aesthetics of the area by replacing forested area with houses. This impact must be considered too.

Thank you for your attention to this matter. We request that the County fulfill its obligation to base its environmental review upon adequate information before any threshold determination is issued and to identify and evaluate all significant direct, indirect and cumulative impacts to be caused by the proposal as is required by SEPA.

Very truly yours,

BRICKLIN NEWMAN DOLD, LLP

David A. Bricklin
Jennifer A. Dold

DAB:JAD:psc

cc: Client

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FAX TRANSMITTAL MEMO

DATE: May 19, 2006
TOTAL PAGES (including cover sheet): **6**
ORIGINALS WILL FOLLOW.
TO: FAX NUMBER:

Scott Turnbull, Staff Planner **509.962.7682**

FROM: Jennifer A. Dold

CASE NAME: Cle Elum Ridge Parcels Owners Group CASE NUMBER:

COMMENTS:

RECEIVED
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May 19, 2006

VIA FACSIMILE TO (509) 962-7682 and U.S. MAIL

Scott Turnbull
Staff Planner
Kittitas County
Community Services Department
411 North Ruby, Suite 2
Ellensburg, WA 98926

Re: Comments on Meadow Ridge Performance Based Cluster Plat Application

Dear Mr. Turnbull:

We represent the Cle Elum Ridge Parcels Owners Group and Jim Muhlbeier. Please make us and our clients a party of record regarding this application.

The May 1, 2006 Notice of Application for Meadow Ridge states that a Determination of Non-Significance ("DNS") is expected to be issued for this proposal. Due to the significant adverse environmental impacts to be caused by the proposal, a DNS should not be issued by Kittitas County.

I. SEPA STANDARDS

A DNS in this case would be inconsistent with a number of State Environmental Policy Act ("SEPA") requirements. SEPA review and threshold determinations, such as DNSs, must be based upon adequate information to evaluate the impacts of a proposal. See WAC 197-11-080;[1] WAC 197-11-335 ("The lead agency shall made its threshold determination based upon information reasonably sufficient to evaluate the environmental impact of a proposal . . ."). See also Wenatchee Sportsmen v. Chelan County, 141 Wn.2d 169, 176 (2000) ("For [a threshold determination] to survive judicial scrutiny, the record must demonstrate that environmental factors were considered in a manner sufficient to amount to *prima facie* compliance with the procedural requirements of

[1] All of the cited WAC provisions have been adopted by the County. Kittitas County Code ("KCC") 15.04.020; 15.04.080.

SEPA and that the decision to issue an MDNS was based on information sufficient to evaluate the proposal's environmental impact").

Under SEPA, if a proposal will cause a significant adverse environmental impact, an EIS is required. WAC 197-11-335; -360. Impacts to be considered include direct, indirect and cumulative impacts. WAC 197-11-060. "Significance" is defined in SEPA as "a reasonable likelihood of more than a moderate adverse impact on environmental quality." WAC 197-11-794. SEPA states:

> In determining an impact's significance (WAC 197-11-794), the responsible official shall take into account the following, that:
>
> (a) The same proposal may have a significant adverse impact in one location but not in another location.
>
> (b) The absolute quantitative effects of a proposal are also important, and may result in a significant adverse impact regardless of the nature of the existing environment;
>
> (c) Several marginal impacts when considered together may result in a significant adverse impact; . . .

WAC 197-11-335(3). In addition, the responsible official should consider whether or not a proposal to a significant degree "conflict[s] with local, state, or federal laws or requirements for the protection of the environment; or establish[es] a precedent for future actions of significant effects, involves unique and unknown risks to the environment, or may affect public health or safety." Id. If in considering all of the above, the responsible official reasonably believes that a proposal may have significant adverse impacts, an EIS is required. Id. at 4.

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Very truly yours,

BRICKLIN NEWMAN DOLD, LLP

David A. Bricklin
Jennifer A. Dold

DAB:JAD:psc

cc: Client

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

AGENDA DATE: March 6, 2007

ACTION REQUESTED: Sign the Resolution granting preliminary approval to the Meadow Ridge Plat (P-06-14)

BACKGROUND:

GeoDatum, authorized agent for Highmark Resources LLC, landowner, submitted an application on March 23, 2006 for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3. The plat consists of 14 lots at one acre each.

The subject property is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R.15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning is Rural-3.

Community Development Services issued a Notice of Application on May 1, 2006.

Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on October 16, 2006. Deadline to appeal was October 31, 2006. No appeals were filed for this rezone.

On January 9, 2007 the Kittitas County Planning Commission held an open record hearing to consider the Meadow Ridge Preliminary Plat P-06-14 where testimony was received. The Planning Commission passed a motion by a vote of 4-0-2(one member absent and not eligible to vote) to forward a recommendation of preliminary **approval** for the Meadow Ridge Preliminary Plat P-06-14 and directed staff to prepare findings of fact for the January 23, 2007 Planning Commission Meeting.

The Board of County Commissioners did on February 6, 2007 set a closed record meeting for February 20, 2007, that was continued to February 22, 2007.

The Board of County Commissioners held a Closed Record Meeting on February 22, 2007 and directed staff to prepare enabling documents for preliminary plat approval.

INTERACTION: Prosecutor's office has reviewed the attached resolution.

RECOMMENDATION: Review and sign attached Resolution granting preliminary plat approval to Meadow Ridge Preliminary Plat (P-06-14).

ATTACHMENTS: Staff Report

LEAD STAFF: Scott Turnbull, CDS Staff Planner

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
MEADOW RIDGE 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-14)

RESOLUTION

NO. 2007-_____

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on January 9, 2007 for the purpose of considering a preliminary plat known as the Meadow Ridge Performance Based Cluster Plat and described as follows:

> Division of one parcel totaling approximately 27.00 acres into a total of fourteen (14) lots submitted by Wayne Nelsen of GeoDatum, authorized agent for Highmark Resources,LLC, landowner pursuant to KCC 16.09. Parcel number 20-15-26057-0002.

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

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

WHEREAS, the Planning Commission recommended approval of said proposed subdivision (4-0-2 with one member absent); and,

WHEREAS, a closed record public meeting was set by the Board of County Commissioners on February 20, 2007 and continued to February 27, 2007 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Wayne Nelsen of GeoDatum, authorized agent for Highmark Resources, LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3 to Kittitas County Community Development Services on March 23, 2006.

2. Said development application included a preliminary plat depicting the division of one parcel into 14 lots of one acre each . The identification of 13.0 acres of open space. See attached plat map for the preliminary plat and attached Exhibit B for specific calculations as applicable to KCC 16.09. The subject property is located north of the City of Cle Elum and South of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

3. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on May 1, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the comment period and other information on file with Community Development Services, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on October 16, 2006. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. An easement for the BPA exists on the Southern boundary of the plat. All future development will need to comply with BPA regulations.

6. An open record hearing was held on January 9th, 2007 and that testimony was taken from those persons present who wished to be heard. The Board of County Commissioners 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. Additional conditions are necessary to protect the public's interest.

8. All proposals of the applicant during the Planning Commission hearing shall be conditions of approval.

9. Adverse testimony was received during the Public Hearing for this project.

NOW, THEREFORE BE IT HEREBY RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the **Meadow Ridge Performance Based Cluster Plat** with the following conditions:

1. A completed Group B water system designed to serve all lots within the development designed by a licensed engineer, constructed in conformance of that design and approved by the Kittitas County Environmental Health Department and/or Washington State Department of Health will be required prior to final approval.

2. Development shall be consistent with any requirements or limitations by a regulatory agency relating to the approval of the Group B Water System.

3. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

4. Proof of potable water must be shown prior to final plat approval.

5. Legal Description: The legal description on the face of the plat does not match the legal description provided in the Subdivision Guarantee. The legal description on the face of the Final Plat and the legal description in the Subdivision Guarantee must match.

6. Required on Final Plat: The Final Plat must meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc.

7. Timing of Road Improvements: This application was received by Kittitas County on March 23, 2006; therefore it is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. Prior to final approval roads must either be built or bonded. A Performance Bond or acceptable financial guarantee may be used per the conditions outlined in the current Kittitas County Road Standards.

8. Access to the Plat: The 60' easement road, as shown on the face of the plat, shall be constructed and certified that it meets all applicable current Kittitas County Road Standards, prior to the issuance of a Building Permit for any of the residence within this Plat. Access shall be constructed as a Low-Density Private Road (see Kittitas County Road Standards, 9/6/05 edition).
    a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
    b. All easements shall provide for AASHTO radius at the intersection with a County Road.
    c. Minimum centerline radius will be 60'.
    d. Surface requirement 6" gravel surface.
    e. Maximum Grade 8% flat, 12% rolling or mountainous.
    f. Stopping Site Distance, reference AASHTO.
    g. Entering Site Distance, reference AASHTO.
    h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
    i. Any further subdivision or lots to be served by proposed access may result in further access requirements (see Kittitas County Road Standards, 9/6/05 edition).
9. Access for Lots 1 through 14: Access to lots 1 thru 14 shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels (see Kittitas County Road Standards, 9/6/05 edition).
    a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
    b. Minimum centerline radius will be 60'.
    c. Surface requirement is for a minimum gravel surface depth of 6".
    d. Maximum grade 8% flat, 12% rolling or mountainous.
    e. Stopping site distance, reference AASHTO.
    f. Entering site distance, reference AASHTO.

g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

h. Any further subdivision or lots to be served by proposed access may result in further access requirements.

i. All roads located within the development or roads that provide access to the development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

j. All easements shall provide for AASHTO radius at the intersection with a county road.

10. Access Permit: 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.

11. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.

12. Roadside Features: (See current Kittitas County Road Standards)

13. According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

14. Cul-de-sacs: (See current Kittitas County Road Standards)
    a. Cul-de-sac design, reference AASHTO.

15. Addressing:

    a. It is recommended contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

16. The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05. Chapter 12 – PRIVATE ROADS, 12.12.010 General

    Private roads shall meet the following conditions:

    1. Private roads must meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and

    2. Must be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and

    3. Must be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired,

submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization: "Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

17. The following note shall be placed on the face of the plat: "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."

18. Pursuant to Kittitas County Code 16.18.080, a plat note regarding the irrigation systems is required for lots 3 acres or less in size. The note shall read as follows: "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), 1984)."

19. A plat note discussing the spread of noxious weeds shall be shown on the short plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."

20. Pursuant to Kittitas County Code 17.74.060A, a plat note regarding the Right to Farm Ordinance is required. The note shall read as follows: "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 36.70A.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).

21. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.

22. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable

documents, and proposals related to roads, Group B Water 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 Water System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

23. All applicable boundary line adjustments involving the subject parcels shall be finalized and recorded to reflect the configuration as depicted in the plat and boundary line adjustment.

24. Both sheets shall reflect the plat number P-06-14.

25. Full year's taxes must be paid on parcel number 20-15-26057-0002.

26. Plat must comply with all SEPA Mitigations as attached in Exhibit A.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Meadow Ridge Performance Based Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this _____ day of _____, 2007 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

_____
Alan A. Crankovich, Chairman

_____
David B. Bowen, Vice-Chairman

_____
Mark McCain, Commissioner

ATTEST:
CLERK OF THE BOARD

_____
Julie A Kjorsvik

APPROVED AS TO FORM:

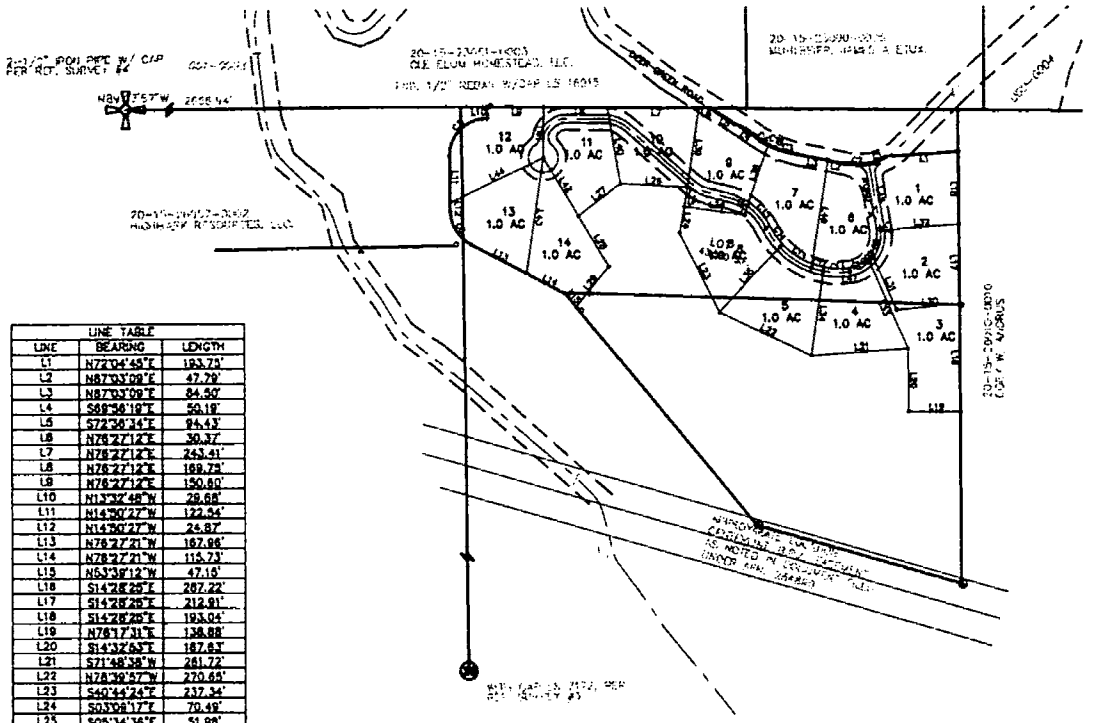
_____
Greg Zempel WSBA #19125

KITTITAS COUNTY
WASHINGTON
PLAT
XXXX

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 NE 1/4, SEC 28, TWN 20, RGE 15E, W.M.	

LEGEND

- FOUND 1/2" X 24" REBAR W/ PLASTIC CAP "J. BENTLEY LS 29268"
- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP "GEODATUM, INC." "WOLDENDORP/PLOG" "38964 / 31976"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°04'45"E	193.75'
L2	N87°03'09"E	47.79'
L3	N87°03'09"E	84.50'
L4	S69°56'19"E	59.19'
L5	S72°36'34"E	94.43'
L6	N78°27'12"E	30.37'
L7	N78°27'12"E	243.41'
L8	N78°27'12"E	169.73'
L9	N78°27'12"E	150.80'
L10	N13°32'48"W	29.68'
L11	N14°50'27"W	122.54'
L12	N14°50'27"W	24.87'
L13	N78°27'21"W	167.96'
L14	N78°27'21"W	115.73'
L15	N53°39'12"W	47.15'
L16	S14°28'29"E	287.22'
L17	S14°28'29"E	212.91'
L18	S14°28'29"E	193.04'
L19	N78°17'31"E	138.88'
L20	S14°32'53"E	187.83'
L21	S71°48'38"W	261.72'
L22	N78°39'57"W	270.65'
L23	S40°44'24"E	237.34'
L24	S03°06'17"E	70.49'
L25	S05°34'36"E	51.88'
L26	N78°24'58"E	178.61'
L27	S36°13'16"W	140.50'
L28	N44°39'37"W	156.37'
L29	N24°47'29"E	139.21'
L30	N70°47'19"E	168.87'
L31	N38°09'13"W	152.85'
L32	N71°13'01"E	210.07'
L33	N38°09'13"W	252.88'
L34	N08°06'13"W	228.88'
L35	N28°45'14"E	236.39'
L36	N83°38'27"E	183.57'
L37	S04°29'04"W	24.43'
L38	S04°29'01"W	173.09'
L39	S05°34'36"E	213.28'
L40	S23°30'17"E	205.08'
L41	N13°32'48"W	133.84'
L42	N44°39'37"W	181.81'
L43	S05°33'51"E	311.96'
L44	S50°28'24"W	275.74'
L45	S24°11'34"E	175.45'
L46	S05°09'33"E	290.87'
L47	N87°28'50"E	0.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°32'45"	160.03'	49.84'
C2	23°20'18"	160.03'	65.19'
C3	11°12'02"	301.05'	58.86'
C4	7°19'39"	301.05'	38.50'
C5	91°17'39"	100.11'	159.51'
C6	81°38'54"	100.11'	107.65'
C7	3°47'39"	100.11'	6.63'
C8	43°17'04"	100.11'	75.63'
C9	9°25'36"	100.11'	16.47'
C10	35°10'04"	100.11'	61.44'
C11	19°35'30"	212.02'	72.50'
C12	8°51'17"	212.02'	32.77'
C13	27°28'04"	212.02'	101.64'
C14	16°45'28"	212.02'	62.01'
C15	29°04'14"	151.81'	77.03'
C16	3°52'56"	301.50'	20.39'

NOTES

1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4368 DATED JANUARY 31, 2006 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY
4. 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 ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
5. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
13. NO KNOWN CRITICAL AREAS EXIST ON SITE

MARK V. PLOG — STATE OF WASHINGTON — 31976 — REGISTERED PROFESSIONAL LAND SURVEYOR

MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
301 W. FIRST STREET #B
CLE ELUM, WA 98922

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www.geodatum.com
GeoDatum INC
SURVEY-CIVIL-STRUCTURAL
1505 NW Mall Street
Issaquah, WA 98027
(425) 837-9083

PROJECT: 2006-047 | SHEET: 2 OF: 2

Plat Map of Meadow Ridge

SEPA
MITIGATED DETERMINATION OF NONSIGFICANCE

Description Of Proposal: Meadow Ridge Performance Based Cluster Plat (P-06-14)

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

Location: North of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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 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:

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 48% of the land, 13.00 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 provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
d. 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. Kittitas County Public works has granted a variance for the portion of access to the plat that does not meet the required 60 foot right-of-way. The applicant will adhere to the required 60 foot right-of-way with the exception of that portion granted in the variance.
b. The applicant will provide adequate road access to the site and will conform to all Kittitas County Road Standards.
c. The applicant will contribute to the improvement of the SR 903/Columbia Avenue intersection should the Washington State Department of Transportation determine that access to the project will result in the need for improvement to this intersection.
d. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
e. The applicant will provide a safe location and passageway for a school bus stop. The applicant will coordinate with the Cle-Elum-Roslyn School District as to the location of the stop and will note it on the final mylars prior to approval.
f. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
g. 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. It is strongly suggested that the applicant contact the State of Washington Department of Archaeology & Historic Perseveration to determine how to proceed to protect any cultural sites.
b. 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.

EXHIBIT B: MEADOW RIDGE 14-LOT PERFORMANCE BASED CLUSTER PRELIMINARY PLAT (P-06-14) CALCULATIONS

The applicant has demonstrated the Public Benefit Rating System (PBRS) with the following elements:

Element	**Points**	
Place 25% of the land, 13.00 acres, in Open Space for perpetuity	48	
Develop a Class B Water System	25	
	73	**Total Points**

Total bonus density points = 73 points ⟶ Total bonus density percentage = 73%

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 27.00 acres.

Lots allowed under current zoning = **27.00** acres/**3** acres = **9** (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 73% = **9** (lots allowed under current zoning) + **6** (lots for 73% density bonus) = **15** lots (total for Performance Based Cluster Plat)

EXHIBIT B: MEADOW RIDGE 14-LOT PERFORMANCE BASED CLUSTER PRELIMINARY PLAT (P-06-14) CALCULATIONS

The applicant has demonstrated the Public Benefit Rating System (PBRS) with the following elements:

Element	**Points**	
Place 25% of the land, 13.00 acres, in Open Space for perpetuity	48	
Develop a Class B Water System	25	
	73	**Total Points**

Total bonus density points = 73 points ⟶ Total bonus density percentage = 73%

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 27.00 acres.

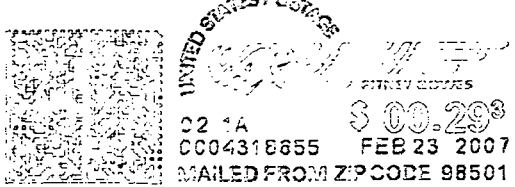
Lots allowed under current zoning = **27.00** acres/**3** acres = **9** (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 73% = **9** (lots allowed under current zoning) + **6** (lots for 73% density bonus) = **15** lots (total for Performance Based Cluster Plat)

State of Washington
DEPARTMENT OF COMMUNITY, TRADE
AND ECONOMIC DEVELOPMENT
128 10th Ave SW
PO Box 42525
Olympia WA 98504-2525

GROWTH MANAGEMENT SERVICES

PRESORTED
FIRST CLASS



MR SCOTT TURNBULL
STAFF PLANNER
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N RUBY ST STE 2
ELLENSBURG WA 98926

RECEIVED
FEB 26 2007
KITTITAS COUNTY
CDS

A*J15M5 98926

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

AGENDA DATE: February 6, 2007

ACTION REQUESTED: Set Closed Record Meeting for the Meadow Ridge Preliminary Plat (P-06-14).

BACKGROUND:

GeoDatum, authorized agent for Highmark Resources LLC, landowner, submitted an application on March 23, 2006 for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3. The plat consists of 14 lots at one acre each.

The subject property is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E., W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning is Rural-3.

Community Development Services issued a Notice of Application on May 1, 2006.

Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on October 16, 2006. Deadline to appeal was October 31, 2006. No appeals were filed for this rezone.

On January 9, 2007 the Kittitas County Planning Commission held an open record hearing to consider the Meadow Ridge Preliminary Plat P-06-14 where testimony was received. The Planning Commission passed a motion by a vote of 4-0-2(one member absent, not eligible to vote) to forward a recommendation of preliminary **approval** for the Meadow Ridge Preliminary Plat P-06-14 and directed staff to prepare findings of fact for the January 23, 2007 Planning Commission Meeting.

The Board of County Commissioners did on February 3, 2007 set a closed record meeting for the February 20, 2007.

RECOMMENDATION: Take action on the Planning Commission recommendation to ***approve*** the Meadow Ridge (P-06-14) and direct staff to prepare enabling documents for signing at the March 20, 2006 agenda.

ATTACHMENTS:
Staff Report
Written Record
Planning Commission Minutes
Planning Commission Audio Tapes Available on Request

LEAD STAFF: Scott Turnbull, CDS Staff Planner

PROJECT NAME: Meadow Ridge Plat

Index # *Numbers in lower right hand corner	Document Name
1	Planning Commission Staff Report
2	Plat Application
3	SEPA Checklist
4	Plat Maps
5	Notice of Application
6	Notice of Application Legal
7	SEPA Determination
8	SEPA Cover
9	SEPA Legal
10	Email regarding variance
11	Letter from Wayne Nelson
12	Comments from Department of Archaeology and Preservation
13	Comments from DOE
14	Comments from Bricklin(fax)
15	Comments from Bricklin (hardcopy)
16	Agreement from Cle Elum Ridge
17	Comments from Investigation & Enforcement
18	Comments from Public Works
19	Title Report
20	Lot Closures
21	PC Minutes December 12, 2006
22	PC Minutes January 13, 2007

PROJECT NAME: Meadow Ridge Plat Page 2

Index # *Numbers in lower right hand corner	Document Name
23	Exhibit from Wayne Nelson
24	Powerpoint Presentation
25	Exhibit from Mark Plogg
26	Exhibit from Melissa Bates

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, December 12, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Scott Pernaa, Matt Anderson

Also present: Staff Planners Joanna Valencia, Noah Goodrich and Scott Turnbull, CDS Director Darryl Piercy, CDS Assistant Director Alison Kimball, Public Works Traffic Planner Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 24 individuals representing applicants and public interest.

Piercy stated 5 items are being pulled from the agenda tonight; Suncadia Master Planned Resort Preliminary Plat Phase 1 Division 9 (P-06-45), Minor Rezone (Z-06-40), Watson Cutoff 14-Lot Performance Based Cluster Preliminary Plat (P-06-34), White Tail 14-Lot Performance Based Cluster Preliminary Plat (P-06-33), Vaquero Valley 14-Lot Performance Based Cluster Preliminary Plat (P-06-37).

Piercy asked how far the Planning Commission thought they would get into the agenda.

Chairman Black stated they would possibly get through Meadow Ridge Performance Based Cluster Plat (P-06-14). Agenda items beyond that will not be heard tonight and will be continued to the January 9, 2007 meeting.

Piercy stated that the Board of County Commissioners appointed 3 new Planning Commission members and they will be joining the board at the first meeting in January.

II. Correspondence

Clerk **Trudie Pettit** stated that Don Williamson and Doug Harris submitted their resignation from the Planning Commission. The Board of County Commissioners appointed 4 new Planning Commission members and they are: Matt Anderson, Kimberly Green, Rick Dougherty and Aaron Langevin.

III. Approval of Minutes

Clark moved approve the minutes from September 18, 19, 21, 26, 27, 28, October 5 and 24 as written. Pernaa seconded and the motion carried with a 4/0 poll of the board.

IV. Old Business

A. Hex Mountain Plat (P-06-32)

The Chair opened the hearing to Staff Presentation.

Staff Planner, Noah **Goodrich** presented Patrick **Butler's** 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.

Anne Watanabe, representing the applicant stated that this is an 8 lot plat exempt from SEPA.

Black asked if **Watanabe** had seen the letter from Public Works regarding access to 2 lots.

Watanabe stated there is now a recorded easement to the lots.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns about the impact on roads, fire department, and the increase in public services.

Melissa Bates, 120 Elkhaven Road, Cle Elum, stated her concerns about the impact on water and sewer in that area and submitted into the record **Exhibit A**.

Black stated that the 1996 Comprehensive Plan shows rural land as a 3 acre minimum, the planning commission recommended that the BOCC put in a 5 acre minimum and the BOCC rejected that recommendation.

Nathan Weis, property owner, described the property and forest service road.

Black asked if the forest service road was graveled.

Weis stated it is graveled and meets the county codes and might have to be paved in the future depending on the amount of development.

Black asked what road is being used to access lots 1 and 2.

Weis stated there is a shared driveway for the lots. The current road is gated.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated he would like to see a traffic study done in the future on Salmon la Sac Road.

Pernaa stated this is the type of area that should be developed.

Clark stated he does not see any other issues

Grant Clark made a motion to pass the Hex Mountain Plat (P-06-32) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

B. Frosty Pines Preliminary Plat (P-04-11)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** presented her staff report by reading portions of it into the record and submitted **Exhibits A1** and **A2** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Presentation.

Marc Kirkpatrick, Encompass Engineering and Surveying, representing the client, stated there were some issues with the forest service road that have been addressed and is about 90% completed. They are working on a well design that is believed to be a Class B well system that will serve all 8 lots.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns with the impact on road systems and emergency services.

Melissa Bates, 120 Elk Haven Road, Cle Elum, stated the proposal shows 7 lots and that is not a small oversight and her concerns with the sewer, water and emergency services and submitted into the record **Exhibit B**.

Virginia Lund, 6360 Upper Peoh Point Road, Cle Elum, stated her concerns about the growth in Upper County and submitted into the record **Exhibit C**.

Piercy stated that the staff planners work hard planning and take considerable time and effort to make sure these applications are complete, in regards to traffic issues Public Works has reviewed the issues and the DOT was notified and no comments were received. All government agencies are notified with each application and are given time to respond with comments and suggestions.

Black stated the difference between 7 and 9 lots should have been decided before now.

Piercy stated the project was noticed at 8 and has been reduced at one time.

Black stated the applicant should have the water resolved at this time.

Piercy stated that is a preliminary plat approval process and the water issues are farther ahead than many other plats and is not required for preliminary approval.

Larry Fuller, 500 Hawk Haven Road, Cle Elum, stated his concerns about what impact this will have on the animals and the forest service, and that the sewer affects the water quality in the area, and the affect on the public services.

Deidre Link, 560 Hawk Haven Road, Cle Elum, stated her concerns with the rate of development in this county and impact development is having on local citizens.

The Chair opened the hearing to Planning Commission Deliberation.

Pernaa stated he does not see reason to deny this application and the only issues with this application were the roads and they have been fixed and amended.

Clark stated he agrees and they are asking to develop their property that is acceptable and have met all conditions necessary and sees no reason to deny the application.

Black stated he is concerned that the application is taking this long, and asked **Randy Carbary**, Public Works, if the road issues have been addressed.

Carbary stated the road problems are fixed and all lots will be accessed from Salmon La Sac Road, it will bypass the forest service route.

Scott Pernaa made a motion to pass the Frosty Pines Preliminary Plat (P-04-11) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

Black stated that the letter from Public Works will need to be included in the Findings of Fact.

Pernaa stated the Findings of Fact number 10 states 7 lots, make correction so that it states 8 lots.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the recommendations.

C. Black Horse at Whiskey Creek Rezone (Z-06-15) and Preliminary Plat (P-06-22)

The Chair opened the hearing to Staff Presentation.

Staff Planner Joanna **Valencia** presented her staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

Black asked if this is in the original UGA.

Valencia stated yes it is in the original UGA.

The Chair opened the hearing to Applicant Presentation.

Erik Labrio, representing the client, presented a presentation describing the project and submitted **Exhibit A** into the record.

Black asked if the internal park is for the public or just the residents.

Jennifer Steig, 12931 NE 126th Pl., representing DR Horton, presented a presentation showing what their developments look like and stated the internal parks and trails will be connected to public trails around the area and submitted **Exhibit B1** and **B2** into the record.

Black asked if they are required to put in sidewalks and curbs.

Horton stated yes they are required to meet all city requirements and codes.

Black asked about snow removal.

Horton has discussed with the city and they are currently working with the city on snow removal.

The Chair opened the hearing to Public Testimony.

Larry Fuller, 500 Hawk Haven Road, Cle Elum, stated his concern about the price range of these homes and moving wetlands from the animals.

Paula Thompson, 551 Goodwin Road, Thorp, stated she thinks this is a good project but has a concern with the intersection of University Way and Receer Creek.

Dwight Bolton, 630 Alford Road, Ellensburg, asked what the smallest square footage lot will be.

Piercy stated this project is below the maximum required by the city and county and allows for smaller lots, he believes some of the lots are around 5000 square feet.

Carbary stated the county is looking at making revisions for the intersection of University Way and Receer Creek Road.

Catherine Clerf, 60 Moe Road, Ellensburg, questioned where jobs are going to come from to support the cost of these homes.

Piercy stated we are looking at the future of the Urban Growth levels of Kittitas County; this is the type of development we are going to be looking at in the future.

Anderson asked if the trail system and parks within the project will be lighted.

Piercy stated the Home Owners Association will deal with that issue at a later time.

Break, back at 8:15pm

The Chair opened the hearing to Planning Commission Deliberation.

Black went through the 7 requirements of the Comprehensive Plan with board members to make sure the project meets all requirements.

Scott Pernaa made a motion to pass the Black Horse at Whiskey Creek Rezone (Z-06-15) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

Scott Pernaa made a motion to pass the Black Horse at Whiskey Creek Preliminary Plat (P-06-22) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

D. JNG LLC Rezone (Z-06-32)

The Chair opened the hearing to Staff Presentation.

Staff Planner Noah **Goodrich** presented his staff report by reading portions of it into the record and submitted into the record **Exhibit A1** and **A2**. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Presentation.

Jeff Slothower, representing JNG LLC, presented a presentation and submitted into the record **Exhibit B**. Slothower stated the subject property is located between other rezone areas that have been heard over the last year.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, questioned the roads accessing the subject property, drilling and finding water, and loose diversity regarding zoning.

Carbary stated road certification is required prior to building permits being issued and that no comments have been received from the City of Cle Elum regarding access roads.

Virginia Lund, 6360 Upper Peoh Point Road, Cle Elum, stated water is critical and trees help with the water sheds and provide habitat for wildlife.

Black questioned if all the rezones around the subject property have been approved by the Board of County Commissioners.

Turnbull and **Goodrich** stated the Board of County Commissioners has passed the surrounding rezones.

Black asked **Slothower** why we don't hear from the city of Cle Elum.

Slothower stated he doesn't know why they don't comment.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated his concern is that there is only one road that goes into the subject property.

Clark stated that **Slothower** has done a very thorough job going through the 7 criteria and that the property is utilizing the comprehensive plan.

Black went through the 7 criteria with the board members to make sure the property meets the criteria.

Grant Clark made a motion to pass the JNG LLC Rezone (Z-06-32) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

E. Elkhorn Ridge Plat (P-06-36)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** 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.

Mark Kirkpatrick, Encompass Engineering and Surveying, representing the applicant, stated he agrees with **Turnbull's** presentation and described the property. The applicant is proposing a shared well or Class B well. **Kirkpatrick** stated that there is an issue with Public Works regarding the secondary access road to the property.

Carbary stated the secondary access issue is still being discussed.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated she is concerned with the access for fire and emergency services.

Virginia Lund, Peoh Point Road, Cle Elum, stated she is concerned with the water and traffic issues.

Kirkpatrick responded to the 40 lot threshold, they are required to provide an emergency access to the property.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated the code states that 2 road requirement will have to be met.

Pernaa stated that the Code has been met with the secondary road, the problem is just an interpretation of the code.

Clark stated that the Board of County Commissioners has the opportunity to change the standard before the final plat and the issue can still be discussed.

Black stated his concern is that the Planning Commission never sees this application again.

Grant Clark made a motion to pass the Elkhorn Ridge Plat (P-06-36) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with a 3/1 poll of the board. Clark, Pernaa and Anderson voted to approve the motion with Black voting against.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the addition that the Public Works letter be a condition of approval and that additional conditions are not required.

F. Meadow Ridge Performance Based Cluster Plat (P-06-14)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted **Exhibit A** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Testimony.

Mark Plogg, GEO Datum and authorized agent, stated that the property is accessed through Montgomery Road and they are providing a new road through the property. As part of the SEPA process the neighbors have agreed to upgrade the roads to above code. **Plogg** stated a water study was done with 3 wells and the neighbors were satisfied with the outcome and submitted into the record Exhibit B1, B2, B3 and B4.

Black asked what neighboring property owners are participating in this project.

Wayne Nelson, stated the neighbors have formed a group called the Cle Elum Ridge Group. The applicant is working closely with this group to address concerns.

Staff Planner Scott **Turnbull** asked that the Planning Commission continue the hearing to the January 9, 2007 meeting to allow the board and public adequate time to review the additional information handed out tonight that was not submitted prior to tonight's hearing.

Black stated he will open the written comment period until 12:00pm, December 29, 2006, then continue the hearing with Planning Commission deliberation and motion on January 9, 2006. Public testimony will be heard tonight only.

The Chair opened the hearing to Public Testimony.

Melissa Bates, 120 Elk Haven Road, Cle Elum, stated her concerns about water and submitted into the record **Exhibit C**.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns with the amount of development in the area.

Mark Kirkpatrick, 404 E 2nd Street, Cle Elum, stated he lives and works near the subject property and supports the proposed plat.

Dedra Lang, 560 Hawk Haven Road, Cle Elum, stated urban sprall is creating a negative impact on taxes.

Wayne Nelson, 301 W 1st St., Cle Elum, submitted into the record **Exhibit D**. Stated each road is going to access 12-13 lots which is below the 14 lot requirement.

The Planning Commission meeting was adjourned at 10:16 p.m., items left on the agenda will be continued to next meeting.

The next scheduled meeting is January 9, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, January 9, 2007 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Scott Pernaa, Matt Anderson, Kim Green, Rick Daugherty

Also present: Staff Planners Joanna Valencia, Noah Goodrich and Scott Turnbull, CDS Director Darryl Piercy, CDS Assistant Director Alison Kimball, Public Works Planner Christina Wolman, Planning Commission Clerk Trudie Pettit and approximately 20 individuals representing applicants and public interest.

Scott Pernaa moved to elect David Black Chairman, Grant Clark seconded and the motion passed with all in favor.

Rick Daugherty moved to elect Grant Clark as Vice Chairman, Scott Pernaa seconded and the motion passed with all in favor.

II. Correspondence

Clerk, Trudie **Pettit** stated 2 letters were received. The first letter was regarding the Meadow Ridge Performance Based Cluster Plat, but was submitted after the deadline. The second letter was regarding the Sierra Group Holdings, LLC. rezone which was submitted on time.

III. Approval of Minutes

Grant Clark moved to approve the minutes as written, **Scott Pernaa** seconded and the motion passed with all in favor.

IV. Old Business

A. Meadow Ridge Performance Based Cluster Plat (P-06-14)

The Chair opened the hearing to Planning Commission Deliberation.

Staff planner, Scott **Turnbull** stated a letter was received from Public Works that pertains to the lot layout. **Turnbull** stated he met with the applicant and they agree with the lot layout and conditions from Public Works.

Black stated the only members allowed to vote on this item are the members that were at the last meeting, they included Chairman David **Black**, Grant **Clark**, Scott **Pernaa**, and Matt **Anderson**.

Pernaa stated that based on the last meeting and the public testimony heard there has been a lot of improvement on the roads.

Clark stated he agrees and that the applicant has taken a lot of time working with neighbors in the surrounding areas regarding the access issues.

Black stated his only concern was the access through Montgomery Street, and that Public Works seems satisfied with the project.

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Pernaa stated that based on the last meeting and the public testimony heard there has been a lot of improvement on the roads.

Clark stated he agrees and that the applicant has taken a lot of time working with neighbors in the surrounding areas regarding the access issues.

Black stated his only concern was the access through Montgomery Street, and that Public Works seems satisfied with the project.

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Grant Clark made a motion to pass the Meadow Ridge Performance Based Cluster Plat (P-06-14) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with 4 in favor with Rick Daugherty and Kim Green abstaining.

The board went through the 8 Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Piercy stated staff are attempting to achieve more correct Findings of Fact that will support the Planning Commissions recommendations when they are forwarded to the Board of County Commissioners.

B. Three Sons LLC Rezone (Z-06-17)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Scott Turnbull** presented his staff report by reading portions of it into the record and submitted **Exhibit A** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

Daugherty asked about the easement on the road the subject property is being accessed.

Turnbull stated this is a non project action and if the applicant decides to go forward with development there would be requirements that would have to be met regarding access to the property.

Anderson asked if the zoning on the subject property was an update to the 2004 comp plan.

Turnbull stated the 2004 Comprehensive Plan gave the applicant a choice of either changing the zoning or land use.

Black stated the Comprehensive Plan changed the zoning on the subject property from Commercial Forest to Rural-5.

Turnbull stated the Comprehensive Plan changed the zoning in 2004 and now the applicant is changing the land use designation.

The Chair opened the hearing to Applicant Presentation.

Anne Watanabe, PO Box 687, Roslyn, WA, representing the applicant and landowners, stated the applicant does have an easement on the road that accesses the subject property. Went through the 7 criteria for a rezone and stated the reasons the subject property meets the criteria.

Black asked if the property next to the subject property has had a zone change.

Turnbull stated the properties are still Forest and Range.

The Chair opened the hearing to Public Testimony. No public testimony.

The Chair opened the hearing to Planning Commission Deliberation.

The board went through the 7 criteria for a rezone to make sure all the members agree that that subject property meets the criteria.

All members agreed the subject property meets the 7 criteria for a rezone.

Clark stated the intent of the 2004 Comprehensive Plan Amendment was to develop this type of area.

Grant Clark made a motion to pass the Three Sons LLC Rezone (Z-06-17) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with a 6/0 poll of the board.

The board went through the Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Black stated an 11th finding of fact needs to be added stating there was no adverse public testimony.

C. DJ Cattle and Land Rezone (Z-06-38)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Scott Turnbull** presented his staff report by reading portions of it into the record and submitted into the record **Exhibit A**. Attached hereto and incorporated herein is a full copy of that Staff Report.

Black asked how many of the properties surrounding the subject property have been approved.

Turnbull stated all but one of the subject properties have been approved by the Board of County Commissioners.

Green asked if the surrounding area is the same kind of terrain as the subject property.

Turnbull stated yes.

Green asked if the area will support additional development.

Turnbull stated if the applicant does go forward with development, building requirements would have to be met before a permit would be approved.

The Chair opened the hearing to Applicant Presentation.

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, representing the applicant, made a presentation demonstrating how the subject property meets the 7 criteria for a rezone.

Daugherty asked why the subject property has not had an archeological survey, when the property adjacent to the property was required to have a survey done.

Slothower stated the State Archeological office maintains a list of sites that trigger an evaluation and no letter was received from that office.

The Chair opened the hearing to Public Testimony. No public testimony.

The Chair opened the hearing to Planning Commission Deliberation.

The board went through the 7 criteria for a rezone.

Black stated his concern is all the traffic that will feed into Montgomery Street.

Slothower stated there are 2 access roads to the subject property and that a letter received from the Department of Transportation stated they would like to talk about these intersections in the future.

Black asked about the Public Works comment on the roads.

Slothower presented a map that clearly showed the roads that will access the property and submitted that map into the record as **Exhibit B**.

Rick Daugherty made a motion to pass the DJ Cattle and Land LLC Rezone (Z-06-38) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 6/0 poll of the board.

The board went through the Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Black stated there needs to be an additional Finding of Fact that states that there was no public testimony.

D. Freeman Rezone (Z-06-43)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Noah Goodrich** 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.

Clark asked if the property has irrigation.

Goodrich stated the overlay shows a portion of the property have irrigation, but currently have no delivery system.

Green asked if the subject property is entitled to water.

Goodrich stated yes they are entitled to irrigation water.

The Chair opened the hearing to Applicant Presentation.

John Ufkes, 200 E 3rd Ave, Ellensburg, WA, representing the applicant, presented a presentation and stated the reasons the subject property meets the 7 criteria for a rezone and submitted a letter of support from **Art Stoltman** into the record as **Exhibit A**.

Green asked how potential development would access the subject property.

Ufkes stated traffic will be able to access the property from the Vantage Highway and the Old Sunset Highway.

The Chair opened the hearing to Public Testimony.

Desmond Knudson, 1661 Vantage Highway, Ellensburg, WA, stated he is in favor of this project.

The Chair opened the hearing to Planning Commission Deliberation.

Anderson asked about the Futurewise letter that was submitted which states the R-3 zone is not consistent with the Comprehensive Plan.

Piercy stated the Comprehensive Plan allows for rural densities within the county for R-3 and R-5 zones.

Black asked **Piercy about the vote from the Eastern Washington Hearings board.**

Piercy stated the hearings board has agreed to hear the petition but have not heard it yet.

Clark stated the property is not suitable for agriculture and this would be a good use of the land.

Pernaa stated we have tried not to do island zoning in the past.

Daugherty stated he would support this type of action.

Black stated his concern was that it was 3 acre not 5 acre; creating an island.

Daugherty stated the board can make decisions on a case by case basis and this is a confined area.

Green stated her concern with the impact on the Vantage Highway with future development.

Black stated that would be addressed at a later time.

Rick Daugherty made a motion to pass the Freeman Rezone (Z-06-43) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion failed with a 2/3 poll of the board with Kim Green abstaining. Grant Clark and Rick Daugherty voted yes and Scott Pernaa, Matt Anderson, and David Black voted no.

Scott Pernaa made a motion to pass the Freeman Rezone (Z-06-43) forward to the Board of County Commissioners with a recommendation of denial. Matt Anderson seconded and the motion carried with a 3/2 poll of the board with Kim Green abstaining. Scott Pernaa, Matt Anderson, David Black voted yes and Grant Clark and Rick Daugherty voted no.

The board went through the Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Chairman Black called for a 10 minute break.

E. Worley Rezone (Z-06-36)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted **Exhibit A** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

Black asked if there is access to the subject property.

Turnbull stated yes, off of Markovich Road.

Pernaa asked what the total acreage is of the parcels.

Anderson stated 41.46 acres.

The Chair opened the hearing to Applicant Presentation.

Ron Worley, 2812 Marina Dr., Moses Lake, WA, applicant, stated what his plans are for the future of his property.

Black asked if the property is accessed over a canal.

Worley stated yes on Wiley Lane.

Black asked about the current zoning of the surrounding properties.

Green asked if there is irrigation on the property.

Worley stated there is no irrigation to the property and they have no access to the KRD canal.

The Chair opened the hearing to Public Testimony.

David Scott, 591 Wiley Lane, Cle Elum, WA, stated his property is next to the subject property and his concern is the bridge to the subject property, migration of animals and the impact on the wells in the surrounding area.

Black asked if Wiley Road was privately owned and maintained.

David Scott stated yes it is privately owned and maintained.

Joe Kretschman, 515 Markovich Road, Cle Elum, WA, representing himself, son, and neighbors stated his concern is the road and the expense of maintaining the road and the future development of the property.

Black asked how many homes are accessed off the road.

Kretschman stated 2 homes on his property and a cabin on the subject property.

Black asked how much water he gets off of his well.

Kretschman stated he is on a spring, and his son is on a well.

The Chair opened the hearing to Planning Commission Deliberation.

Green asked who owns the bridge.

David Scott, 591 Wiley Lane, Cle Elum, WA, stated he doesn't know who owns the bridge.

Anderson asked Worley about the well and septic on the property.

Worley stated he has a good well on the property.

The board went through the 7 criteria of a rezone.

Green and **Anderson** stated their concerns with the access to the subject property.

Piercy stated the issue of access will be addressed at a later time in the event of development, the board should be looking at the health, safety, and welfare stand point if emergency vehicles can access the subject property.

The board agreed that the applicant has not met the requirements for public health, safety, and welfare.

Grant Clark made a motion to pass the Worley Rezone (Z-06-36) forward to the Board of County Commissioners with a recommendation of denial. Matt Anderson seconded and the motion carried with a 5/1 poll of the board, Scott Pernaa voted no.

The board went through the Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Black stated the comments from **Piercy** should be included in the Findings of Fact.

V. New Business

A. Drebaum Rezone (Z-06-47)

The Chair opened the hearing to Staff Presentation.

Staff Planner Noah **Goodrich** 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 Testimony.

David Taylor, 1661 Beane Rd, Moxee, WA, on behalf of applicant, stated he believes the 7 criteria for a rezone have been met and this is a straight forward application.

Black asked about the power lines going through the property.

Taylor stated the top two lots would be good for future development.

Daugherty questioned the water rights.

Taylor stated the availability of water is not required for a rezone, if the applicant decides to develop in the future then a water study would have to be done.

The Chair opened the hearing to Public Testimony.

Renae Hudgins, 190 Hidden Springs Road, Cle Elum, WA, stated her concerns with wildlife, water, power, and road access and maintenance. **Hudgins** stated she believes that rezones are detrimental to public health because of water, and wildlife and she is opposed to rezones.

Jon Hudgins, 190 Hidden Springs Road, Cle Elum, WA, stated his concerns with the roads around the subject property.

Black asked what the properties around the subject property are currently zoned.

Goodrich stated the property next to the subject property is going to be heard at the next meeting and is a rezone and plat application.

Daugherty asked about the easement on the access road.

Goodrich stated they could have an easement through the neighboring property if approved.

Roger Olsen, 2130 Nelson Siding Road, Cle Elum, WA, stated his concerns with the 3 acre zoning and submitted into the record **Exhibit A.**

Taylor stated this is a non project action application.

The Chair opened the hearing to Planning Commission Deliberation.

The board went through the 7 criteria for a rezone.

Daugherty asked if there is a recorded easement on the road that accesses the property.

Goodrich stated he doesn't remember the August meeting but recalls there is an easement.

Daugherty stated his issues with access to the subject property.

Piercy stated the issue on the previous application was access issues, this application has a legal access and the issue would be addressed at the time of a development proposal. **Piercy** stated we are dealing with a different application with this property. The water could be addressed under health, safety and welfare because of the public testimony about water issues in the area.

Green asked if it is permissible to require a 60 foot road that is up to county standards.

Piercy stated no, that would be up to Public Works at a future time if there is future development.

Daugherty stated his concerns with the health and safety issues on this property.

Black stated he would like to remand the project back to staff because of the health, safety and welfare issues.

Piercy stated if remanded back to staff it becomes the applicant's responsibility to provide additional support.

Black stated he believes water issues should be addressed at the rezone stage instead of the plat stage.

Matt Anderson made a motion to pass the Drebaum Rezone (Z-06-47) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion passed with a 4/2 poll of the board. Rick Daugherty and Kim Green voted no.

The board went through the Findings of Fact to make corrections or comments, and then sent the Findings back to staff to be brought back to the January 23, 2007 meeting for approval.

Black stated he would like to add **Piercy's** comments regarding water and road issue to the Findings of Fact.

Piercy stated he would like to continue that last two items on the agenda to the next meeting scheduled for January 23, 2007.

Piercy stated the agenda will look a little bit different in the future because the first items in old business will be the Findings of Fact for the applications heard today.

Anderson asked if there will be a traffic planner at future meetings.

Piercy stated yes, we always try to have a traffic planner available for questions during the meetings.

The Planning Commission meeting was adjourned at 10:15 p.m.

The next scheduled meeting is January 23, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk

Exhibit No. D
Hearing: Meadow Ridge
Date: 12/12/06
Submitted by: Wayne Nelson

July 31, 2006
Project No. KH060467A

Highmark Resources, LLC
c/o Cle Elum's Sapphire Skies
301 West First Street, #B
Cle Elum, Washington 98922

Attention: Mr. Wayne Nelsen

Subject: Domestic Water Supply Evaluation
Meadow Ridge Plat
Kittitas County, Washington

INTRODUCTION

This letter-report summarizes the results of Associated Earth Sciences, Inc.'s (AESI's) hydrogeologic services for the proposed Meadow Ridge plat located in Kittitas County near the town of Cle Elum, Washington. The approximate location of the site relative to surrounding physical features is presented on the Vicinity Map, Figure 1. Our work has been completed for the exclusive use of Highmark Resources, LLC (Highmark Resources), and their agents for specific application to this project in general accordance with our proposal letter dated June 22, 2006.

The Meadow Ridge plat consists of approximately 27 undeveloped acres located in a portion of the north half of Section 26, T20N, R15E, just north of the town of Cle Elum (Figure 1). The proposed development will create 14 one-acre, single-family residential lots and approximately 13 acres of open space. The subject property and adjacent land generally consist of moderate to steeply sloping land with localized flat areas between approximate elevation 2,000 feet and 2,300 feet. The general layout of the Meadow Ridge plat and site topography is shown on the Site Plan, Figure 2.

Three water supply wells (W-1, W-2, and W-3) have been installed on the subject site at the approximate locations shown on Figure 2. It is our understanding that current site

development plans include using W-3 as the primary water source for a Group B Public Water System that will supply domestic water to the proposed 14-lot cluster development located on Parcels B-3 and B-4 of the Meadow Ridge plat (Figure 2). We further understand that the Group B Public Water System will operate under an exempt water right (5,000 gallon per day maximum yield).

Three single-family domestic wells are located within approximately 3,000 feet of proposed Group B production well (W-3). These approximate locations of the off-site wells are depicted on Figure 1 as wells DW-1, DW-2, and DW-3. The purpose of our study was to evaluate whether use of W-1 as the primary water source for a Group B Public Water System would adversely impact water quantity in the three nearby, off-site wells.

ON-SITE AND NEARBY OFF-SITE WELLS

Three water supply wells (W-1, W-2, and W-3) have been completed at the project site and three single-family domestic wells (DW-1, DW-2, and DW-3) are located within a few hundred feet of the site. The approximate locations of the on- and off-site wells are shown on Figure 2. The following is a brief discussion of the construction aspects of the wells. Water well reports for W-1, W-2, W-3, and the off-site domestic wells are included in Attachment A of this report.

Well W-1 (Ecology Well ID No. AKW 652)

- Well W-1 was drilled to a total depth of 705 feet in May and June of 2006 using drilling equipment owned and operated by Water Man Well Drilling, Inc. (Water Man Well Drilling) of Selah, Washington.

- The well is located in the southern portion of Parcel B-4 (Figure 2), approximately 750 feet north of W-3, and 1,100 feet southwest of off-site domestic well DW-2.

- The well is located at a ground surface elevation of approximately 2,180 feet, as estimated from a topographic map of the site prepared by Bluhm & Associates Land Surveyors, Inc.

- Six-inch-diameter steel casing was installed to 210 feet, and 4-inch-diameter liner was installed between depths of 10 and 705 feet. The liner was perforated to allow the entry of ground water between depths of 505 and 705 feet (Attachment A).

- The boring encountered topsoil and sandy clay overburden to a depth of approximately 14 feet. The overburden was underlain by a complex layered assemblage of sandstone with numerous coal seams and occasional small voids to the total depth of the boring.

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- The static water level was measured at a depth of approximately 217 feet shortly after well installation.

- The static water level in W-1 was measured at a depth of approximately 216 feet on June 28, 2006.

- The well was airlift tested at a rate of approximately 0.75 to 1 gpm for approximately 3 hours by the well drillers shortly after the well was installed and developed.

- A short-term pump test (240 minutes) was conducted in well W-1 on July 19, 2006. The short-term pump test indicated that the well may be capable of yields of approximately 1 gpm.

Well W-2 (Ecology Well ID No. AKW 644)

- Well W-2 was drilled to a total depth of 725 feet in November and December of 2005 using drilling equipment owned and operated by Water Man Well Drilling of Selah, Washington.

- The well is located approximately 1,500 feet north of on-site well W-1 and approximately 700 feet west of off-site domestic well DW-2.

- The well is located at a ground surface elevation of approximately 2,290 feet, as estimated from a topographic map of the site prepared by Bluhm & Associates Land Surveyors, Inc.

- Six-inch-diameter steel casing was installed to 45 feet, and 4-inch-diameter liner was installed between depths of 10 and 720 feet. The liner was perforated to allow the entry of ground water between depths of 400 and 700 feet (Attachment A).

- The boring encountered topsoil and sandy clay overburden to a depth of approximately 19 feet. The overburden was underlain by a complex layered assemblage of sandstone with numerous coal seams to the total depth of the boring.

- The static water level was measured at a depth of approximately 246 feet shortly after well installation.

- The static water level was measured at a depth of approximately 187 feet on June 28, 2006.

- The well was airlift tested at a rate of approximately 2.5 to 3 gpm for approximately 2 hours by the well drillers shortly after the well was installed and developed.

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- A short-term pump test (90 minutes) was conducted in well W-2 on January 9, 2006. The short-term pump test indicated that the well may be capable of yields of approximately 6 gpm.

Well W-3 (Ecology Well ID No. AKW 668)

- Well W-3 was drilled to a total depth of 105 feet in November of 2005 using drilling equipment owned and operated by Water Man Well Drilling of Selah, Washington.

- The well is located approximately 750 feet south of on-site well W-1 and approximately 550 feet north of off-site domestic well DW-1.

- Six-inch-diameter steel casing was installed to a depth of 105 feet (Attachment A).

- The boring encountered topsoil and clay with cobbles overburden to a depth of approximately 21 feet. The overburden was underlain by a complex layered assemblage of sandstone with a slight *void* between depths of 79 and 83 feet.

- The static water level was measured at a depth of approximately 69 feet shortly after well installation.

- The static water level was measured at a depth of approximately 69.4 feet on June 28, 2006.

- The well was air lift tested at a rate of approximately 75 gpm by the well drillers shortly after the well was installed and developed.

- A short-term pump test was conducted in well W-3 on December 15, 2006. The well was pumped at a rate of 75 gpm for approximately 6 hours. Approximately 8 feet of water level drawdown was observed in the well at the end of the aquifer test.

Well DW-1 (Ecology Well ID No. AKW 636)

- Well DW-1 was drilled to a total depth of 145 feet in August of 2005 using drilling equipment owned and operated by Water Man Well Drilling of Selah, Washington.

- The well is located approximately 550 feet south of on-site well W-3.

- Six-inch-diameter steel casing was installed to a depth of 45 feet and a 4-inch-diameter liner was installed to a depth of 145 feet. The liner was perforated between 125 and 145 feet (Attachment A).

Kirkland Office ◦ 911 Fifth Avenue, Suite 100 ◦ Kirkland, WA 98033 ◦ P | (425) 827-7701 • F | (425) 827-5424
Everett Office ◦ 2911 1/2 Hewitt Avenue, Suite 2 ◦ Everett, WA 98201 ◦ P | (425) 259-0522 • F | (425) 252-3408
www.aesgeo.com

- The boring encountered brown clay overburden to a depth of approximately 24 feet. The overburden was underlain by a complex layered assemblage of sandstone with coal seams to the final depth of 145 feet.

- The static water level was measured at a depth of approximately 40 feet shortly after well installation.

- The well was airlift tested at a rate of approximately 100 gpm for 2 hours by the well drillers shortly after the well was installed and developed.

Well DW-2 (Ecology Well ID No. AGM 674)

- Well DW-2 was drilled to a total depth of 699 feet in July of 2005 using drilling equipment owned and operated by Tumwater Drilling, Inc.

- The well is located approximately 1,800 feet north of on-site well W-3.

- Six-inch-diameter steel casing was installed to a depth of 38.5 feet and the well was completed as an open-hole boring below that depth (Attachment A).

- The boring encountered brown clay and sandstone overburden to a depth of approximately 16 feet. The overburden was underlain by a complex layered assemblage of sandstone and shale with clay seams to the final depth of 699 feet.

- The static water level was measured at a depth of approximately 188 feet shortly after well installation.

- The well was airlift tested at a rate of approximately 75.1 gpm for 7.5 hours by the well drillers shortly after the well was installed and developed.

Well DW-3 (Ecology Well ID No. ALF 448)

- Well DW-3 was drilled to a total depth of 770 feet in June of 2005 using drilling equipment owned and operated by Bach Well Drilling of Ellensburg, Washington.

- The well is located approximately 2,900 feet north of on-site well W-3.

- Eight-inch-diameter steel casing was installed to a depth of 20 feet and a 6-inch-diameter liner was installed to a depth of 770 feet. The liner was perforated between 550 and 750 feet (Attachment A).

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- The boring encountered overburden to a depth of approximately 5 feet. The overburden was underlain by a complex layered assemblage of sandstone to the final depth of 770 feet.

- The static water level was measured at a depth of approximately 250 feet shortly after well installation.

- The well was airlift tested at a rate of approximately 1 to 2 gpm for 2.5 hours by the well drillers shortly after the well was installed and developed.

AQUIFER TESTING

On June 28, 2006, representatives of AESI observed a short-term aquifer test in W-3. Well W-3 was pumped at a rate of approximately 20 gpm for a total of 499 minutes during the aquifer test. The pumping rate was determined by estimating the maximum range under extreme usage for the proposed system. Water level drawdown and recovery was monitored in the pumping well and the two on-site wells (W-1 and W-2) prior to, during, and following the aquifer test. A total of approximately 10,000 gallons was pumped from the well during the aquifer test. Copies of the data sheets documenting water level changes in W-1, W-2, and W-3 during the aquifer tests are included in Attachment B.

No significant water level changes were observed in the pumping well (W-3) or in observation well W-1, located approximately 750 feet north, during the aquifer test. The water level in W-2, located 1,500 feet north, was at a depth of 182.79 feet at the start of the aquifer test in W-1. The water level in W-2 rose to a depth of approximately 183 feet by the conclusion of the aquifer test.

CONCLUSIONS

The aquifer testing information indicates that W-3 is capable of safely producing the 5,000 gallons per day as permitted by their exempt water right with an insignificant amount of water level drawdown in the pumping well. Furthermore, water level drawdown was not detected in the two on-site wells (W-1 and W-2), located 750 and 1,500 feet away from W-3, respectively) during the aquifer test. Based on the aquifer testing results, it is our opinion that the operation of W-3 as a Group B Public Water Supply well, assuming exempt water rights (maximum 5,000 gallons per day), will have an insignificant effect on water quantity in the identified off-site domestic wells (DW-1, DW-2, and DW-3). If W-1 and/or W-2 are developed or incorporated into a Group B Public Water Supply(s) at a future date, then additional testing may be necessary to evaluate potential well yield and interference effects.

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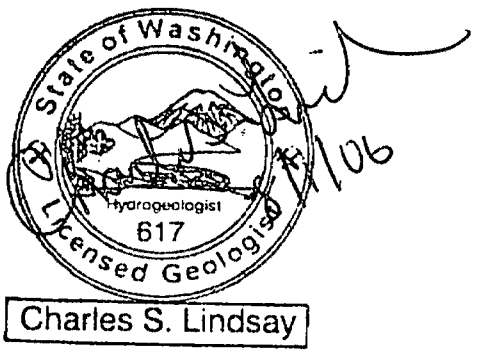
LIMITATIONS

We prepared this report for use by Highmark Resources regarding the development of a Group B Public Water Supply well domestic ground water supply at the project site. The information presented in this report is based on the above described research, field activities and limited reconnaissance. Aquifer characteristics at different locations at the site may vary.

Within the limitations of scope, schedule, and budget, AESI attempted to execute these services in accordance with generally accepted professional principles in the field of hydrogeology at the time this report was prepared. No warranty, express or implied, is made.

We have enjoyed working with you and are confident that these recommendations will aid in the successful completion of your project. If you should have any questions, or require further assistance, please do not hesitate to call.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Everett, Washington



Charles S. Lindsay, P.G., P.E.G., P.Hg.
Principal Geologist/Hydrogeologist

Attachments:

	Figure 1:	Vicinity Map
	Figure 2:	Site Plan
	Attachment A:	Water Well Reports
	Attachment B:	Aquifer Testing Data

CSL/ts
KH060467A2
Projects\20060467\KH\WP

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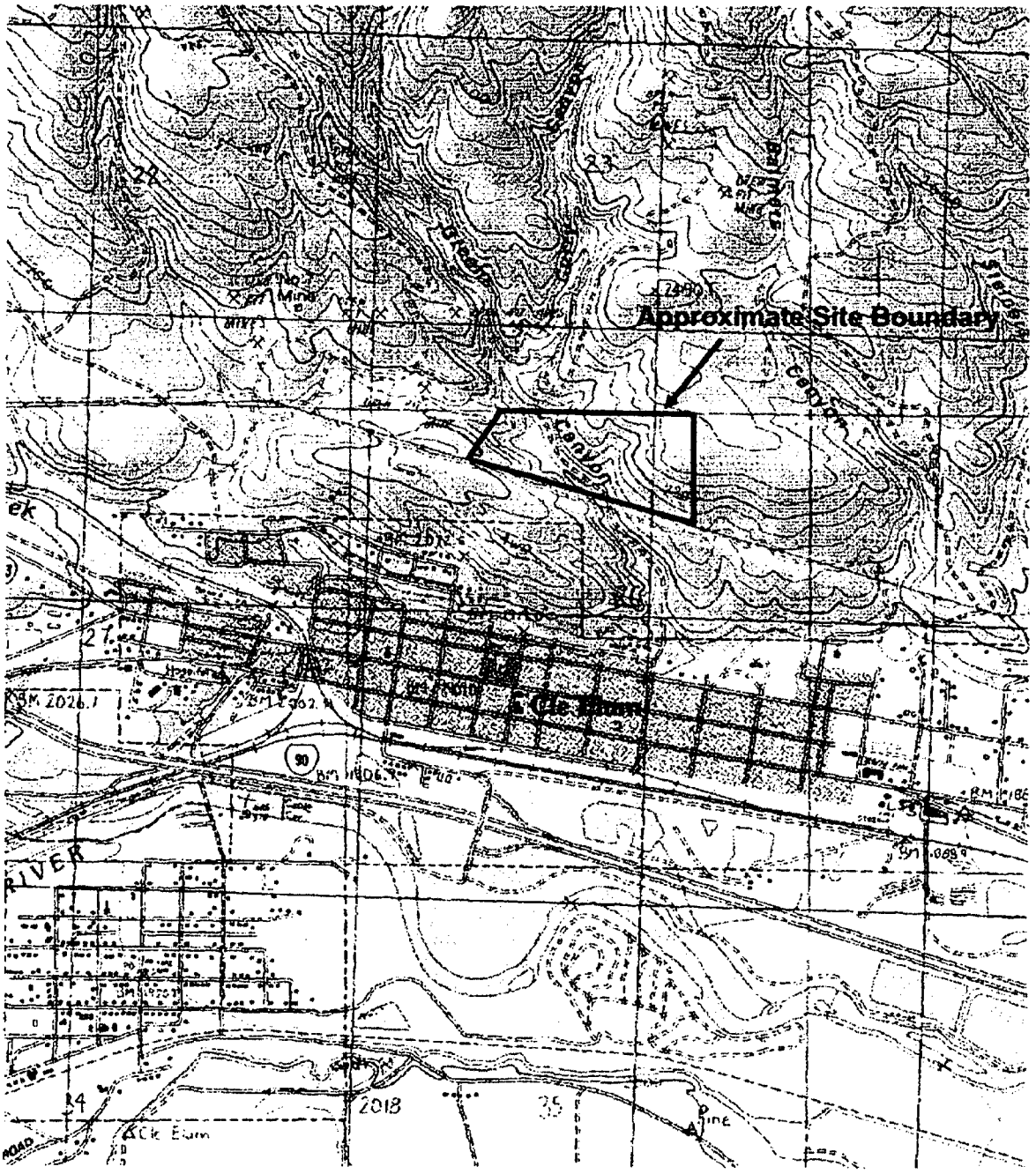


North

Scale 1:24,0000

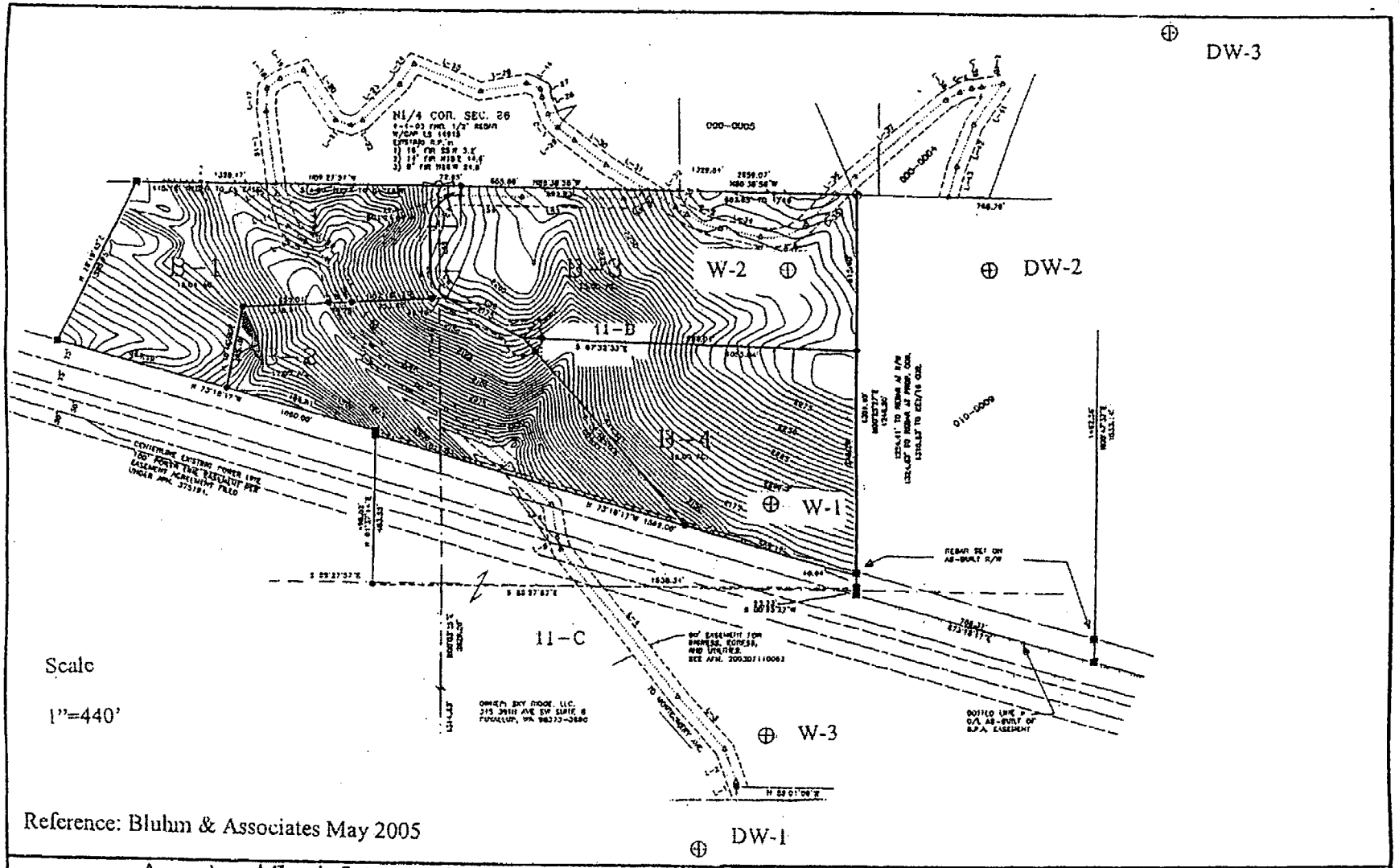
Associated Earth Sciences, Inc.

Vicinity Map

FIGURE 1

AESI Project No. KH060467A – Figure 1

Everett\KH060467A



Associated Earth Sciences, Inc.

SITE PLAN AND WELL LOCATION MAP

FIGURE 2

Attachment A

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www.aesgeo.com

Please print, sign and return to the Department of Ecology

Water Well Report

Original – Ecology, 1st copy – owner, 2nd copy – driller

Construction/Decommission

☐ Construction

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

Current Notice of Intent No. W187034

Unique Ecology Well ID Tag No. AKW 652

Water Right Permit No. _____

Property Owner Name Pioneer Resources LLC

Well Street Address Lot 1184 46 of Monterey

City Cle Elum County Kittitas

Location NW 1/4-1/4 Sec 24 Twn 20 R 15 E/W WM

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No. 20152400500 0000

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned ☐ Deepened — Method: ☐ Dug ☐ Bored ☐ Driven ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of 6" inches, drilled 205 ft. Depth of completed well 205 ft.

CONSTRUCTION DETAILS

Casing: ☒ Welded 6" Diam. from +2 ft. to 210 ft.

Installed: ☐ Liner installed _____" Diam. from 210 ft. to 205 ft.

☐ Threaded _____" Diam. from _____ ft. to _____ ft.

Perforations: ☒ Yes ☐ No

Type of perforator used Shell Saw

SIZE of perfs ¼ in. by 1" in. end no. of perfs 20 from 205 ft. to 205 ft.

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 210 ft.

Material used to seal Bentonite

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level 217 ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: _____ gal/min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal/min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal/min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
	Artesian	3/4	to 1 gpm		

Date of test Artesian

Bailer test _____ gal/min. with _____ ft. drawdown after _____ hrs.

Airtest _____ gal/min. with stem set at _____ ft. for 3 hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Topsoil Br. S	0	2
Sandy clay lt br ms	2	8
clay black br ms	8	14
Sandstone clay lt br gr mx	14	16
sandstone clay lt brn mx	16	183
Sandstone wh. mx	183	193
Void	193	205
Sandstone wh mx	205	221
Sandstone lt gr m	221	247
Sandstone clay lt gr mx	247	305
Sandstone gravel br mx	305	319
Sandstone salt pepper wh mx	319	324
sandstone clay lt gr mx	324	335
Sandstone salt pepper wh mx	335	390
Sandstone clay lt med gr mx	390	405
Sandstone lt. mx	405	416
Sandstone coal seam clay lt brn mx	416	448
Sandstone salt pepper wh mx	448	470
Shale clay med gr mx	470	475
sandstone clay lt brn mx	475	485
Sandstone coal clay mx	485	548
clay shale med gray mx	548	550
Sandstone lt gray hrd	550	556
Sandstone clay lt med gr mx	556	608
Sandstone lt. ms	608	611
Sandstone clay lt med gr mx	611	620
Sandstone coal mx	620	627
Sandstone lt. mx	627	628
Cont		

Start Date 5/24/06 Completed Date 6/2/06

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) _____

Driller/Engineer/Trainee Signature _____

Driller or trainee License No. _____

Drilling Company Water Maxwell Drill LLC

Address 205 E 25th

City, State, Zip Selah Wa 98942

Contractor's Registration No. WATERWD022BQ 6/2/06

IF TRAINEE,

Driller's Licensed No. _____

Driller's Signature _____

Ecology is an Equal Opportunity Employer. ECY 050-1-20 (Rev 2/03)

Page 2 of 2

Please print, sign and return to the Department of Ecology

Water Well Report

Original – Ecology, 1st copy – owner, 2nd copy – driller

Construction/Decommission

☐ Construction

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

Current Notice of Intent No. W187034

Unique Ecology Well ID Tag No. AKW 652

Water Right Permit No. _____

Property Owner Name Highmark Res. LIC

Well Street Address 1st Y/B off of Montgomery

City Cleelum **County** Kittitas

Location SW 1/4-1/4 SW 1/4 **Sec** 26 **Twn** 20 **R** 15 EWM or WWM ☐ circle ☐ one

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No 2015260570002

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned ☐ Deepened *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Cable ☐ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 705 ft.

Depth of completed well 705 ft.

CONSTRUCTION DETAILS

Casing Installed: ☒ Welded 6" Diam. from +2 ft. to 210 ft.

☒ Liner installed 4" Diam. from -12 ft. to 705 ft.

☐ Threaded _____" Diam. from _____ ft. to _____ ft.

Perforations: ☒ Yes ☐ No

Type of perforator used Sheesaw

SIZE of perfs 6 in. by 1/2 in. and no. of perfs 252 from 505 to 705

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 210 ft.

Material used in seal Bentonite

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level 217 ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

approx 3/4 - 1 gpm

Date of test air lift

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Airtest _____ gal./min. with stem set at _____ ft. for _____ hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Sandstone bl gray mH	628	688
sandstone wb mH	688	697
Void	697	705

Start Date 5/24/06 Completed Date 6/2/06

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Steve Mills

Driller/Engineer/Trainee Signature [signature]

Driller or trainee License No. 1335

If TRAINEE,

Driller's Licensed No. _____

Driller's Signature _____

Drilling Company Water Man Well Drill Inc

Address P.O. Box 246

City, State, Zip Silver Wa 98942

Contractor's Registration No. WATERWD022DB Date 6/2/06

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W-1

AQUA MAN PUMP SERVICES
Ellensburg, Wa. • 925-PUMP

11530 Wilson Cr. Road
Ellensburg, WA 98926
Cell: 509-201-0059
AQUAMMP950CD

PUMP TEST DATA SHEET
STARTING STATIC WATER LEVEL 218'

DATE: 7-19-06

TIME	COLOR	STATIC WATER LEVEL	GALLONS PER MIN.	DRAW DOWN
8:00-8:30	LT GREY	257'	1½	39'
8:30-9:00	LT GREY	299'	1½	42'
9:00-9:30	LT GREY	339'	1½	40'
9:30-10:00	LT GREY	383'	1½	44'
10:00-10:30	CLEAR	420'	1½	37'
10:30-11:00	CLEAR	455'	1½	35'
11:00-11:30	CLEAR	485'	1½	30'
11:30-12:00	CLEAR	487'	1	2'
12:00-12:30	CLEAR	487'	1	0

JOB NAME: [illegible]
ADDRESS: COLUMBIA
WELL TAG #: AKW-652

PHONE NUMBER
TECHNICIAN: [illegible]
CASING SIZE: (6") 8" 10"

REMARKS S.W.L. STABLE AT 487'
AT 1 G.P.M.

This fax was received by GFI FAXmaker fax server. For more information, visit: http://www.gfi.com

W-2

1 of 2

Please print, sign and return to the Department of Ecology

Water Well Report

Original - Ecology, 1st copy - owner, 2nd copy - driller

ECOLOGY

Construction/Decommission

☒ Construction

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

WSBC?

Current Notice of Intent No. W 187005

Unique Ecology Well ID Tag No. AKW 644

Water Right Permit No. A

Property Owner Name Jim Beck

Well Street Address lot 11B off of Deer Creek

City Cle Elum **County** Kittitas

Location NE1/4-1/4 NE1/4 Sec 26 Twp 20 R 15 EWM ☐ WWM ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No 20/15260570002

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ Dewatering ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 725 ft. Depth of completed well 725 ft.

CONSTRUCTION DETAILS

Casing: ☒ Welded 4" Diam. from +2 ft. to 45 ft.

Installed: ☐ Liner installed 4" Diam. from -10 ft. to 720 ft.

☐ Threaded _____ Diam. from _____ ft. to _____ ft.

Perforations: ☒ Yes ☐ No

Type of perforator used Skill saw

SIZE of perfs 6 in. by 1/8 in. and no. of perfs 367 from 4008 ft. to 708 ft.

Screens: ☐ Yes ☒ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/filter packed: ☐ Yes ☐ No Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 45 ft.

Material used in seal Bentonite

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ Depth of strata _____

Method of sealing strata off? _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____

Static level 246' ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom? _____

Yield: _____ gal/min with _____ ft. drawdown after _____ hrs.

Yield: _____ gal/min with _____ ft. drawdown after _____ hrs.

Yield: _____ gal/min with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
	242-3 gpm				

Date of test 8/1/04

Bailer test _____ gal/min with _____ ft. drawdown after _____ hrs.

Airlift 2½" gal/min. with steam set at 720 ft. for 2 hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

DEPT OF ECOLOGY Received JAN 0 6 2006 CENTRAL REGION

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formations: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Topsoil S	0	2
sandy clay timber S	2	19
Clay Shale lt green mH	19	42
clay sandstone lt grey mH	42	54
Coal shale mH	54	56
clay sandstone grey mH	56	80
Coal d.grey Shale mH	80	84
Shale blue grey mH	84	95
soft clay sandstone grey mH	95	102
Clay Shale d grey mH	102	110
Sandstone grey mH	110	122
clay sandstone mH	122	138
Coal seam S	138	145
clay shale m grey mH	142	154
clay sandstone lt grey mH	154	195
sandstone m grey H	195	198
Sandstone w/ clay lth grey mH	198	207
Sandstone gray mH	207	234
sandstone clay lth grey mH	234	249
Sandstone clay lt red d grey mH	249	256
Sandstone clay lt red Bl Grey mH	256	306
Sandstone lt grey mH	306	314
Sandstone Bl mH	314	327
Sandstone wh mH	327	363
Sandstone gray mH	363	376
Sandstone Bl Grey mH	376	400
Sandstone Bl grey mH	400	467
Sandstone wh mH	467	503
Sandstone clay lt d grey mH	503	600
Sandstone clay lth d grey mH	600	628

1gpm

Start Date 11/30/2005 **Completed Date** 12/6/05

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee - Name (Print) Steve Mills

Driller/Engineer/Trainee Signature _____

Driller or trainee License No. 1335

Drilling Company Water Man Well Drilling Inc

Address PO Box 256

City, State, Zip Selah WA 98942

Contractor's Registration WATERWD022DG 12/14/05

IF TRAINEE:

Driller's Licensed No. _____

Driller's Signature _____

Ecology is an Equal Opportunity Employer ECY 050-1-20 (Rev 2/03)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

25

W-2

2 of 2

Please print, sign and return to the Department of Ecology

Water Well Report

Original - Ecology, 1st copy - owner, 2nd copy - driller

Construction/Decommission

☒ Construction

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

188007

Current

Notice of Intent No. W 18700S

Unique Ecology Well ID Tag No. aKW 644

Water Right Permit No. _____

Property Owner Name Jim Beck A

Well Street Address lot 11B off of Deer Creek rd

City Cleelum County Kittitas

Location NE 1/4 NE 1/4 Sec 26 Twp 20 R 15 EWM or WWM ☐ ☐ ☐ ☐

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No. 2015260570002

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned ☐ Deepened

Method: ☐ Dug ☐ Bored ☐ Driven ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 725 ft.

Depth of completed well 725 ft.

CONSTRUCTION DETAILS

Casing Installed: ☒ Welded 4" Diam. from +2 ft. to 45 ft.

☒ Liner installed 4" Diam. from -10 ft. to 720 ft.

☐ Threaded _____ " Diam. from _____ ft. to _____ ft.

Perforations: ☒ Yes ☐ No

Type of perforator used Skill saw

SIZE of perfs 1 in. by 1/2 in. and no. of perfs 367 from 400 ft. to 800 ft.

Screens: ☐ Yes ☒ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam _____ Slot size _____ from _____ ft. to _____ ft.

Diam _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 45' ft.

Material used to seal Benonite

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level 246' ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom? _____

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
	Approx				

Date of test 2 1/2-3 gpm air lift

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Airtest 2 1/2 + 3 gal./min. with stem set at 720 ft. for 2 hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO	
Sandstone white coal mtt	628	631	
Sandstone clay len d grey mtt	631	635	
Coal seam S	635	636	
Sandstone clay len d grey mtt	636	650	
Sandstone br grey mtt	650	651	
Sandstone br grey mtt	651	657	
Sandstone coal d grey mts	657	660	
Sandstone clay len d grey	660	678	
Sandstone clay lens grey mtt	678	695	-25
Sandstone lt grey mtt	695	697	-3 gpm
Sandstone clay len lt grey mtt	697	699	
Sandstone clay len d grey	699	708	
Sandstone clay len grey	708	720	
Sandstone tan br mtt	720	722	
Sandstone lt d grey mtt	722	725	2.5

DEPT OF ECOLOGY Received JAN 06 2006 CENTRAL REGION OFFICE

Start Date 11/30/2005 Completed Date 12/13/2005

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Steve Mills

Driller/Engineer/Trainee Signature [signature]

Driller or trainee License No. 1335

Drilling Company Water Man Well Drilling Inc

Address P.O. Box 2546

City, State, Zip Selah WA 98942

Contractor's Registration No. WATERWD022DB Date 12/14/2005

Ecology is an Equal Opportunity Employer. ECY 050-1-20 (Rev 2/03)

IF TRAINEE:

Driller's Licensed No. _____

Driller's Signature _____

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

25

118-3

W-2

PUMP TEST
FOUR HOUR DRAW DOWN

Well Owner Sapphire Skies/Jim Beck

Water System Name

Owner Address 301 W 1st
Cle Elum Wa
98920

Tag AKW 644

Well Site Tax Parcel # NeY4 NeY4 S2L T20 R15

Well Location Kittitas/montgomery rd Cle El

Test Conducted By Kenny Bjgaard

Equipment Used 5GS20 elec. Sound line

Setting Depth (pump column) 637'

Static Water Level at start up 200'

Unusual conditions observed during installation or removal of pump

Total Depth of Well 726'

Data Furnished By Water Man Well Drilling Inc

Measurements at 30 minute intervals Minimum

Time Date	Time Hour	Pumping Level (ft)	Draw Down (ft)	Volume GPM
1/9/06				
945	1015	245	45	10
1015	1045	280	35	9
1045	1115	380	100	7
1115	1145	460	90	6

Remarks: Water Condition, temperature, color, hardness, stability, etc

Lite Brown

W-3

Please print, sign and return to the Department of Ecology

Water Well Report

Original – Ecology, 1st copy – owner, 2nd copy – driller

Construction/Decommission

☒ Construction

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

185837

Current Notice of Intent No. W187031

Unique Ecology Well ID Tag No. 9KW 6168

Water Right Permit No. A

Property Owner Name Andrew Kurtz

Well Street Address 11C off of Montgomery Rd

City Cleelum County Kittitas

Location NE 1/4-1/4 NE 1/4 Sec 26 Twp 20 R 15 EWM or WWM ☐ circle ☐ one

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No 2015260570003

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned ☐ Deepened Method ☐ Dug ☒ Bored ☐ Driven ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of well _____ inches, drilled _____ ft.

Depth of completed well _____ ft.

CONSTRUCTION DETAILS

Casing Installed: ☒ Welded 6" Diam. from +3 ft. to 105 ft.

☐ Liner installed _____" Diam. from _____ ft. to _____ ft.

☐ Threaded _____" Diam. from _____ ft. to _____ ft.

Perforations: ☐ Yes ☒ No

Type of perforator used _____

SIZE of perfs _____ in. by _____ in. and no. of perfs _____ from _____ ft. to _____ ft.

Screens: ☐ Yes ☒ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 80 ft.

Material used in seal Bentonite

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level 69' ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom? _____

Yield _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield _____ gal./min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
	75 gpm air lift				
	Air lift				

Date of test _____

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Airtest _____ gal./min. with stem set at _____ ft. for _____ hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☒ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Topsoil Br. m	0	3
Clay cobbels D.Br. m	3	21
Sandstone Bl. Gray mtl	21	79
Void	79	83
Sandstone Bl. Gray mtl	85	105

DEPT OF ECOLOGY Received DEC 12 2005 CENTRAL REGION OFFICE

Start Date 11/21/05 Completed Date 11/23/05

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Steve Mills

Driller/Engineer/Trainee Signature [signature]

Driller or trainee License No. 1335

If TRAINEE, Driller's Licensed No. _____

Driller's Signature _____

Drilling Company Water Man Well Drilling Inc

Address P.O. Box 246

City, State, Zip Selah Wa 98942

Contractor's Registration No. WATERWD022DB Date 11/29/05

Ecology is an Equal Opportunity Employer. ECY 050-1-20 (Rev 2/03)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

23

W-3
AKW-668 11C

PUMP TEST
FOUR HOUR DRAW DOWN

Well Owner Sapphire Skies/Andrew Kurtz

Water System Name 556550

Owner Address 301 W First ST
Cheltenham WA
98926

Tg AKW 668

Well Site Tax Parcel # ne¼ ne¼ S 26 T 20 R 15

Well Location 66 66 montgomery rd

Test Conducted By Kenny

Equipment Used elec sound line
556550

Setting Depth (pump column) 105'

Static Water Level 69' at start up

Unusual conditions observed during installation or removal of pump

little egg smell

Total Depth of Well 105'

Data Furnished By Water man Well Drilling Inc

Measurements at 30 minute intervals Minimum

Time 7/15/05 Date	Hour	Pumping Level (ft)	Draw Down (ft)	Volume GPM
830	900	70	1	60
900	930	72	2	60
930	1000	72	0	60
1000	1030	72	0	60
1030	1100	72	0	60
1100	1130	78	6	75
1130	1200	78	0	75
200	1230	78	0	75
30	100	78	0	75
100	130	78	0	75
130	200	78	0	75
200	230	78	0	75
230	300	78	0	75

Remarks: Water Condition, temperature, color, hardness, stability, etc

crystal clear

DW-1 off site

Please print, sign and return to the Department of Ecology

Water Well Report

Original – Ecology, 1st copy – owner, 2nd copy – driller

Construction/Decommission

☐ Construction
☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

180625

Current Notice of Intent No. W176857

Unique Ecology Well ID Tag No. AKW 636

Water Right Permit No. _____

Property Owner Name John Lambert G

Well Street Address Montgomery rd

City Cleelum County Kittitas

Location SW 1/4-1/4 NE 1/4 Sec 26 Twn 20 R 15 WM or WWM ☐ circle one

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No. 2015260100007

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ OnWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) _____
☒ New well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 145 ft.
Depth of completed well 145 ft.

CONSTRUCTION DETAILS
Casing Installed: ☒ Welded 6" Diam. from +2 ft. to 45 ft.
☒ Liner installed 4" Diam. from -3 ft. to 145 ft.
☐ Threaded _____" Diam. from _____ ft. to _____ ft.

Perforations: ☒ Yes ☐ No
Type of perforator used Skill SAW
SIZE of perfs 1/8 in. by 6 in. and no. of perfs 102 from 125 ft. to 145

Screens: ☐ Yes ☐ No ☒ K-Pac Location 120
Manufacturer's Name Packer out 1½ to 2 gpm
Type _____ Model No. _____
Diam. _____ Slot size _____ from _____ ft. to _____ ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____
Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 26 ft.
Material used in seal Benonite
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

PUMP: Manufacturer's Name _____
Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.
Static level 40' ft. below top of well Date _____
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
	Approx 100 gpm				

Date of test airlift.
Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Airtest _____ gal./min. with stem set at 140 ft. for 2 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Clay Br. M	0	24
Sandstone Wh. MH	24	28
Sandstone Bl Gray MH 1½-2 gpm Pack off	28	120
Sandstone Shale Coal Lt Grey MH	120	145 water

DEPT OF ECOLOGY Received SEP 20 2005 CENTRAL REGION OFFICE

Start Date 8/17/05 Completed Date 8/17/05

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Steve Mills
Driller/Engineer/Trainee Signature [signature]
Driller or trainee License No. 1335

Drilling Company Waterman Well Drilling Inc
Address P.O. Box 246
City, State, Zip Selah Wa 98945
Contractor's Registration No. WATERWD022DB Date 8/18/05

IF TRAINEE:
Driller's Licensed No. _____
Driller's Signature _____

Ecology is an Equal Opportunity Employer. ECY 050-1-20 (Rev 2/03)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

DW-2 off site

118962

WATER WELL REPORT
STATE OF WASHINGTON

Start Card No W 160886
Unique Well I D & ASM674
Water Right Permit No

(1) OWNER Name ANDRUS, CORY W Address P O BOX 648 SO CLE ELUM, WA 98943

(2) LOCATION OF WELL County KITTITAS NE 1/4 NE 1/4 Sec 26 T 20 N , R 15E WM A
(2a) STREET ADDRESS OF WELL (or nearest address) OFF COLUMBIA ST , NORTH CLE ELUM

(3) PROPOSED USE DOMESTIC

(4) TYPE OF WORK Owner's Number of well (If more than one)
NEW WELL Method ROTARY

(5) DIMENSIONS Diameter of well 6 inches
Drilled 699 ft Depth of completed well 699 ft

(6) CONSTRUCTION DETAILS
Casing installed 6 " Dia from +1 5 ft to 38 5 ft
WELDED /NO SHOE " Dia from ft to ft
" Dia from ft to ft

Perforations NO
Type of perforator used
Size of perforations in by in
perforations from ft to ft
perforations from ft to ft
perforations from ft to ft

Screens NO
Manufacturer's Name
Type Model No
Diam slot size from ft to ft
Diam slot size from ft to ft

Gravel packed NO Size of gravel
Gravel placed from ft to ft

Surface seal YES To what depth? 30 ft
Material used in seal BENTONITE
Did any strata contain unusable water? NO
Type of water? Depth of strata ft
Method of sealing strata off SEAL METHOD 1

(7) PUMP Manufacturer's Name
Type SUBMERSIBLE H P

(8) WATER LEVELS Land surface elevation above mean sea level ft
Static level 188 ft below top of well Date 05/07/02
Artesian Pressure lbs per square inch Date
Artesian water controlled by CAP

(9) WELL TESTS Drawdown is amount water level is lowered below static level
Was a pump test made? NO If yes, by whom?
Yield gal /min with ft drawdown after hrs

Recovery data
Time Water Level Time Water Level Time Water Level

Date of test / /
Bailer test gal/min ft drawdown after hrs
Air test 75 1 gal/min w/ stem set at 698 ft for 7 5 hrs
Artesian flow g p m Date
Temperature of water Was a chemical analysis made? NO

(10) WELL LOG

Formation Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change in formation

MATERIAL	FROM	TO
BROWN SATURATED CLAY	0	5
BRN SANDSTONE WITH CLAY	5	16
GRAY SANDSTONE	16	29
BRN SANDSTONE	29	35
HARD GRAY SHALE	35	43
BRN SANDSTONE	43	45
GRAY SANDSTONE	45	54
BRN SANDSTONE	54	71
GRAY SANDSTONE	71	80
BLUE GRAY CLAY SHALE	80	91
GRAY SANDSTONE	91	98
BLACK SHALE	98	114
SOFT GRAY SANDSTONE	114	119
SHALE WITH GRAY CLAY	119	140
BLACK SHALE	140	149
GRAY SANDSTONE	149	157
SHALE WITH GRAY CLAY	157	202
BLACK SHALE WATER BEARING	202	213
SHALE WITH GRAY CLAY	213	313
SOFT BLACK SHALE	313	319
SHALE WITH GRAY CLAY	319	350
LIGHT GRAY SANDSTONE	350	376
BLACK SHALE	376	389
SHALE WITH GRAY CLAY	389	416
BLACK SHALE	416	425
SHALE WITH GRAY CLAY	425	468
LIGHT GRAY SANDSTONE	468	497
SHALE WITH GRAY CLAY	497	531
LIGHT GRAY SANDSTONE	531	558
HARD SHALE WITH	558	607
GRAY CLAY	558	607
HARD GRAY SANDSTONE	607	616
SHALE WITH GRAY CLAY	616	694
BLACK SHALE	694	696
SHALE WITH GRAY CLAY	696	699

DEPT OF ECOLOGY Received JUN 2 6 2002 CENTRAL REGION

Work started 05/02/02 Completed 05/07/02

WELL CONSTRUCTOR CERTIFICATION
I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards Materials used and the information reported above are true to my best knowledge and belief

NAME TUMWATER DRILLING, INC
(Person, firm, or corporation) (Type or print)

ADDRESS P O BOX 702

[SIGNED] License No 1249

Contractor's Registration No TUMWADP911 LE Date 05/08/02

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

DW-3 OFF SITE

WATER WELL REPORT

Original & 1st copy - Ecology, 2nd copy - owner, 3rd copy - driller

Construction/Decommission ("x" in circle)
● Construction 176383
○ Decommission *ORIGINAL CONSTRUCTION Notice of Intent Number*

CURRENT
Notice of Intent No. AW193364
Unique Ecology Well ID Tag No. ALF448
Water Right Permit No.

Property Owner Name: Jim Muhlbeier
Well Street Address: 691 Big Tank Road
City: Ellensburg County: Kittitas
Location SE¼ NW¼ Sec 23 Twn 20N R 15 EWM or WWM (circle one)
Lat/Long: (s,t,r still REQUIRED) Lat Deg ____ Lat Min/Sec ____ Long Deg ____ Long Min/Sec ____
Tax Parcel No. 20-15-23000-0005

PROPOSED USE: ■ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other

TYPE OF WORK: Owner's number of well (if more than one)
■ New Well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ■ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 8 inches, drilled 770 ft.
Depth of completed well 770 ft.

CONSTRUCTION DETAILS
Casing ■ Welded 8" Diam. from +3 ft. to 20 ft.
Installed: ■ Liner installed 6" Diam. from -5 ft. to 770 ft.
☐ Threaded ____" Diam. from ____ ft. to ____ ft.

Perforations: ■ Yes ☐ No
Type of perforator used Skilsaw
SIZE of perfs 12 in. by 1/4 in. and no. of perfs 325 from 560 ft. to 750 ft.

Screens: ☐ Yes ■ No ☐ K-Pac Location
Manufacturer's Name
Type Model No.
Diam ____ Slot Size ____ from ____ ft. to ____ ft.
Diam ____ Slot Size ____ from ____ ft. to ____ ft.

Gravel/Filter packed: ☐ Yes ■ No ☐ Size of gravel/sand
Materials placed from ____ ft. to ____ ft.

Surface Seal: ■ Yes ☐ No To what depth? 20 ft
Materials used to seal Bentonite
Did any strata contain unusable water? ☐ Yes ■ No
Type of water? Depth of strata
Method of sealing strata off

PUMP: Manufacturer's Name
Type H.P.

WATER LEVELS: Land-surface elevation above mean sea level ____ ft.
Static level 250 ft. below top of well Date 6/30/2005
Artesian pressure ____ lbs. per square inch Date
Artesian water is controlled by ____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level.
Was a pump test made? ☐ Yes ■ No If yes, by whom?
Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.
Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.
Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test ____ gal./min. with ____ ft. drawdown after ____ hrs.
Airtest 1-2 gal./min. with stem set at 750 ft. for 35 hrs.
Artesian flow ____ g.p.m. Date
Temperature of water ____ Was a chemical analysis made? ☐ Yes ■ No

CONSTRUCTION OR DECOMMISSION PROCEDURE
Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. Indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
dirt	0	5
medium sandstone	5	200
hard sandstone	200	290
medium sandstone	290	400
soft medium sandstone	400	550
hard sandstone	550	620
medium sandstone	620	770

DEPT. OF ECOLOGY Received JUL 08 2005 CENTRAL REGION OFFICE

Start Date 6/23/2005 Completed Date 6/30/2005

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

■ Driller ☐ Engineer ☐ Trainee Name (Print) Mike Bach
Driller/Engineer/Trainee Signature Mike Bach
Driller or Trainee License No. 22

If trainee, licensed driller's Signature and License no.

Drilling Company Bach Well Drilling
Address 3340 Wilson Creek
City, State, Zip Ellensburg WA 98926
Contractor's Registration No. BACHWD*153CP Date 6/30/2005

Ecology is an Equal Opportunity Employer ECY 050-1-20 (Rev 4/01)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report. / Report

Attachment B

Kirkland Office • 911 Fifth Avenue, Suite 100 • Kirkland, WA 98033 • P | (425) 827-7701 • F | (425) 827-5424
Everett Office • 2911 1/2 Hewitt Avenue, Suite 2 • Everett, WA 98201 • P | (425) 259-0522 • F | (425) 252-3408
www.aesgeo.com

KH060[illegible]7A

Pump Test Form — Well Number: W-1 (Middle well) Pump / Obs (circle)

Project: Meadow Ridge	Pump On: 13:00	Radius from pumping well:	
Project Number: KH060[illegible]7A	Pump Off: 21:19	Max available drawdown (transd):	
Screen interval:	Beginning SWL: 215.73	Beginning Datalogger - barometer:	

Pump Intake:	Initial Q:	Personnel & Shift	Personnel & Shift

Date / Initial	Time Use 24 Hour Clock	Since Pumping Began	Since Pumping Stopped	Depth to Water	Drawdown	Discharge Meter	Totalizer Reading	Discharge Stopwatch	Remarks tC/SPC/Cond/DO%/DO/pH
6/28/06	9:20	—		215.73'					Started and transducer
	9:47	—		215.72'					@ 9:44 AM
	12:32	—		215.74'					
	13:36	36		215.73					
	14:10	70		215.68					
	16:19	199		215.70					W-3 pump on
	17:24	264		215.72					@ 1300 hrs
	18:07	307		215.72					W-3 pump off
	17:59	359		215.73'					@ 21:19 hrs
	19:50	410		215.72'					
	21:00	480		215.71'					

Associated Earth Sciences, Inc. Page ___ of ___

22

KH0[illegible]467A

Pump Test Form

Well Number: W-2 (upstream well) Pump / Obs (circle)

Project: Meadows Ridge	Pump On: 1300 hrs	Radius from pumping well:
Project Number: KH060467A	Pump Off: 21:19 hrs	Max available drawdown (transd):
Screen interval:	Beginning SWL: 186.60	Beginning Datalogger - barometer:
Pump Intake:	Initial Q:	Personnel & Shift / Personnel & Shift

Date / Initial	Time Use 24 Hour Clock	Since Pumping Began	Since Pumping Stopped	Depth to Water	Drawdown	Discharge Meter	Totalizer Reading	Discharge Stopwatch	Remarks tC/SPC/Cond/DO%/DO/pH
6/28/06	8:10	—		186.60'					Set transducer in well
	8:47	—		185.80'					at 207' @ 8:40 AM
	11:24	—		183.42'					
	12:49	—		182.79'					W-3 pump on @
	14:38	98		182.58'					1300 hrs
	16:05	185		182.70'					W-3 pump off
	17:12	252		182.77					@ 21:19 hrs
	17:57	297		182.83					
	18:49	349		182.88					
	20:00	420		182.95					
	20:45	465		183.00					

Associated Earth Sciences, Inc.

Page ___ of ___

KH06[illegible]7A

Pump Test Form

Well Number: W-3 (Door stop) (pumping well) Pump / Obs (circle)

Project: Meadow Pillar	Pump On: 13:00	Radius from pumping well:
Project Number: KH06[illegible]4671A	Pump Off: 21:19	Max available drawdown (transd):
Screen interval:	Beginning SWL:	Beginning Datalogger - barometer:
Pump Intake:	Initial Q:	Personnel & Shift / Personnel & Shift

Date / Initial	Time Use 24 Hour Clock	Since Pumping Began	Since Pumping Stopped	Depth to Water	Drawdown	Discharge Meter	Totalizer Reading	Discharge Stopwatch	Remarks tC/SPC/Cond/DO%/DO/pH
6/27/06	12:00	—		69.41'		(spm)			Installed transducer
	12:22	—		69.42'					at 12:19 @ 86'
	12:56	—		69.43'					
	13:04	4		69.46'	0.03'	20.20			
	13:07	7		69.47'	0.04'	20.14			
	13:10	10		69.45	0.02'	20.10			
	13:12	12		—	—	—	234.75		
	13:24	24		—	—	—	473.44		
	13:25	25		69.45	0.02'	19.99			
	13:57	57		69.45	0.02'	20.05			
	14:48	108		69.45	0.02	20.10			
	14:50	110		69.45	0.02	20.14	2191.51		
	15:54	174		69.45	0.02	20.04			
	15:55	175		69.45	0.02	20.04	3504.48		
	17:01	241		69.45	0.02	20.14			
	17:03	243		—	—	—	4,870.60		
	17:47	287		69.45	0.02	20.27			
	18:43	343		69.45	0.02	19.94			
	19:40	400		69.46	0.03	20.10			
	21:15	495		69.46	0.03	20.15			
pump off	21:19	499					10,006.3		

Associated Earth Sciences, Inc.

Page ___ of ___

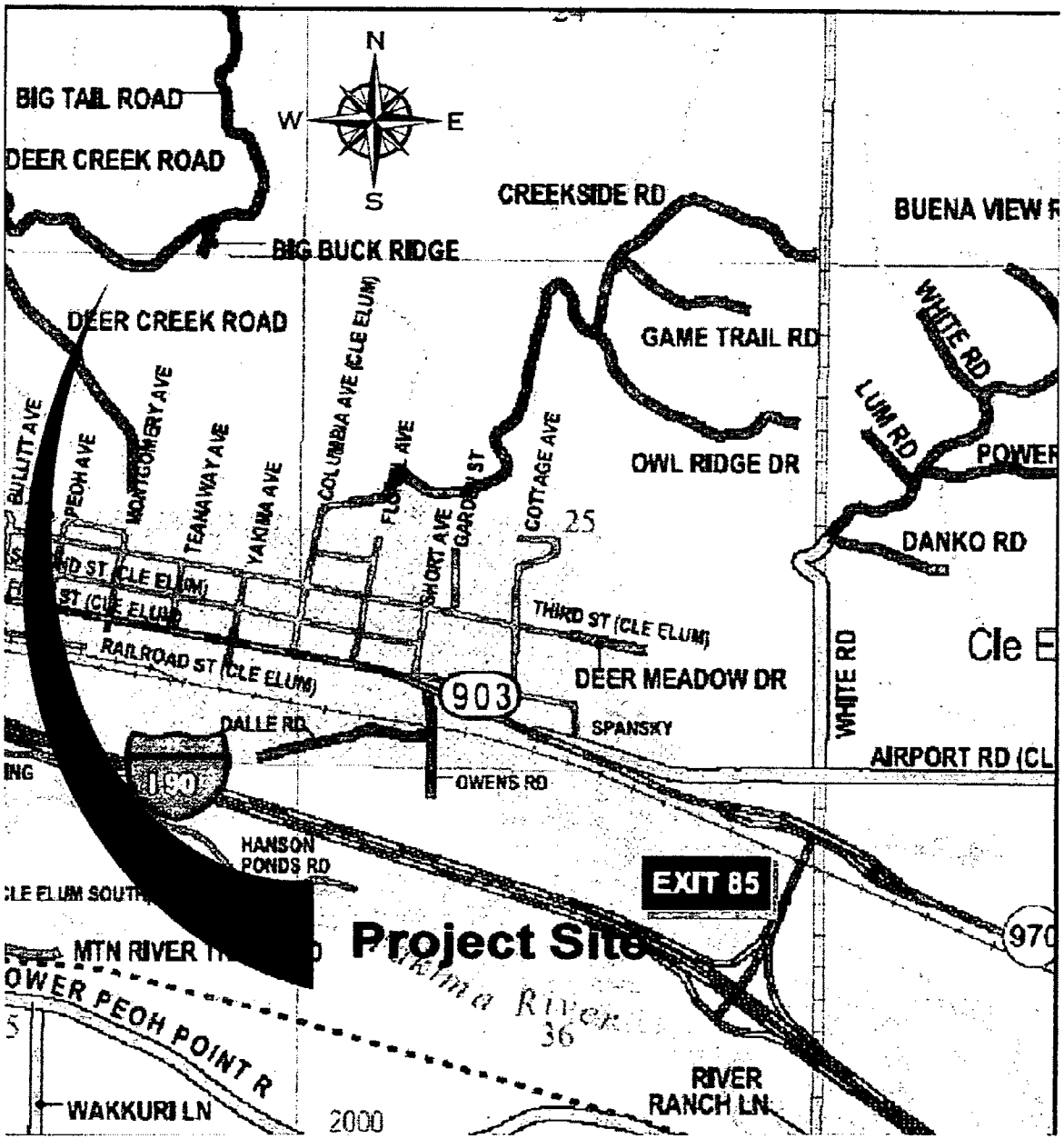
22

Exhibit No. A
Hearing: Meadow Ridge
Date: 12/12/06
Submitted by: Scott

h2

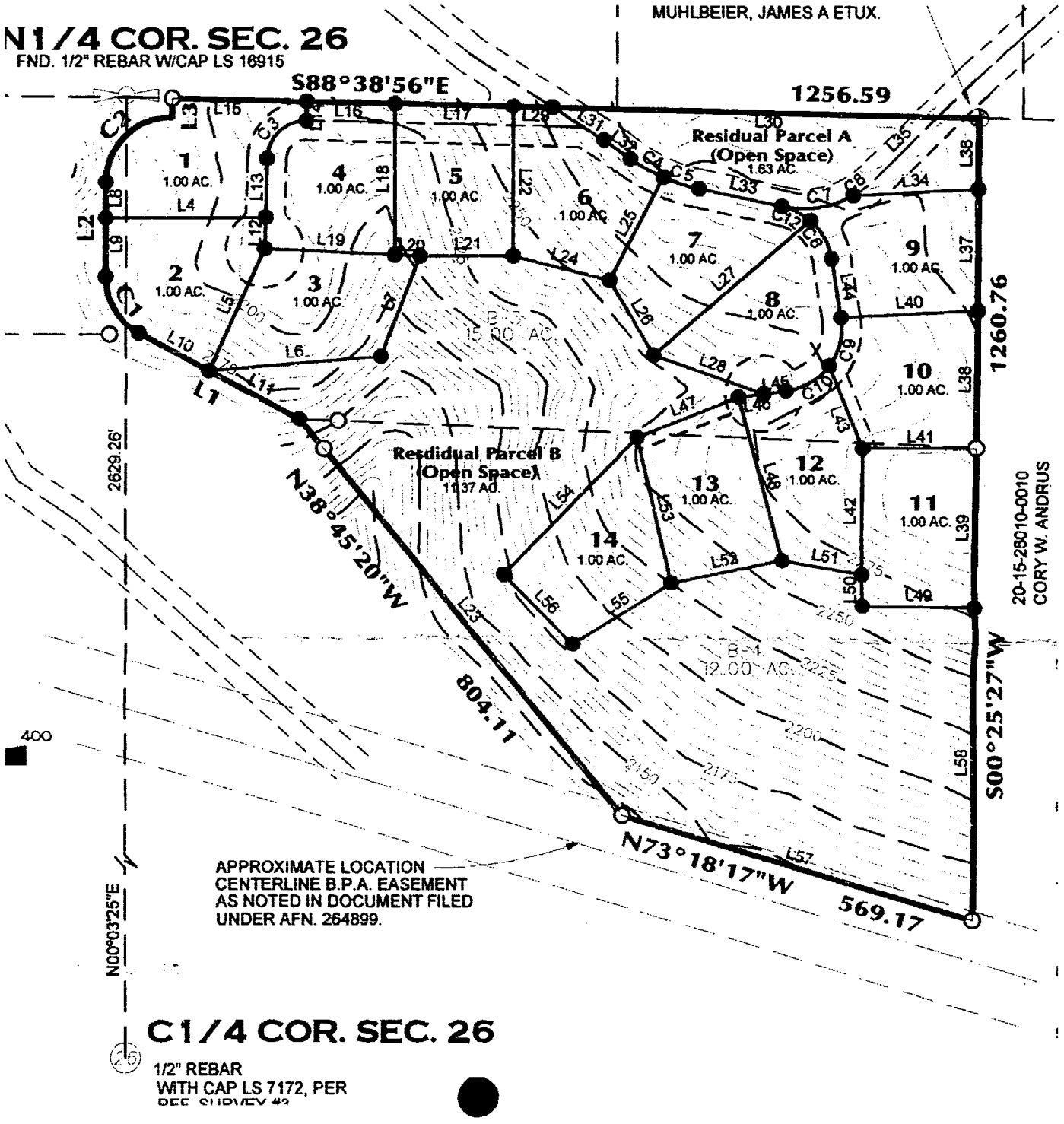
Meadow Ridge Performance Based Cluster Plat

P-06-14


N
W
E
S
BIG TAIL ROAD
DEER CREEK ROAD
BIG BUCK RIDGE
DEER CREEK ROAD
CREEKSIDE RD
BUENA VIEW R
GAME TRAIL RD
OWL RIDGE DR
WHITE RD
LUM RD
POWER
DANKO RD
BULLITT AVE
PEOH AVE
MONTGOMERY AVE
TEANAWAY AVE
YAKIMA AVE
COLUMBIA AVE (CLE ELUM)
FLORA AVE
SHORT AVE
GARDEN ST
COTTAGE AVE
25
ST (CLE ELUM)
RAILROAD ST (CLE ELUM)
THIRD ST (CLE ELUM)
DEER MEADOW DR
903
DALLE RD
SPANSKY
WHITE RD
Cle E
AIRPORT RD (CL
OWENS RD
HANSON
PONDS RD
EXIT 85
Project Site
970
MTN RIVER
OWER PEOH POINT R
Yakima River
36
WAKKURI LN
2000
RIVER
RANCH LN

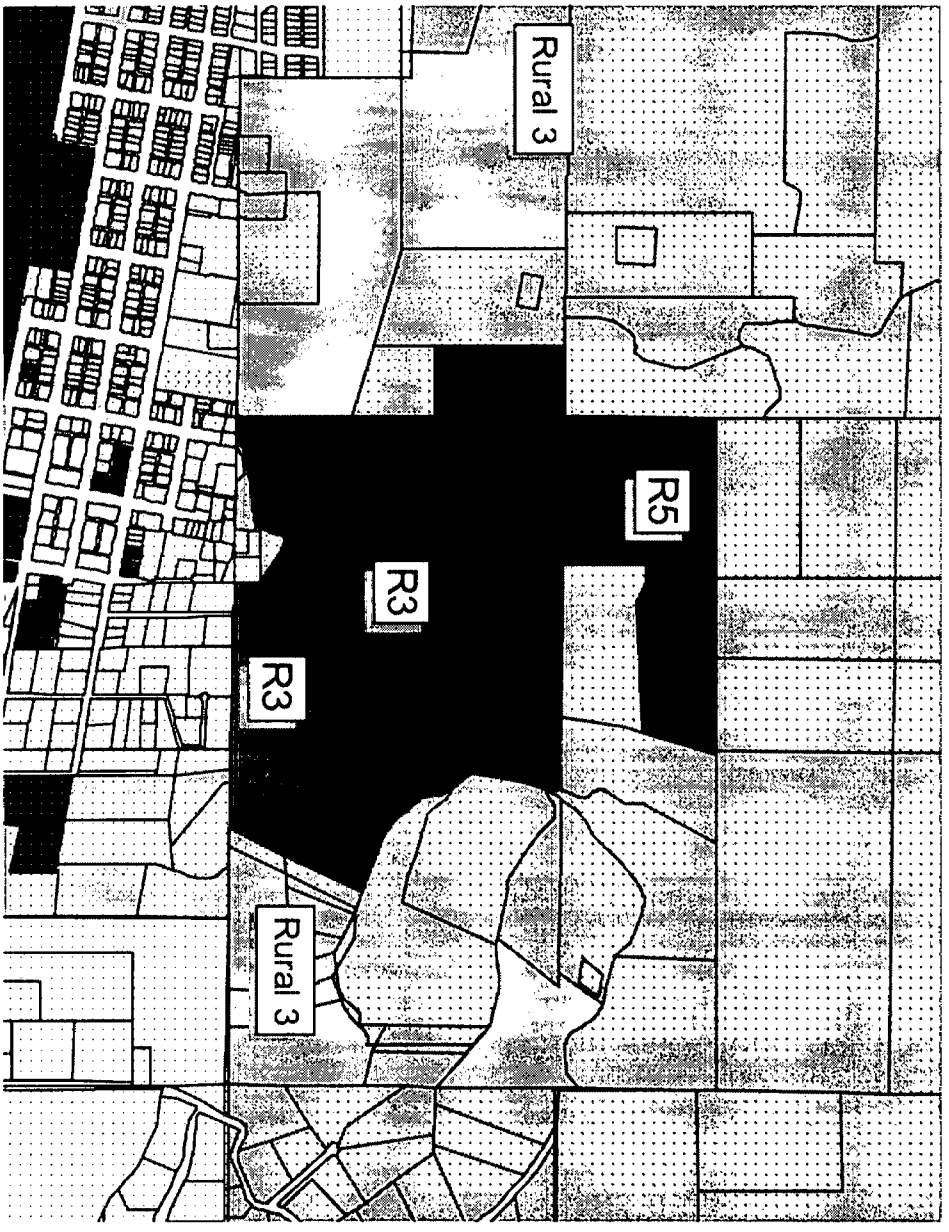
Quick Information

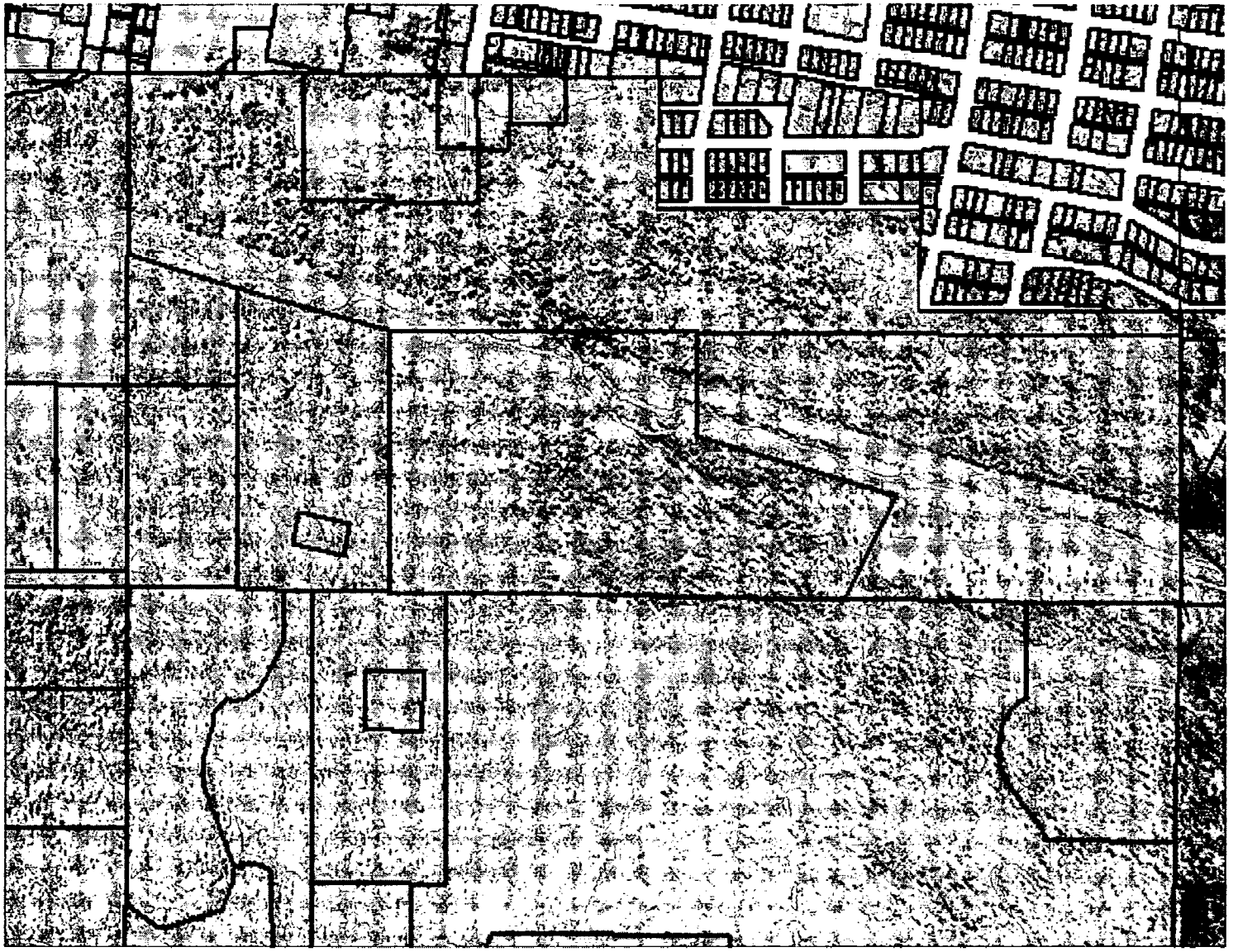
- Zoning R-3
- Parcel Number 20-15-26057-0002
- Parent Parcel 27 Acres
- 14 One Acre Lots
- 11.37 Acres Open Space


N1/4 COR. SEC. 26
FND. 1/2" REBAR W/CAP LS 16915
S88°38'56"E
1256.59
MUHLBEIER, JAMES A ETUX.
Residual Parcel A
(Open Space)
1.63 AC.
Residual Parcel B
(Open Space)
11.37 AC.
1 1.00 AC.
2 1.00 AC.
3 1.00 AC.
4 1.00 AC.
5 1.00 AC.
6 1.00 AC.
7 1.00 AC.
8 1.00 AC.
9 1.00 AC.
10 1.00 AC.
11 1.00 AC.
12 1.00 AC.
13 1.00 AC.
14 1.00 AC.
15.00 AC.
B-4
12.00 AC.
1260.76
S00°25'27"W
N38°45'20"W
804.11
N73°18'17"W
569.17
2629.26'
N00°03'25"E
20-15-28010-0010
CORY W. ANDRUS
APPROXIMATE LOCATION
CENTERLINE B.P.A. EASEMENT
AS NOTED IN DOCUMENT FILED
UNDER AFN. 264899.
C1/4 COR. SEC. 26
1/2" REBAR
WITH CAP LS 7172, PER

Public Benefit Rating System Points

• Recreation	10 pts	Private Trail System
• Open Space	48 pts	Perpetuity
• Open Space	48 pts	25 Yr. Forestry Use
• Health	25 pts	Group B Water System


Rural 3
R5
R3
R3
Rural 3



Problems & Solutions

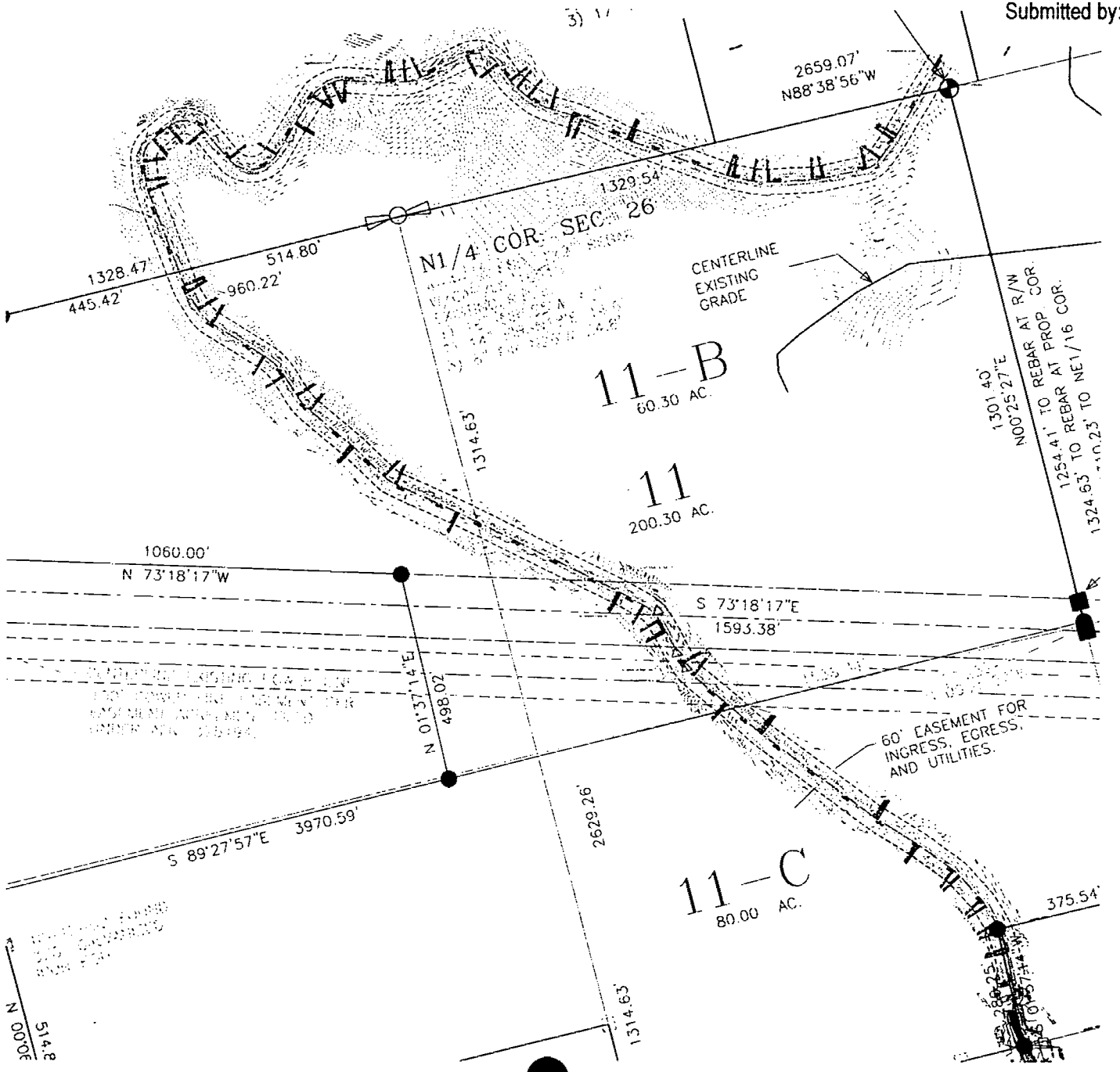
- Road out of Cle Elum--- Private paved road
- Cultural Questions --- Cultural Study Required
- Water ---- Hydro Geo Study
- Cle Elum--- Memo from City

Notices

- Notice of Application May 1st, 2006
- MDNS Issued October 16th, 2006
- No appeals

Exhibit No. B1
Hearing: Meadow Ridge
Date: 2/12/04
Submitted by: Mark Plogg

25



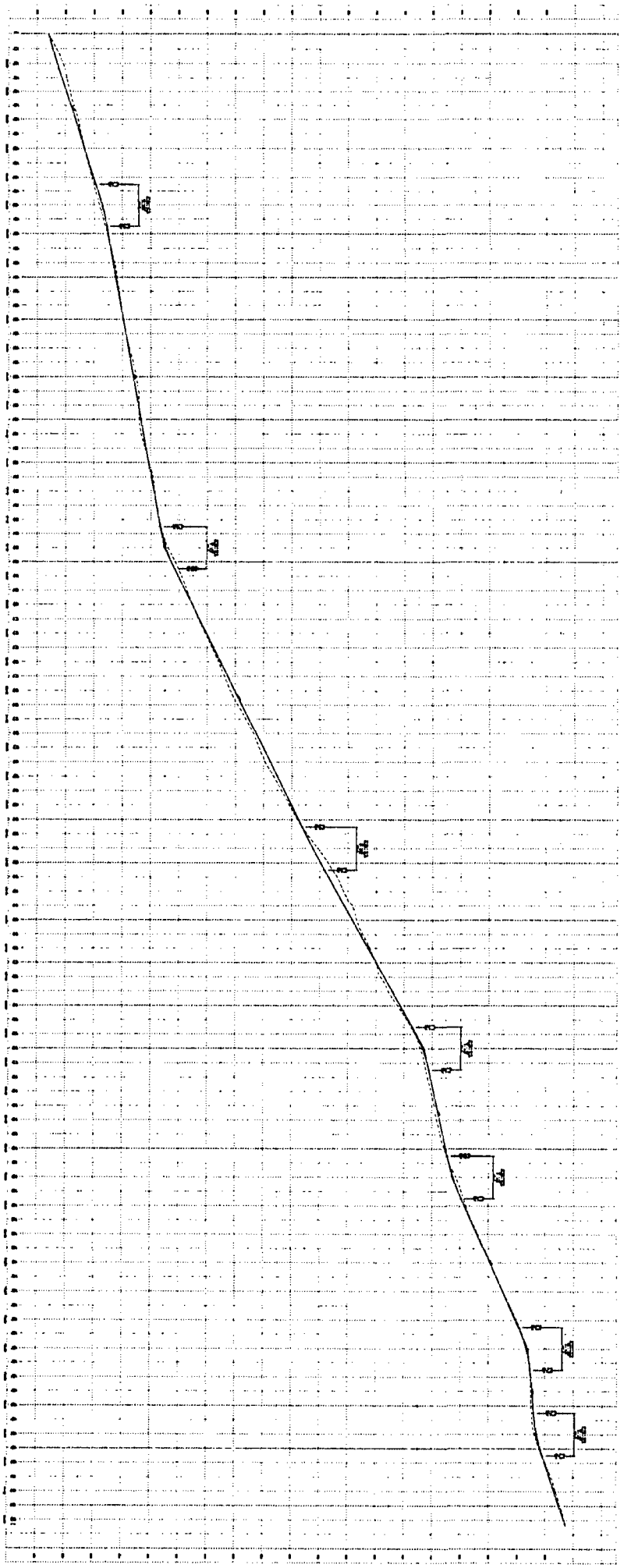
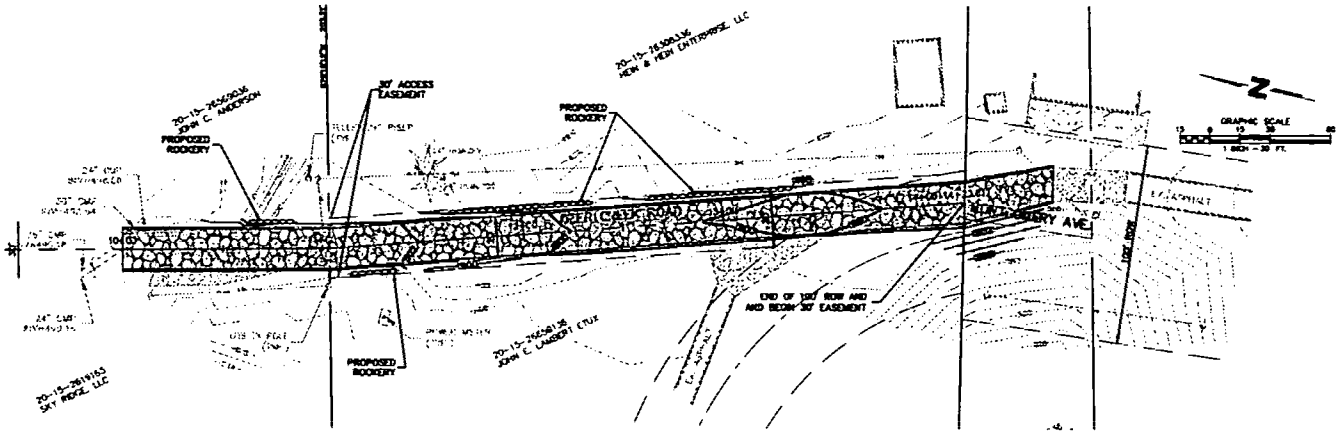
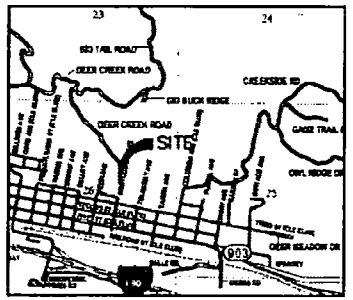


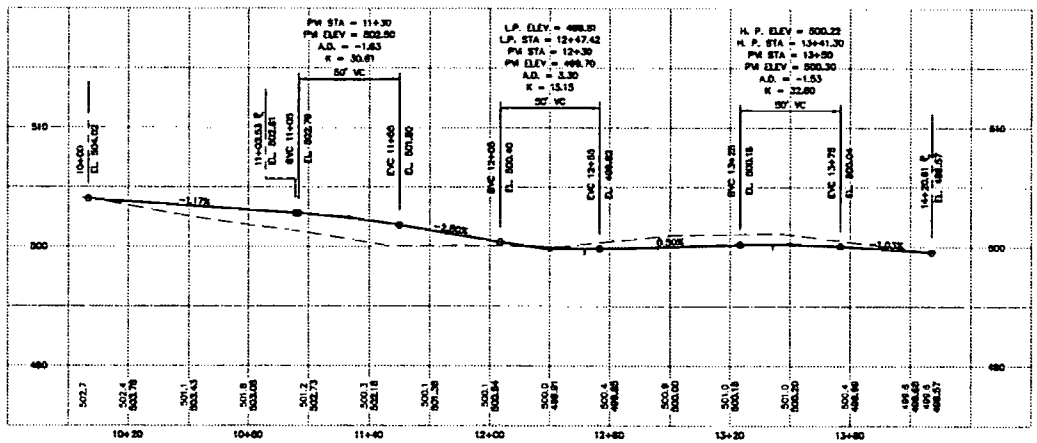
Exhibit No. B2
Hearing: Woody Ridge
Date: 12-11-08
Submitted by: Mark Blogg

NW 1/4, SEC 26, TWN 20N, RGE 15E, W.M.



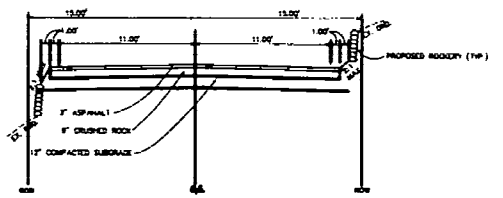


VICINITY MAP
NTS



DEER CREEK ROAD

GRAPHIC SCALE
1 INCH = 20 FT.
HORIZONTAL
1 INCH = 5 FT.
VERTICAL



TYPICAL ROADWAY DESIGN SECTION W/ROCKERY

ROCKERY SEGMENT STATIONS
STA 10+62 TO 10+87 LEFT
STA 11+12 TO 11+37 RIGHT
STA 11+62 TO 12+37 LEFT
STA 12+62 TO 13+37 LEFT

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

GeoDatum
SURVEY · CIVIL · STRUCTURAL
1505 NW Mall Street
Issaquah, WA 98027
(425) 837-4083

SAPPHIRE SKIES
PLAN AND PROFILE
MONTGOMERY AVE. & DEER CREEK RD.

2ND LINE OF ADDRESS
425.481.3030

DRAFTER: MCG
DESIGNER: MDP
PROJ. ENGR./SURV.: MDP
DATE: 03-22-06
PROJECT NO.: 047-06
SHEET C1 OF 2

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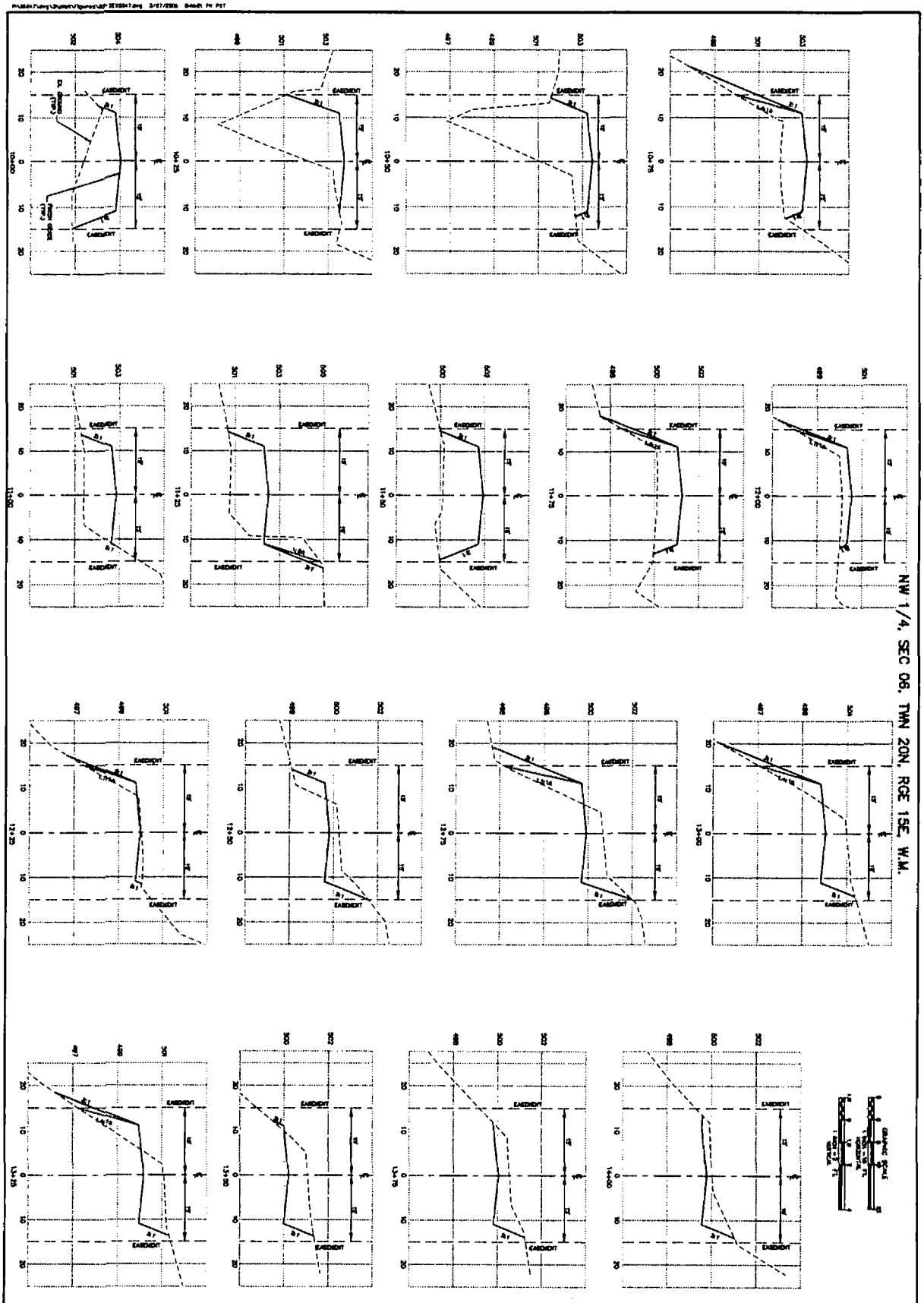

SAPPHIRE SKIES

CROSS SECTIONS

MONTGOMERY AVE. & DEER CREEK RD.

2ND LINE OF ADDRESS 425.481.3030

DRAFTER: MCG
DESIGNER: MCP
PROJ. ENGR./SURV.: MCP
DATE: 03-22-06
PROJECT NO.: 047-06
SHEET C2 OF 2

DATE | REVISION | APP

GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL

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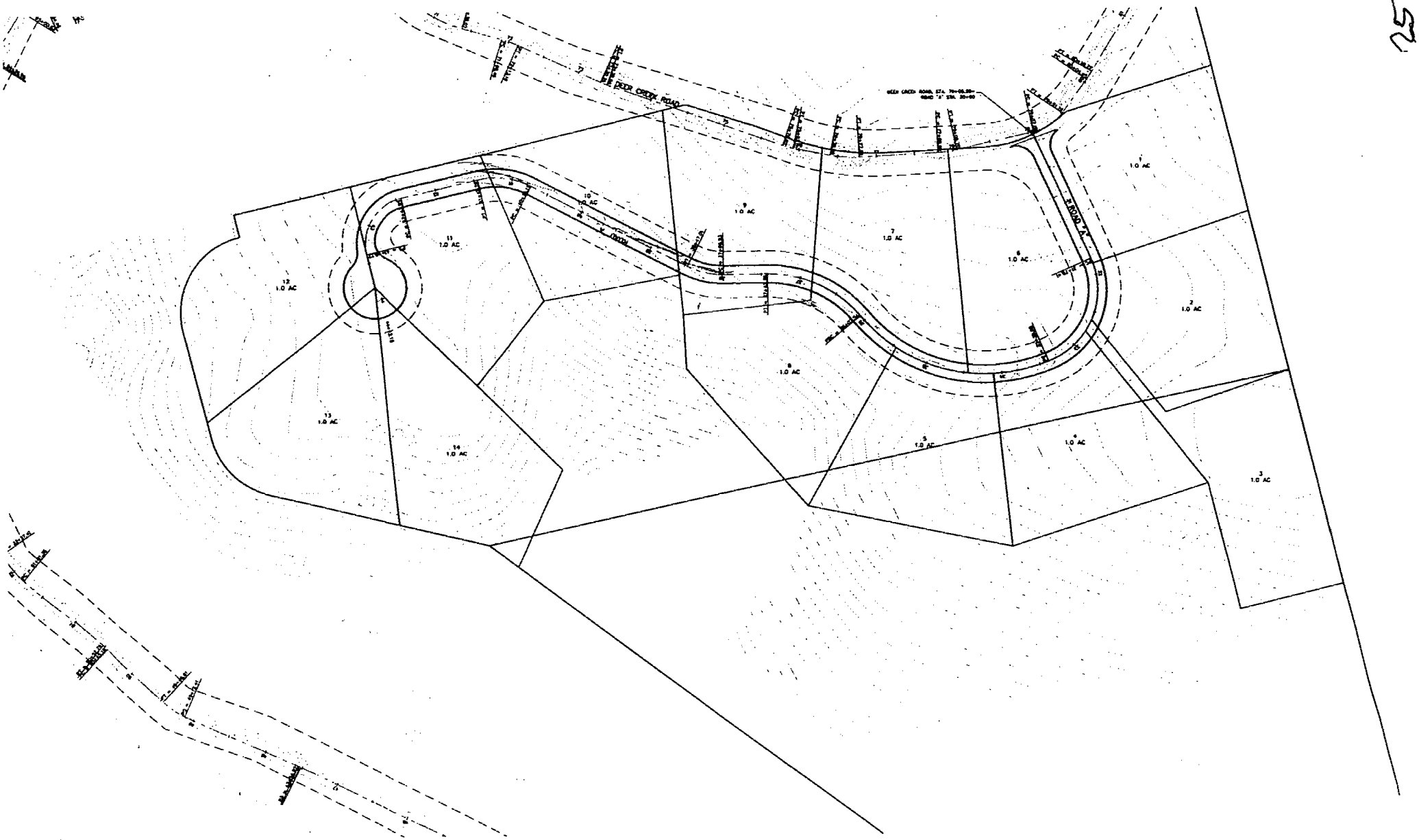
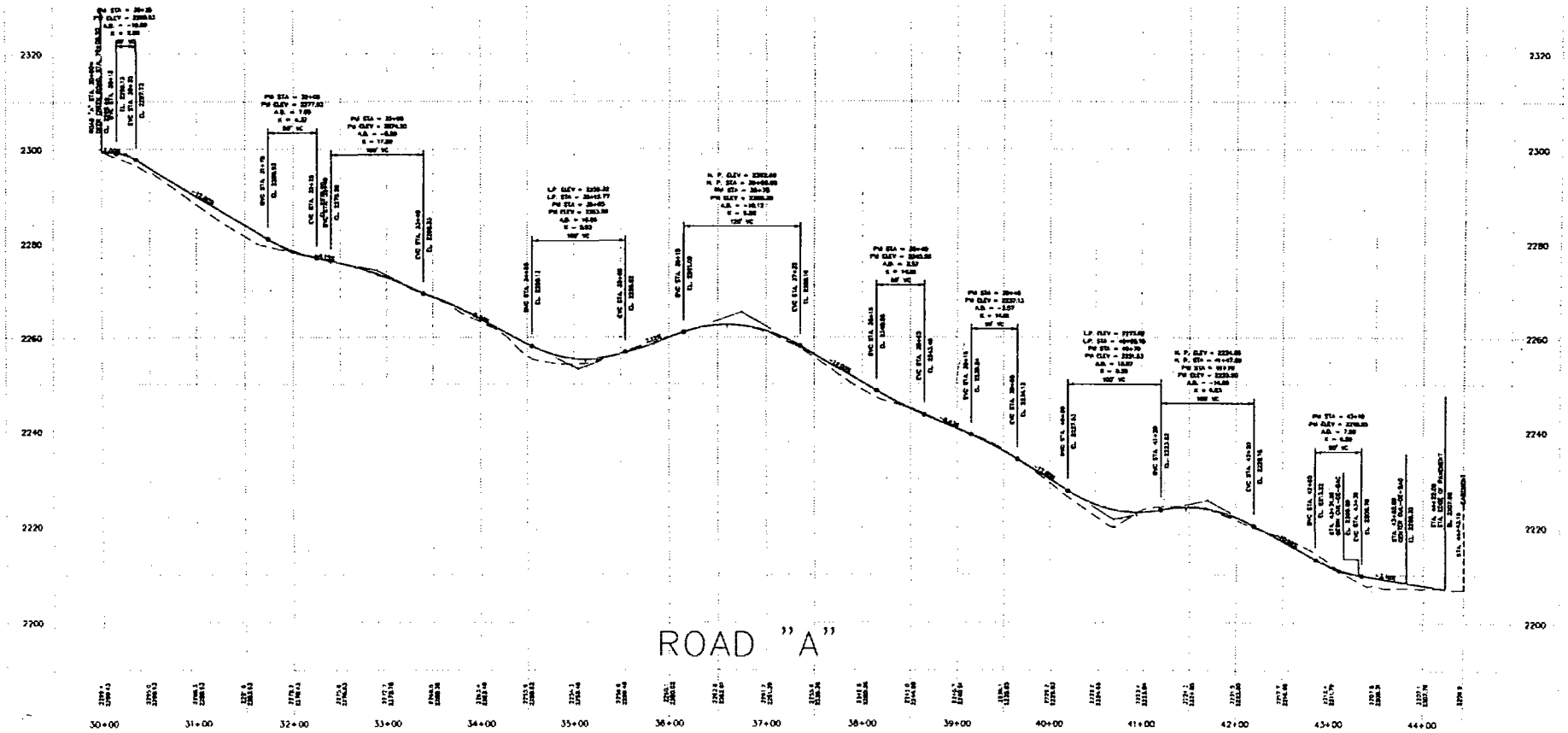
25

Exhibit No. B3
Hearing: Meadow Ridge
Date: 12/12/06
Submitted by: Mark Hogg

25

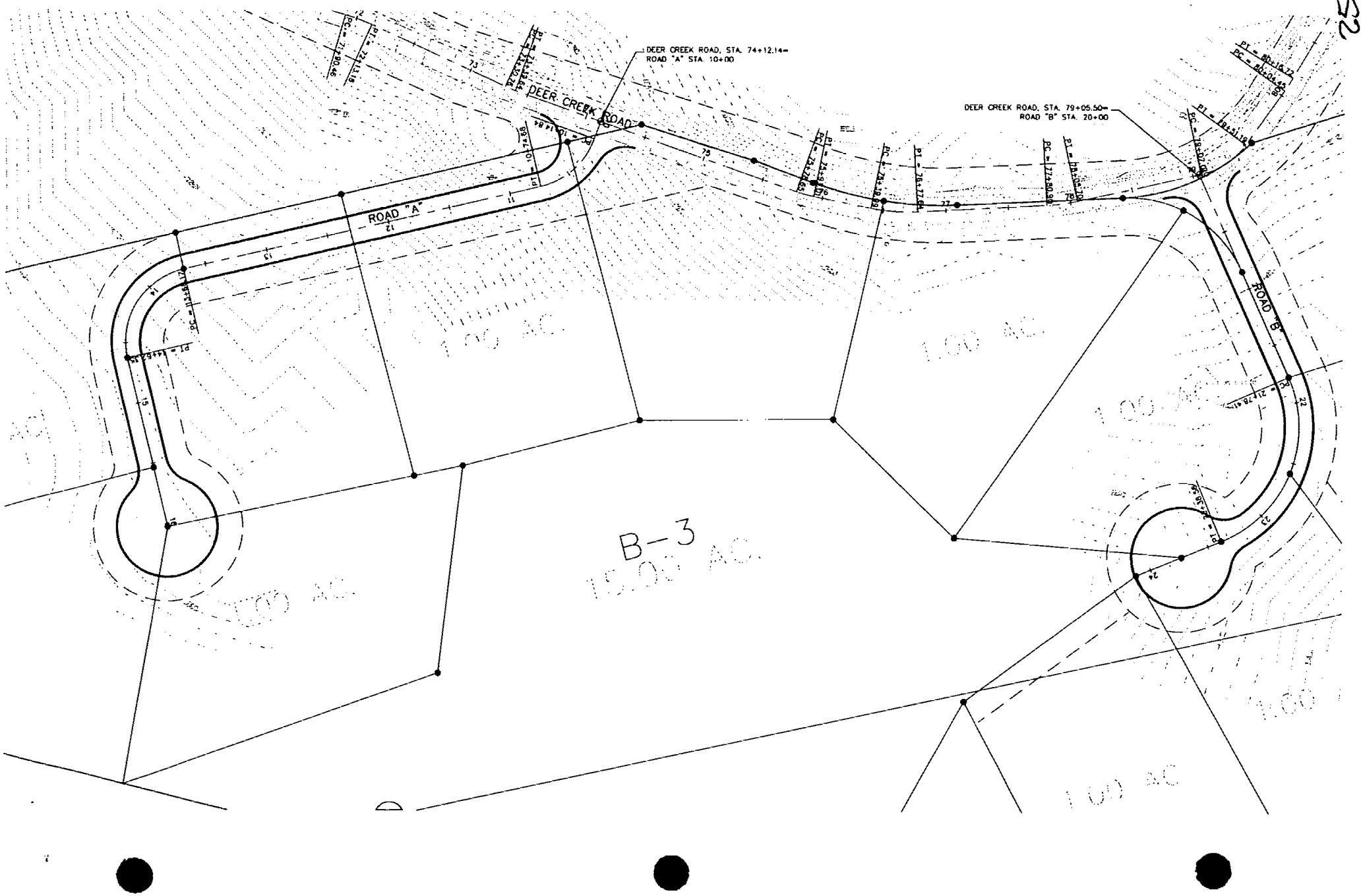


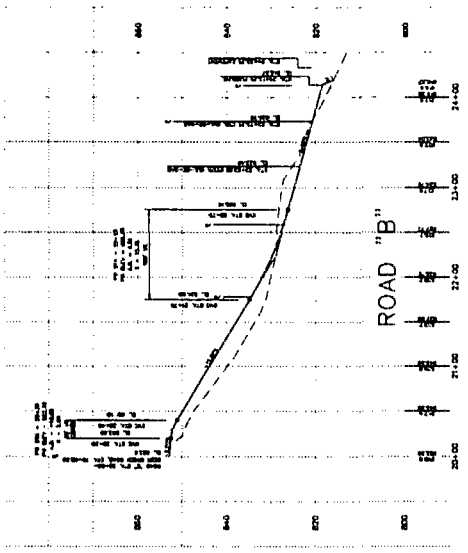

2320
2300
2280
2260
2240
2220
2200
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00
41+00
42+00
43+00
44+00

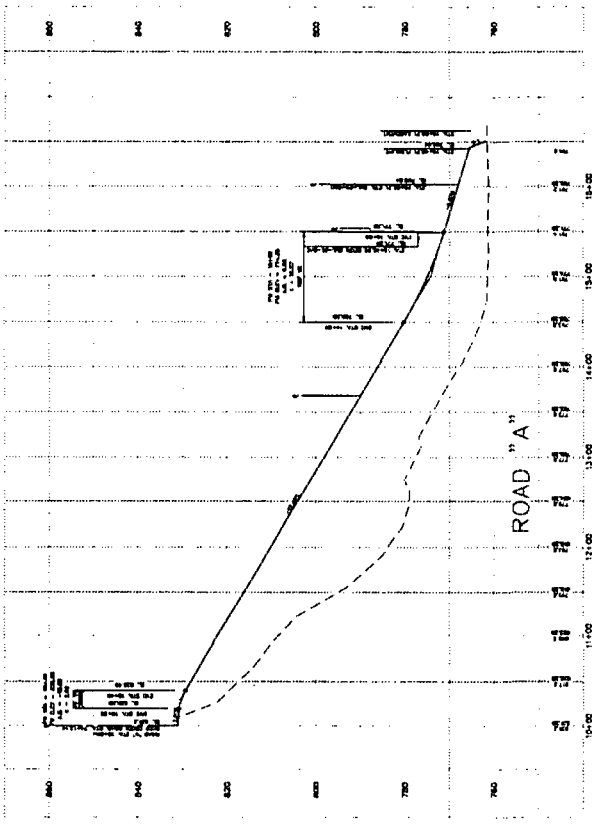
ROAD "A"

Exhibit No. 134
Hearing: Meadow Ridge
Date: 12/12/06
Submitted by: Mark Plogg

25




ROAD "B"


ROAD "A"

add JNG LLC
Andrus Rezone
to the list below – courtesy of Mr. Slothower's
slide showing adjacent parcels.

Re: Meadow Ridge Performance Based Cluster Plat (P-06-14) 12-12-06

Exhibit No. C
Hearing: Meadow Ridge
Date: 12/12/06
Submitted by: Melissa Bates

Impacts to consider:

*** There is no way or rural roads can handle the additional pressure of this kind of development, especially when the massive amount of development currently underway is taken into consideration.

*** We have predominantly clay soils in Upper County – not easily able to handle multiple septic systems.

*** What about the impact to Emergency services? We rely primarily on volunteers – how much can they realistically absorb?

*** WATER – the most important factor in developing here. There are NO studies that show how much water may, or may not, be available. The USGS groundwater analysis study will NOT provide those definitive answers. It is reasonable to assume that with the huge number of exempt wells already approved, the groundwater pumpage could conceivably affect the Yakima River surface water, thereby impacting salmon habitat and water rights holders downstream.

Western property doctrine holds that owners can use their property as they please, but never in a way that diminishes their neighbor's property or the public trust properties, such as air or water.

DJ Cattle Co. 21 acres F+R to RS rezone
Sky Ridge 122 acres " "
East Ridge 480 acres " "
Brookstone 30 acres Plat (9 lot plat)
Kendrick Station 8 acres – (plat – 8 lot plat)
Homestead View 134 Plat (6 lot plat)
Flanagan, Peterson, Whitehead + Wald
84 acres
F+R to RS
rezone

Melissa Bates
Deidre Link
Cle Elum, WA
For the citizens group
Keep Watson Cutoff Rural

+27 acres Meadow Ridge 14 lot performance-based cluster plat

>900 acres

since Nov 2nd, 2006
does not include
applications since then

27 December, 2006
To the Kittitas County Planning Commission and Board of County Commissioners regarding the Meadow Ridge Performance – Based Cluster Plat (P0614);

On, Dec 12 th, the day of the Planning Commission hearing, the applicants submitted a hydrology survey (project number KH060467A - domestic water supply evaluation, Meadow Ridge Plat, Kittitas County, WA) for the proposed Meadow Ridge development north of the city of Cle Elum. This information shows samples of several wells in the area and their conclusion that satisfactory draw-down tests were performed. I would, however, like to point out that it is fairly easy to show water availability when very little water is ***currently*** in use. Almost all of the area is poised for ***extremely*** heavy development – this *'hydrology survey'* in no way shows sufficient water for the amount of development under consideration. There are more than a dozen large projects in the works within a mile's circumference from this proposed development.

There is a USGS groundwater model study currently underway for the Yakima Basin due to be completed in 2008. What they do know is that the basaltic and sedimentary nature underlying a portion of Kittitas County provides for a relatively accurate model of groundwater supply and usage for the lower county. However, west of Lookout Mountain, the water flows mostly through fractures in the bedrock – a much more difficult predictor of available water supply. Therefore, as has been stated several times by the USGS, the county cannot rely on the Yakima Basin study to provide an accurate model of groundwater usage and availability for the Upper County. The basic principle to remember, according to the USGS, is when the ground water affects the surface water, development must only occur when water that has already been allocated can be acquired in order to have a neutral impact on the total water budget.

In addition to this water study, a letter from Dept of Ecology to the Kittitas County Commissioners dated Aug 17th, 2006, addressed the issue of exempt wells. The use of exempt wells in a development in order to circumvent obtaining a water right is not the intent of the law, as the legal precedent of DOE vs. Campbell and Gwinn, LLC clearly shows. This letter of Aug.17th also indicates that the Class B well using 5,000 gal/day maximum is intended for use by up to 25 people. At the standard estimation of 2.5 people per home this equals a maximum of 10 homes. There is also the widely acknowledged (Home Builders Association, Seattle Public Utilities, etc...) trend that new homes tend to be bigger and use more resources.

The applicants testified that putting in a cluster of 14 homes is justified by the proximity of the city of Cle Elum. I wish to agree with them that this does, indeed, represent an urban density. I would also like to point out that the homes in the city are provided with city services – not un-metered exempt wells. If the applicants wish to have these kinds of urban densities then they need to pursue the matter properly through the City of Cle Elum's UGA.

Thank you very much,

Melissa Bates
120 Elk Haven Rd.,
Cle Elum, WA 98922

RECEIVED
DEC 29 2006
KITTITAS COUNTY
CDS
3:30pm

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

STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Staff Planner
KCCDS

DATE: November 6th for November 14th, 2006 Public Meeting

SUBJECT: MEADOW RIDGE PRELIMINARY PLAT (P-06-14)

I. BACKGROUND INFORMATION

Proposal: Proposed Preliminary Plat Application
GeoDatum, authorized agent for Highmark Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3. The lot breakdown as follows, 14 lots at one acre each.

Location: The subject property is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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.

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CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
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Yard Requirements
Front Setback: 25 feet
Side Setback: 15 feet
Rear Setback: 15 feet

Subdivision Code: 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	48	
25 Yr Historic Use of Open Space as Forestry	48	
Develop a Class B Water System	25	
Provide for passive recreation	10	
	131	**Total Points**

Total bonus density points = 131 points ⟶ Total bonus density percentage = 131%

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.

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Lots allowed under current zoning = **27.00** acres/**3** acres = **9**(approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 100% = **9** (lots allowed under current zoning) + **9** (lots for 100% density bonus) = **18** 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 is a BPA power line running through the southern portion.

III. ADMINISTRATIVE REVIEW

Notice of application: A complete application was submitted to Community Development Services on March 23, 2006. A Notice of Application was issued on May 1, 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 22nd, 2006 at 5:00 p.m. Written comments were received from Kittitas County Department of Public Works, Jim Muhlbeier, DOE, Kittitas County Life Safety. Washington State Department of Archaeology and Preservation.

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 October 16th, 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 48% of the land, 13.00 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 provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
   d. 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.

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
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Fax (509) 962-7682

III. Transportation

a. Kittitas County Public works has granted a variance for the portion of access to the plat that does not meet the required 60 foot right-of-way. The applicant will adhere to the required 60 foot right-of-way with the exception of that portion granted in the variance.
b. The applicant will provide adequate road access to the site and will conform to all Kittitas County Road Standards.
c. The applicant will contribute to the improvement of the SR 903/Columbia Avenue intersection should the Washington State Department of Transportation determine that access to the project will result in the need for improvement to this intersection.
d. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
e. The applicant will provide a safe location and passageway for a school bus stop. The applicant will coordinate with the Cle-Elum-Roslyn School District as to the location of the stop and will note it on the final mylars prior to approval.
f. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
g. 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. It is strongly suggested that the applicant contact the State of Washington Department of Archaeology & Historic Perseveration to determine how to proceed to protect any cultural sites.
b. 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 Geodatum, authorized agent for Highmark Resources LLC., landowners, submitted a complete application on to the Kittitas County Community Development Services Department on March 23, 2006. The property is located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel 27 acres in size, to 14 lots of one acre each 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 May 1, 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.

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

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 October 16th, 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. According to that review there is a BPA line located on the southern boundary. All development shall comply with the BPA regulations.

6. The Planning Commission finds that an open record hearing was held on November 14th, 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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Meadow Ridge

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: x JMMathews DATE: 3.23.06 RECEIPT # 045534

RECEIVED
DATE STAMP HERE
MAR 23 2006
KITTITAS COUNTY
CDS

NOTES:

2

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

Name: Highmark 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: Deer Creek Road

City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property:**
Lot B-3 and B-4 of K.M. Short Plat SP-05-52 as recorded in Book H of Short Plats, Page 187 and 188, AF# 2000601260040. Portion of Tax Parcel No. 20-15-26057-0002

6. **Tax parcel number(s):** see above

7. **Property size:** 27.0 **(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 cluster subdivision pursuant to Chapter 16.09 KCC. The subject property is approximately 27 acres in area and will be divided into 14 one-acre single-family residential lots and approximately 13 acres of open space. 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 Deer Ridge Road (private road) via Montgomery Ave. Private road improvements will be completed in conformance with Chapter 12.12 KCC. A summary of the public benefit ratings system has been inlcuded with this application. Please refer to the attached preliminary plat for property location and other additional information.

9. Are Forest Service roads/easements involved with accessing your development? Yes (No) (Circle)
If yes, explain: Not applicable.

10. What County maintained road(s) will the development be accessing from? Montgomery Ave.

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 _____ 3/17/06

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

X _____ 3/17/06

A. BACKGROUND

1. Name of proposed project, if applicable:
Meadow Ridge Performance Based Cluster Plat

2. Name of applicant: **Highmark 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 17, 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.

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 27 acres into 14 one-acre single-family residential lots approximately 13 acres of open space.

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 NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Sec. 26, T. 20 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)? **+30%.**

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 1, 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 necessary to meet Kittitas County standards. Total volumes associated with this project should be less than 1,500 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 13 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 13 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.

3

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?

Fourteen 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.

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:

The existing private trail system will be maintained.

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 Montgomery Ave. Existing and proposed private roads will be improved in accordance with Kittitas County 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 parking will occur on the respective lot.

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 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 140 trips per day may be generated.

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 14 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: .....

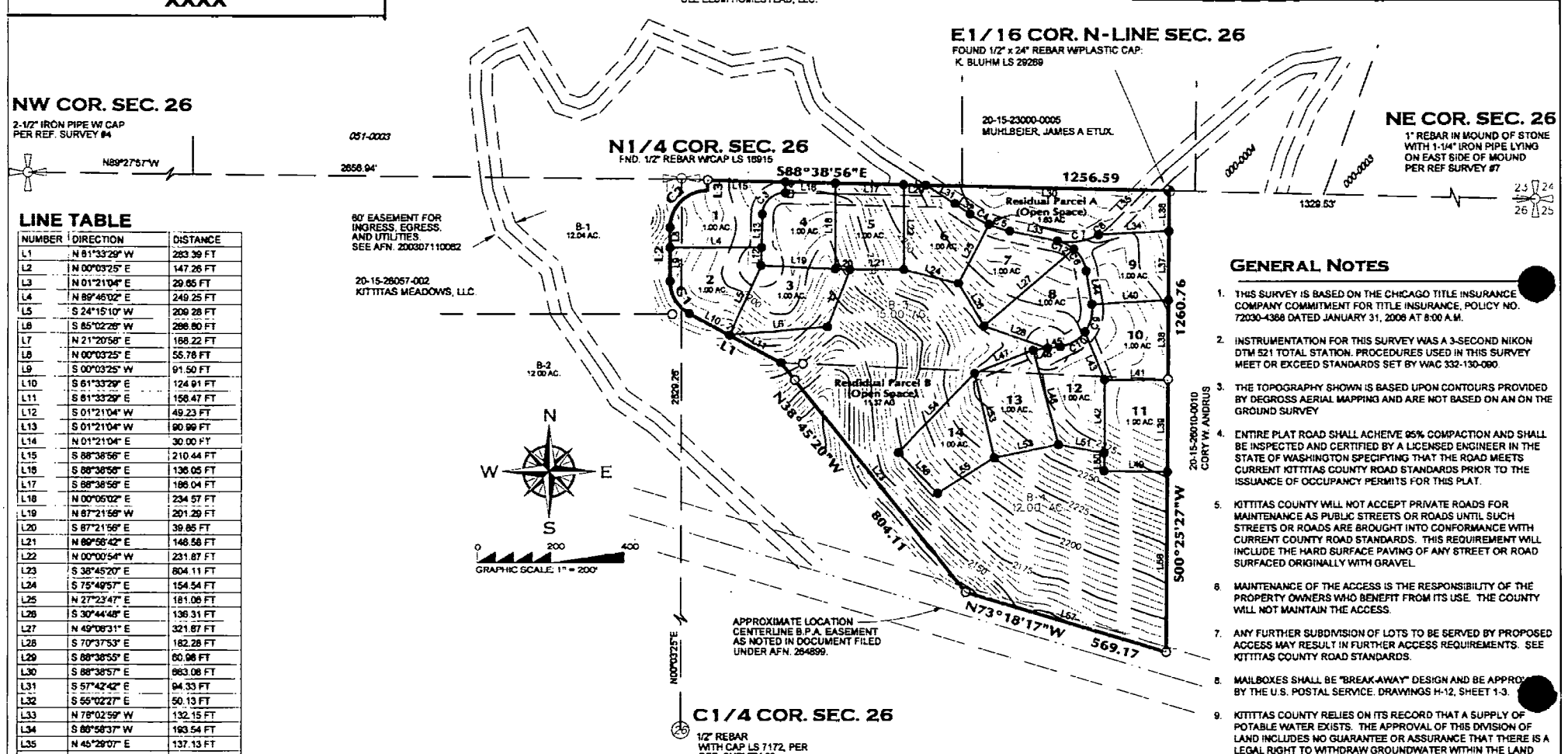
Date Submitted: 8/17/06

3

KITTITAS COUNTY
WASHINGTON
CLUSTER SUBDIVISION
XXXX

RECORDING NO.	VOL/PAGE

PORTION OF NW 1/4 of NE 1/4, S. 26, T. 20 N., R. 15 E.,W.M.
NE 1/4 of NW 1/4, S. 26, T. 20 N., R. 15 E.,W.M.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 81°33'29" W	283.39 FT
L2	N 00°03'25" E	147.26 FT
L3	N 01°21'04" E	29.65 FT
L4	N 89°45'02" E	249.25 FT
L5	S 24°15'10" W	209.28 FT
L6	S 85°02'26" W	286.80 FT
L7	N 21°20'56" E	168.22 FT
L8	N 00°03'25" E	55.78 FT
L9	S 00°03'25" W	91.50 FT
L10	S 61°33'29" E	124.91 FT
L11	S 61°33'29" E	156.47 FT
L12	S 01°21'04" W	49.23 FT
L13	S 01°21'04" W	90.99 FT
L14	N 01°21'04" E	30.00 FT
L15	S 88°38'56" E	210.44 FT
L16	S 88°38'56" E	136.05 FT
L17	S 88°38'56" E	186.04 FT
L18	N 00°05'02" E	234.57 FT
L19	N 87°21'56" W	201.29 FT
L20	S 87°21'56" E	39.85 FT
L21	N 89°58'42" E	146.58 FT
L22	N 00°00'54" W	231.87 FT
L23	S 38°45'20" E	804.11 FT
L24	S 75°49'57" E	154.54 FT
L25	N 27°23'47" E	181.06 FT
L26	S 30°44'48" E	136.31 FT
L27	N 49°08'31" E	321.67 FT
L28	S 70°37'53" E	182.28 FT
L29	S 88°38'55" E	60.96 FT
L30	S 88°38'57" E	863.08 FT
L31	S 57°42'42" E	94.33 FT
L32	S 55°02'27" E	50.13 FT
L33	N 78°02'59" W	132.15 FT
L34	S 88°58'37" W	193.54 FT
L35	N 45°29'07" E	137.13 FT
L36	N 00°25'27" E	109.67 FT
L37	S 00°25'27" W	189.39 FT
L38	N 00°19'48" E	217.41 FT
L39	S 00°35'03" W	251.50 FT
L40	N 88°58'37" E	210.54 FT
L41	S 89°54'11" E	174.41 FT
L42	S 00°19'48" W	199.67 FT
L43	N 22°05'18" W	140.64 FT
L44	S 09°17'42" E	92.62 FT
L45	S 82°22'42" W	34.73 FT
L46	N 82°22'42" E	39.49 FT
L47	N 66°08'33" E	170.78 FT
L48	N 14°47'21" W	287.28 FT
L49	N 89°14'17" W	173.89 FT
L50	S 00°19'48" W	49.81 FT
L51	N 79°53'15" W	128.11 FT
L52	N 78°20'31" E	176.83 FT
L53	N 13°04'28" W	236.71 FT
L54	S 43°53'20" W	300.49 FT
L55	S 57°57'09" W	182.29 FT
L56	N 44°08'34" W	154.23 FT
L57	N 73°18'17" W	569.17 FT
L58	S 00°25'27" W	492.59 FT

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TAN	RAD	ARC	CHORD
C1	61°36'54"	S 30°45'02" E	59.63	100.00	107.54	102.43
C2	91°17'39"	S 45°42'14" W	102.28	100.00	159.34	143.01
C3	89°58'56"	N 46°27'21" E	59.89	59.89	94.06	84.70
C4	11°12'29"	S 61°06'01" E	29.51	300.73	58.83	58.73
C5	11°12'09"	N 72°18'20" W	29.49	300.73	58.80	58.70
C6	40°01'21"	S 29°18'22" E	36.42	100.00	69.85	68.44
C7	41°16'24"	S 81°19'19" W	60.18	159.86	115.11	112.64
C8	15°12'29"	S 53°05'22" W	21.34	159.86	42.43	42.31
C9	45°50'12"	S 13°37'24" W	42.28	100.00	80.00	77.88
C10	45°50'12"	N 59°27'36" E	42.28	100.00	80.00	77.88
C12	26°43'56"	N 63°41'01" W	25.61	100.00	50.15	49.82

○ FOUND 1/2" X 24" REBAR W/ PLASTIC CAP
"J. BENTLEY LS 29268"

● SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP
"GEODATUM, INC."
"WOLDENDORP/PLOG"
"38984 / 31976"

GENERAL NOTES

1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4368 DATED JANUARY 31, 2008 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY
4. ENTIRE PLAT ROAD SHALL ACHEIVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
5. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
13. NO KNOWN CRITICAL AREAS EXIST ON SITE

MARK X. PLOG
STATE OF WASHINGTON
31976
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/29/2007

MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
301 W. 1st Street #B
Cle Elum, WA 98922

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www.geodatum.com
GeoDatum inc
SURVEY - CIVIL - STRUCTURAL
22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

PROJECT#:	SHEET: 2
2005-041	OF: 2

3/18/2008
P:\06027\dwg\2-plat\KittitasMeadows8.5Cluster.dgn

3/16/2006

KITTITAS COUNTY WASHINGTON

CLUSTER SUBDIVISION XXXX

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS 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 _____)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

_____

SIGNED THIS DEDICATION 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 NOTARY PUBLIC _____
PRINTED NAME OF NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES

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 COMPREHENSIVE PLAN 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

LOT B-3, OF K.M. SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 05-52, AS RECORDED JANUARY 26, 2006, IN BOOK H OF SHORT PLATS, PAGE 187 AND 188, UNDER AUDITOR'S FILE NO. 200601260040, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF LOT 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 229 AND 230, IN THE COUNTY OF KITTIATS, STATE OF WASHINGTON.

LOT B-4, OF K.M. SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 05-52, AS RECORDED JANUARY 26, 2006, IN BOOK H OF SHORT PLATS, PAGE 187 AND 188, UNDER AUDITOR'S FILE NO. 200601260040, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF LOT 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 229 AND 230, IN THE COUNTY OF KITTIATS, STATE OF WASHINGTON.

TAX PARCEL NO. 20-15-26057-0002, [redacted]

OWNERS: HIGHMARK RESOURCES, LLC.
301 W. 1ST STREET #8
CLE ELUM, WA 98922

NEIGHBORING OWNERSHIP

PARCEL: 20-15-26057-002
KITTITAS MEADOWS, LLC.
315 39TH AVE SW # 8
PUYALLUP, WA 98373

PARCEL: 20-15-26057-0001
BROOKSIDE TRAILS WEST, LLC.
315 39TH AVE SW # 8
PUYALLUP, WA 98373

PARCEL: 20-15-26057-0003
SKY RIDGE, LLC.
315 39TH AVE SW # 8
PUYALLUP, WA 98373

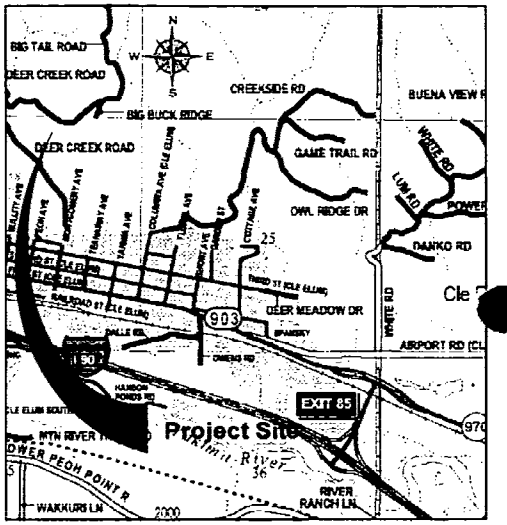
PARCEL: 20-15-26010-0010
CORY W ANDRUS
P.O. BOX 785
LE ELUM, WA 98922

PARCEL: 20-15-23051-0003
CLE ELUM HOMESTEAD, LLC.
PO BOX 854
PORT ORCHARD, WA 98366

PARCEL: 20-15-23000-0005
MUHLBEIER, JAMES A ETUX.
21403 SE 18TH PLACE
SAMMAMISH, WA 98075

RECORDING NO.	VOL./PAGE

PORTION OF NW 1/4 of NE 1/4, S. 26, T. 20 N., R. 15 E.W.M.
NE 1/4 of NW 1/4, S. 26, T. 20 N., R. 15 E.W.M.



VICINITY MAP
NOT TO SCALE

REFERENCE SURVEYS

#1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
#2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
#3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
#4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268
#5) LARGE LOT SUB. NO. SP-2003-09 AS FILED IN BK. 8, PG. 229-230 BY LS 29268
#6) BOUNDARY LINE ADJUSTMENT AS FILED UNDER AFN. 200507280018 BY LS 29268
#7) SHORT PLAT FILED IN BOOK H, PAGES 187 & 188 BY LS 29268

BASIS OF BEARINGS

BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 48-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEODATUM, INC.

_____
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 HIGHMARK RESOURCES, LLC. IN MARCH, 2006

_____
CERTIFICATE NO.: 31976

MARK K. PLOG
STATE OF WASHINGTON
31976
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/29/2007

MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
301 W. 1st Street #B
Cle Elum, WA 98922

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www.geodatum.com
GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL
22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

PROJECT#:	SHEET: 1
2005-041	OF: 2

P:\05027\dwg\2\pro\KittitasMeadowsBSCluster.dgn

Chapter 16.09 KCC - Performance Based Cluster Platting

Project Name:	**Meadow Ridge**	PBR Summary	
Base Acreage:	27.0	Points Applied:	131
Zoning:	R-3	Points Used:	56
Base Lot Size:	3.0	Open Space Ac.:	13.0
Base Lot Yield:	9	Total Proposed Lots:	14
Max. Lot Yield:	18	Average Lot Size:	1.0

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	0	
Connectivity	25	0	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		0	*No transportation elements proposed.*
Open Space			
50% - 25 yrs.	20	0	
25% - 80% perpetuity	25 - 80	48	*48% open space (13.0 acres)*
25 yr. Historic Use	max 100	48	*25 yr. continued forestry use*
Urban Redevelopment	0	0	
subtotal		96	
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	10	*Private trail system.*
Active	10/35	0	
Formal Active	10/50	0	
subtotal		10	
TOTAL		**131**	

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
City of Cle Elum
Adjacent Property Owners
Applicant

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

Date: May 4, 2006

Subject: **APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-14, Meadow Ridge):**

GeoDatum, authorized agent for Highmark Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3, located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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 May 22th, 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 May 22th, 2006

Notice of Application

Meadow Ridge
Performance Based Cluster Plat

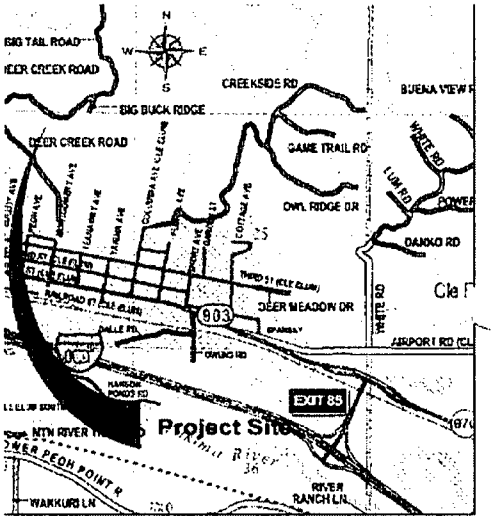
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on May 1, 2006 deem complete an application from GeoDatum., authorized agent for authorized agent for Highmark Resources LLC, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3, located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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 May 22th, 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 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.

Dated: May 1, 2006,
Publish: May 8, 2006, Daily Record and May 15, 2006



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

SEPA
MITIGATED DETERMINATION OF NONSIGFICANCE

Description Of Proposal: Meadow Ridge Performance Based Cluster Plat (P-06-14)

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

Location: North of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

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 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:

I. Water and Septic
   a. The applicant will develop a Group "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 administr[redacted] by the Washington State Department [redacted] 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 48% of the land, 13.00 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 provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
d. 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. Kittitas County Public Works has granted a variance for the portion of access to the plat that does not meet the required 60 foot right-of-way. The applicant will adhere to the required 60 foot right-of-way with the exception of that portion granted in the variance. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
b. The applicant will provide adequate road access to the site and will conform to all Kittitas County Road Standards.
c. The applicant will contribute to the improvement of the SR 903/Columbia Avenue intersection should the Washington State Department of Transportation determine that access to the project will result in the need for improvement to this intersection.
d. The applicant will provide a safe location and passageway for a school bus stop. The applicant will coordinate with the Cle-Elum-Roslyn School District as to the location of the stop and will note it on the final mylars prior to approval.
e. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
f. 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. The applicant shall contact the State of Washington Department of Archaeology & Historic Perseveration to determine how to proceed to protect any cultural sites.
b. 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.

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

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, November 2, 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: October 16, 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
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Cle Elum/Roslyn School District #404
CWU Library
Adjacent Property Owners
Applicant

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

Date: October 16, 2006

Subject: **SEPA NOTICE OF ACTION: APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-14, Meadow Ridge):**

Highmark Resources LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3, located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002.

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on May 1, 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 November 2, 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 November 14th, 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.

Notice of SEPA Action/Public Hearing

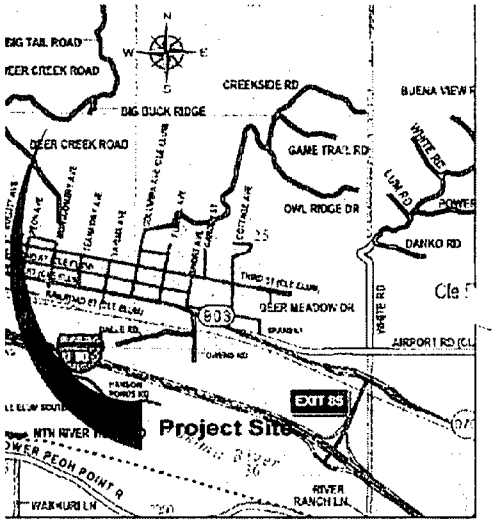
Meadow Ridge Performance Based Cluster Preliminary Plat

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on October 16, 2006 make a Determination of Mitigated Non-Significance (MDNS) on an application from Highmark Resources LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 27.00 acres of land that is zoned Rural-3, located north of the City of Cle Elum and south of Deer Creek Road, Cle Elum, WA 98922 located in a portion of the N ½ of Section 26, T. 20N. R. 15E, W.M., in Kittitas County. Tax Parcel number 20-15-26057-0002

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 November 2, 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, November 14, 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: October 16, 2006 Publish: October 18 and 22, 2006 Daily Record



Randy R. Carbary

From: Randy R. Carbary
Sent: Thursday, June 15, 2006 10:50 AM
To: 'Wayne Nelsen'
Cc: Scott Bradshaw; Scott Turnbull
Subject: Meadow Ridge Easement Admin Determination - Variance

Hi Wayne,

I discussed your request for a variance form the 60' easement requirement with Scott Bradshaw and staff and we think you have a good case for a Variance Request, although for consistency with our policies, we both agree you should submit a Variance Request Application for this. You can reference this request letter as part of you application. Let me know if you need us to mail you an Application or if you have any questions.

Also – I'll be out on vacation next week but I'll be back on 6/26/06.

Have a great day.

Randy Carbary, Planner II
Kittitas County Public Works
411 N Ruby, Suite 1
Ellensburg, WA 98926

(509)962-7019

June 12, 2006

RECEIVED
JUN 13 2006
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

Attention: Randy Carberry
Kittitas County Department of Public Works
411 N. Ruby Street
Ellensburg, WA 98926

Re: Meadow Ridge (P-06-14)

Dear Randy:

This letter is provided pursuant to our meeting of June 7, 2006 regarding access requirements to the above referenced subdivision. We are hereby requesting an administrative determination related to the minimum easement width as specified by Table 12-1 of the Kittitas County Road Standards.

The existing primary access to the subject property is via Deer Creek Road (private road), from the end of Montgomery Avenue. In addition, there are two alternative private access routes connecting to Deer Creek Road from separate public right-of-ways (6th Street to the west and Columbia Avenue to the east). Both are physically and legally existing as alternative and/or emergency access routes to the subject property. Please refer to the attached map identifying all three access routes and corresponding easement and/or right-of-way widths.

Because Deer Creek Road is located on a 30' easement for approximately 320 feet from the end Montgomery Avenue, the question has been raised whether or not the easement is adequate to serve the proposed subdivision. As you consider this issue, please take into account the following:

1) Deer Creek Road is an existing private road and established both legally and physically.
2) Deer Creek Road has previously been approved and acknowledged by the county to serve adjacent subdivisions, short subdivisions and/or large lot subdivisions, both prior to and since adoption of the new road standards.
3) The subject property is served by two alternative access routes, both located within 60' easements in their entirety.
4) An engineered design has been prepared for those improvements within the 30' easement necessary to bring Deer Creek Road in full compliance with the applicable road standards. No additional easement width is required and no deviation from the design standards is necessary. Please see the attached engineered plans.

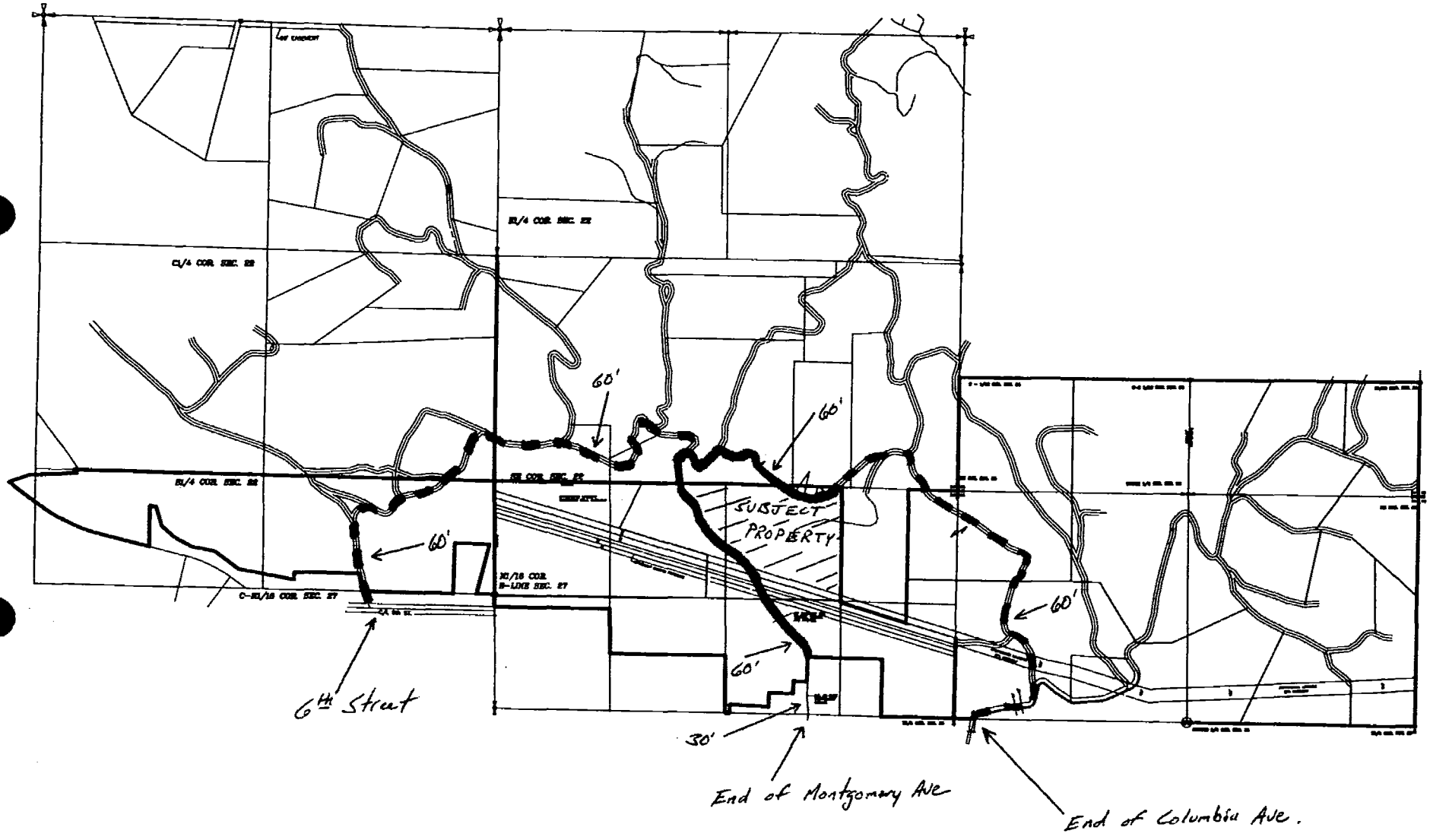
5) The remainder of Deer Creek Road is located within a 60' easement and also will be improved in full compliance with the applicable road standards.
6) Deer Creek Road is a private road and there is no intent to add Deer Creek Road to the County Road System.
7) In accordance with KCC 12.01.140, The Director of Public Works has the authority to ascertain that all design and construction is equal to or exceeds the minimum requirements set forth in the road standards.

Clearly, the proposed road design and access plan meet or exceed the purpose and intent of the road standards. We look forward to your determination and if you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Highmark Resources, LLC

Wayne A. Nelsen


E1/4 COR. SEC. 22
C1/4 COR. SEC. 22
E1/4 COR. SEC. 22
60'
60'
60'
60'
60'
SUBJECT PROPERTY
6th Street
30'
End of Montgomery Ave
End of Columbia Ave.

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

RECEIVED
MAY 23 2006
KITTITAS COUNTY

May 19, 2006

Mr. Scott Turnbull, Planner
Community Development Services
411 N. Ruby St. Ste. 2
Ellensburg, WA 98926

Log: 051906-66-KT
Property: SEPA Meadow Ridge Cluster Plat P-06-14 Kittitas County T20R15ES26
Re: Archaeology - Survey Requested

Dear Mr. Turnbull:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has the potential for archaeological resources. There are archaeological sites in the area on the same topographic landform. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources that may be present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned tribes cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are involved Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36CFR800, must be followed. This is a separate process from SPA and requires formal government-to-government consultation with the affected Tribes and this agency.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3083 or Stephenie.Kramer@dahp.wa.gov.

Sincerely,

Stephenie Kramer
Assistant State Archaeologist

cc: Johnson Meninick
Kate Valdez

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 West Yakima Avenue, Suite 200 ◦ Yakima, Washington 98902-3452 ◦ (509) 575-2490

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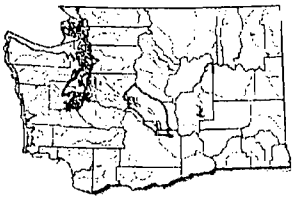
KITTITAS COUNTY
CDS

May 22, 2006



Your address is in the Upper Yakima watershed

Scott Turnbull
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Turnbull:

Thank you for the opportunity to comment on the pre-threshold determination for the divide of approximately 27 acres into 14-lot performance based cluster plat, proposed by Highmark Resources, LLC [P06-14]. We have reviewed the environmental checklist and have the following comment.

Water Resources

Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development if in combination, the withdrawal will exceed the exemption criteria.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all 14 lots would be covered by a single groundwater exemption provided this development is not part of a larger project. To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. To comply with irrigating up to 0.5 acres of lawn and garden, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

The proposed development may not be classified as a Group B water system at build out if 25 or more people are being served. It is likely that over 25 people will live in this proposed development with 14 lots. Ecology recommends that the County coordinate with the Washington State Department of Health on the requirements of a Group A water system, which will include water conservation requirements, an operators certificate, a water system plan, and other elements.

To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. To comply with irrigating up to 0.5 acres of lawn, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions concerning the Water Resources comments, please contact Virginia Stone at 509.454.7289.

Water Quality

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

Please contact Ray Latham at the Dept. of Ecology, 509.575.2807, to determine if your site needs such a permit.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
509.575.2012

665

STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

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Sincerely,

Stephenie Kramer
Assistant State Archaeologist

cc: Johnson Meninick
Kate Valdez

Bricklin ♦ Newman ♦ Dold, LLP

DAVID A. BRICKLIN
CLAUDIA M. NEWMAN
JENNIFER A. DOLD
RYAN P. VANCIL
DEVON N. SHANNON

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SEATTLE, WA 98154
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FAX (206) 264-9300
http://www.bnd-law.com

FAX TRANSMITTAL MEMO

DATE: May 19, 2006
TOTAL PAGES (including cover sheet): **6**
ORIGINALS WILL FOLLOW.
TO: FAX NUMBER:

Scott Turnbull, Staff Planner **509.962.7682**

FROM: Jennifer A. Dold

CASE NAME: Cle Elum Ridge Parcels Owners Group CASE NUMBER:

COMMENTS:

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MAY 19 2006
KITTITAS COUNTY
CDS

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May 19, 2006

VIA FACSIMILE TO (509) 962-7682 and U.S. MAIL

Scott Turnbull
Staff Planner
Kittitas County
Community Services Department
411 North Ruby, Suite 2
Ellensburg, WA 98926

Re: Comments on Meadow Ridge Performance Based Cluster Plat Application

Dear Mr. Turnbull:

We represent the Cle Elum Ridge Parcels Owners Group and Jim Muhlbeier. Please make us and our clients a party of record regarding this application.

The May 1, 2006 Notice of Application for Meadow Ridge states that a Determination of Non-Significance ("DNS") is expected to be issued for this proposal. Due to the significant adverse environmental impacts to be caused by the proposal, a DNS should not be issued by Kittitas County.

I. SEPA STANDARDS

A DNS in this case would be inconsistent with a number of State Environmental Policy Act ("SEPA") requirements. SEPA review and threshold determinations, such as DNSs, must be based upon adequate information to evaluate the impacts of a proposal. See WAC 197-11-080;[1] WAC 197-11-335 ("The lead agency shall made its threshold determination based upon information reasonably sufficient to evaluate the environmental impact of a proposal . . ."). See also Wenatchee Sportsmen v. Chelan County, 141 Wn.2d 169, 176 (2000) ("For [a threshold determination] to survive judicial scrutiny, the record must demonstrate that environmental factors were considered in a manner sufficient to amount to *prima facie* compliance with the procedural requirements of

[1] All of the cited WAC provisions have been adopted by the County. Kittitas County Code ("KCC") 15.04.020; 15.04.080.

SEPA and that the decision to issue an MDNS was based on information sufficient to evaluate the proposal's environmental impact").

Under SEPA, if a proposal will cause a significant adverse environmental impact, an EIS is required. WAC 197-11-335; -360. Impacts to be considered include direct, indirect and cumulative impacts. WAC 197-11-060. "Significance" is defined in SEPA as "a reasonable likelihood of more than a moderate adverse impact on environmental quality." WAC 197-11-794. SEPA states:

> In determining an impact's significance (WAC 197-11-794), the responsible official shall take into account the following, that:
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> (a) The same proposal may have a significant adverse impact in one location but not in another location.
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WAC 197-11-335(3). In addition, the responsible official should consider whether or not a proposal to a significant degree "conflict[s] with local, state, or federal laws or requirements for the protection of the environment; or establish[es] a precedent for future actions of significant effects, involves unique and unknown risks to the environment, or may affect public health or safety." Id. If in considering all of the above, the responsible official reasonably believes that a proposal may have significant adverse impacts, an EIS is required. Id. at 4.

II. THE MEADOW RIDGE PROPOSAL IS NOT SUPPORTED BY ADEQUATE INFORMATION TO EVALUATE THE IMPACTS TO BE CAUSED BY IT AND THE INFORMATION CURRENTLY AVAILABLE DEMONSTRATES THERE WILL BE SIGNIFICANT IMPACTS AND THAT AN EIS IS REQUIRED

The Meadow Ridge proposal proposes to build 14 residential lots on a 27 acre site on Cle Elum Ridge. The proposal will create a number of significant impacts not identified or analyzed to date.

As Kittitas County staff is well aware of, in the past months, there has been a significant number of applications filed to create urban and suburban sized single-family lots on and around Cle Elum Ridge and the surrounding immediate area. Approximately 20 subdivision applications have been submitted to the County since December 2005 alone. These applications propose creation of at least 164 new lots in this area.[2] Development of these lots in close proximity will have similar and cumulative environmental impacts that must be considered by the County as a whole. The cumulative traffic, noise, land use/aesthetic, stormwater, and water quantity impacts cannot be viewed in isolation. The County may not use piecemeal review to conclude that there will not be significant impacts. Given the close proximity (both temporally and geographically) of all of these new proposals, the County should assure a comprehensive identification and evaluation of their cumulative impacts. See Hayes v. Yount, 87 Wn.2d 280, 287 (1976) ("Logic and common sense suggest that numerous projects, each having no significant effect individually, may well have very significant effects when taken together. This concept of cumulative environmental harm has received legislative and judicial recognition"). Because review of cumulative impacts has not been done for this proposal, issuing a DNS would violate the County's SEPA obligations.

A large portion of the Meadow Ridge proposed site includes steep slopes greater than 30 percent. See Environmental Checklist at 2. At least eight lots are proposed on areas of the site with slopes greater than 30 percent. See plat map. The significant impacts that would be caused by developing lots on steep slopes must be considered. This includes consideration of erosion impacts and impacts from runoff created by single-family development and use of the lots. The removal of trees on the steep lots also will increase erosion problems as the stability provided on the lots by trees and roots will be removed. Evaluation of the impact of tree removal on the site's slopes should also be done.

---

[2] In addition, it is commonly known in the County that the lands that are the subject of these applications was held by the same owner until very recently. A superficial change in ownership should not be used to avoid consideration of the cumulative impacts to be caused by the dozens of applications.

There is insufficient information and analysis regarding access road impacts. Currently, there is insufficient right-of-way (a full 60 feet) for Montgomery Avenue, the road accessing the proposed site. In fact, the access road narrows to only ten feet at 200' past the end of the pavement on Montgomery. Analysis of the significant safety and congestion impacts resulting from the insufficient access should be performed. Sufficient access must be provided by this proposal and a DNS based upon inadequate review of an insufficiently narrow access road is unlawful under SEPA. Moreover, a public access road less than 60 feet wide violates Title 12.

The applicant's Environmental Checklist acknowledges "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." Checklist at 3. A seasonal creek runs near and adjacent to the proposed site. Given the steep slopes on the site and the failure of the applicant to provide adequate stormwater detention, it is probable that runoff from the lots will enter the seasonal creek. Because runoff could deliver pollutants that would diminish the water quality of the seasonal creek, adequate analysis of downstream impacts, including water quality and quantity impacts, needs to be completed before a threshold determination can be issued for this proposal.

A Group B Water System is proposed for the fourteen lots. See Public Benefit Ratings System Chart. Apparently the applicant is relying upon the RCW 90.44.050 exemption allowing domestic use of groundwater in an amount not to exceed 5,000 gallons per day. See Checklist at 3. But there is no certainty that cumulative use on-site will be below the 5,000 gallons per day threshold. Fourteen lots could well exceed the 5,000 gallons per day limit. (Five thousand gallons per day is only approximately 350 gallons per day per lot.) And when this proposal is considered in conjunction with the new 164 lots being created in the region, hundreds of thousands of gallons of groundwater per day could be sucked up by development on these new lots. Given the enormity of that impact on local water resources, adequate evaluation of that impact should be considered for this application and all of the applications in this region currently in the pipeline before the County.

This area in general, and the site in particular, is home to a number of forms of wildlife including elk, deer, bear, hawks, and songbirds. While some of these species are identified on the checklist, we are not aware of an evaluation of impacts to all impacted species that has been done. Again, given the overwhelming number of new lots proposed in the pipeline before the County, widespread impacts to wildlife will likely occur from all of these proposals, including this specific proposal. This impact should be considered as required by SEPA..

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Thank you for your attention to this matter. We request that the County fulfill its obligation to base its environmental review upon adequate information before any threshold determination is issued and to identify and evaluate all significant direct, indirect and cumulative impacts to be caused by the proposal as is required by SEPA.

Very truly yours,

BRICKLIN NEWMAN DOLD, LLP

David A. Bricklin
Jennifer A. Dold

DAB:JAD:psc

cc: Client

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Bricklin ❖Newman ❖Dold, LLP

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Scott Turnbull
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Kittitas County
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411 North Ruby, Suite 2
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Very truly yours,

BRICKLIN NEWMAN DOLD, LLP

David A. Bricklin
Jennifer A. Dold

DAB:JAD:psc

cc: Client

AGREEMENT

This Agreement is entered into this 1st day of November, 2006, by Cle Elum Ridge Parcel Owners Group, a Washington unincorporated association ("CRG"), Jim Muhlbeier, in his individual capacity, and Highmark Resources LLC, a Washington limited liability company ("HMR") and provides as follows:

RECITALS

A. CRG is an unincorporated non-profit neighborhood organization interested in the preservation and responsible development of land in Upper Kittitas County, specifically the Cle Elum Ridge area. CRG is comprised of the owners of the properties described on **Exhibit " A"** ("CRG Properties")

B. HMR has submitted a complete application for a performance based cluster plat of approximately 27 acres of land into 14 1.0-acre parcels and one open space tract, located at the end of Montgomery Avenue and as more particularly described in **Exhibit "B"** ("Meadow Ridge").

C. HMR is interested in developing Meadow Ridge and in working cooperatively with CRC throughout the planning and development processes. CRG is willing to support Meadow Ridge subject to the terms and conditions set forth in this Agreement.

D. The parties wish to fully document their understanding in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions and covenants set forth herein, the parties agree as follows:

AGREEMENT

1) **Covenants, Conditions and Restrictions ("CC&R's")**
HMR shall incorporate the following minimum standards within the covenants, conditions and restrictions to be recorded for Meadow Ridge..
   a) The minimum square footage for the homes shall be 1800 Sq. Ft.
   b) Roofs and exterior colors shall be restricted to earth tones.
   c) All fences and fencing materials shall be primarily of wood, shall be of earth tones, natural or weathered, and shall be wood rail variety, including three rail, split rail, and similar open style fencing.
   d) Landscaping and/or the area around any structures shall be in compliance with forest fuels management and fire prevention practices published by Kittitas County. Landscaping shall consist of natural and indigenous materials to create a transition between the natural environment and any improvements. Natural and existing features including rock outcroppings and vegetation should be used in the landscape design.

Existing mature timber and trees may only be removed for the following reasons: for the purpose of maintaining views, to provide access roads and driveways, clear building sites and surrounding yards, or to remove diseased and dangerous trees, as certified diseased or dangerous by a licensed and or accredited arborist or forester.

e) A landscape buffer zone twenty-five (25') feet in width shall be established adjacent to Deer Creek Road and planted with native pine trees prior to final plat approval.

f) All exterior lighting shall be designed primarily in the form of down-lighting, and shall be designed in a manner as to minimize the effect of the lighting to any other lots, and so that fixtures do not emit stray light. Said lighting shall be restricted in a reasonable manner to include all lighting fixtures placed on the outside of any buildings, poles and/or other structures and shall not be directed in the direction of CRG Properties.

2) **Roadways**

a) HMR agrees to supervise the reconstruction and improvement of Deer Creek Road from the end of Montgomery Avenue to the entry to Meadow Ridge. HMR and CRG further agree to share equally in the cost of improving and paving Montgomery Avenue from 3rd Street to the northern boundary of the Cle Elum city limits. An engineer licensed in the state of Washington shall certify the roadway for conformance with Kittitas County Road Standards. CRG shall be responsible for any roads beyond the entrance to Meadow Ridge.

b) HMR shall be solely responsible for the cost of improving Deer Creek Road from the northern boundary of the Cle Elum city limits to the entrance of Meadow Ridge and shall consist of a double-shot BST paved surface and a minimum width of twenty (20') feet plus one (1') foot graveled shoulders. HMR and CRG shall each pay one half of the additional costs to upgrade said improvements to an asphalt surface three (3") inches in depth and twenty-two (22') feet wide.

c) The existing road maintenance agreement shall be reasonably amended as may be agreed to by the parties.

d) HMR shall make every reasonable effort to prepare the subgrade of the roadway and place the base course rock during 2006, weather permitting, and paving shall occur in 2007.

3) **Entry Statement**

HMR and CRG shall each pay one half of all costs associated with the shared entry statement, gate and landscaping and/or other amenities. The initial budget for said improvements is Fifty Thousand ($50,000.00) Dollars. The design of the entry statement, entry monument and the gate and any or all components associated with the gate or the entry with regard to both design and construction shall also be as mutually agreed to by the parties. The location of the entry statement and gate shall be in the same general location as the existing gate. It shall be the responsibility of CRG to remove the existing gate prior to construction of the new entry statement and gate.

4) **Wells**

HMR has completed a hydrogeological evaluation of a specific well located near the end of

Montgomery Avenue and at the beginning of Deer Creek Road to serve Meadow Ridge. If any other well(s) are proposed to serve Meadow Ridge, HMR shall commence additional hydrogeological evaluations to determine if such well(s) may adversely impact any of the CRG Properties. Such testing shall be completed prior to the development or use of the well(s), and if the testing reveals that a significant potential for adverse impact to any existing well within the CRG Properties is likely, then HMR shall abandon such well and secure an alternative water supply to serve Meadow Ridge.

5) **Future Development**
Prior to any future development by HMR adjacent to the CRG lots and accessed from Montgomery Avenue, HMR shall contact CRG and make every reasonable effort to enter into a similar agreement as the foregoing.

6) **SEPA Appeal**. Bricklin Newman Dold, LLP has submitted comments on behalf of CRG and Jim Muhlbeier, individually, to Kittitas County Community Development Services ("CDS") pursuant to the May 1, 2006, Notice of Application for Meadow Ridge. CRG and Mr. Muhlbeier shall cause said comments to be withdrawn from CDS within three (3) days of execution of this Agreement. In addition, CRG shall provide written comments to CDS stating that HMR has sufficiently addressed their concerns and CRG is in support of Meadow Ridge, subject to the terms of this Agreement and as may be appropriately conditioned by the Kittitas County Planning Commission. Provided further, except in event of default of this Agreement by HMR, that neither CRG nor any of its members, including Mr. Muhlbeier, shall file any future appeal, LUPA or otherwise regarding the plat of Meadow Ridge, and in the event that CRG, its members or any other party does file an appeal of said plat, then this Agreement shall terminate and become null and void.

7) **Default Remedies.**
The parties shall have the following remedies in the event of a default:
   a) If HMR fails to perform its obligations under Paragraphs 1-5, CRG shall, after giving HMR written notice of such default and HMR's failure to cure such default within 30 days of receipt of such notice pursuant to Paragraph 9, have all remedies at law or in equity, including the right to seek specific performance of HMR's obligations hereunder.
   b) If CRG fails to perform its obligations under Paragraphs 1- 3 and 6, HMR shall, after giving CRG written notice of such default and CRG's failure to cure such default within 30 days of receipt of such notice pursuant to Paragraph 9, have all remedies expressly provided in this agreement, and all remedies at law or in equity, including the right to seek specific performance of CRG's obligations hereunder.

8) **Attorney's Fees**. If any suit or other proceeding is instituted by either party to this Agreement arising out of or pertaining to this Agreement, including appeals and collateral actions relative to such suit, the substantially prevailing party as determined by the court shall be entitled to recover its reasonable attorney's fees and all costs and expenses incurred relative to such suit from the substantially nonprevailing party, in addition to such other available relief.

9) **Written Notice.** Except as otherwise provided herein, any and all notices provided under this Agreement must be in writing and shall be deemed given when delivered in person, or when deposited with Federal Express or other similar overnight service, return receipt requested, or when deposited in the United States mails, postage prepaid for certified mail, return receipt requested, or upon actual receipt of a facsimile or other similar transmission (provided that a copy of the facsimile is delivered or deposited within twenty-four (24) hours in the manner specified above), properly addressed to CRG and to HMR as follows:

Notice to CRG: By notice to:
Charlie Peterson

Jim Muhlbeier
21403 SE 16th Place
Sammamish, WA 98075

Notice to HMR: By notice to:
Wayne Nelsen
301 W. 1st Street, #B
Cle Elum, WA 98922

10) **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties.

11) **Governing Law and Venue.** This Agreement shall be governed by and construed according to the laws of the state of Washington. Venue of any suit arising out of or related to this Agreement shall be in the county in which the Property is located.

12) **Entire Agreement.** Except as referenced herein, there are no verbal or other agreements which modify or affect this Agreement, and the parties agree that this Agreement constitutes their full and complete understanding regarding the subject matter of this Agreement.

13) **Third Party Beneficiaries.** No provision, warranty, representation, or agreement herein, whether express or implied, is intended or to be construed to confer upon any person any rights or remedies whatsoever, except as expressly provided in this Agreement.

14) **Warranty of Authority.** Each of the individuals signing this Agreement on behalf of a party warrants that he has the authority to sign the agreement and thereby to bind the party on

whose behalf he signs.

15) **Cooperation.** Each of the parties agrees to execute from time to time all documents that may be necessary to carry out the terms of this Agreement or to effect its purposes. The obligation imposed by this paragraph shall be specifically enforceable.

16) **Execution in Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute an original and all of which together shall be deemed a single document

Cle Elum Ridge Group

By: _____

Its: Representative 11/01/06

HighMark Resources, LLC

By: _____

Its: Manager Member

Jim Muhlbeier, Indivdiually

_____ 11/1/06

LAURA E. EVERETT
NOTARY
My Comm. Expires
December 14, 2008
PUBLIC
STATE OF WASHINGTON

STATE OF WASHINGTON)
) ss
COUNTY OF)

On this 1 day of Nov., 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sean C. Northrop to me known to be a Member of HighMark Resources, LLC , a Washington limited liability company that executed the foregoing instrument, and acknowledged 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/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

LAURA E. EVERETT NOTARY My Comm. Expires December 14, 2008 PUBLIC STATE OF WASHINGTON

Laura E. Everett
NOTARY PUBLIC in and for the State
of Washington, residing at Roslyn, WA
My commission expires: 12/14/08

STATE OF WASHINGTON)
) ss
COUNTY OF)

On this 1 day of Nov., 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Marsha Peterson to me known to be a Member of an unincorporated association of individuals, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said assocation for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

LAURA E. EVERETT NOTARY My Comm. Expires December 14, 2008 PUBLIC STATE OF WASHINGTON

Laura E. Everett
NOTARY PUBLIC in and for the State
of Washington, residing at Roslyn, WA
My commission expires: 12/14/08

STATE OF Washington)
) ss
County of Kittitas)

On this day personally appeared before me Jim Muhlbeier to me known to be the individual described above and who executed the within and foregoing instrument, and acknowledged that they signed the same as his free and voluntary action and deed, for the uses and purposes therein mentioned.

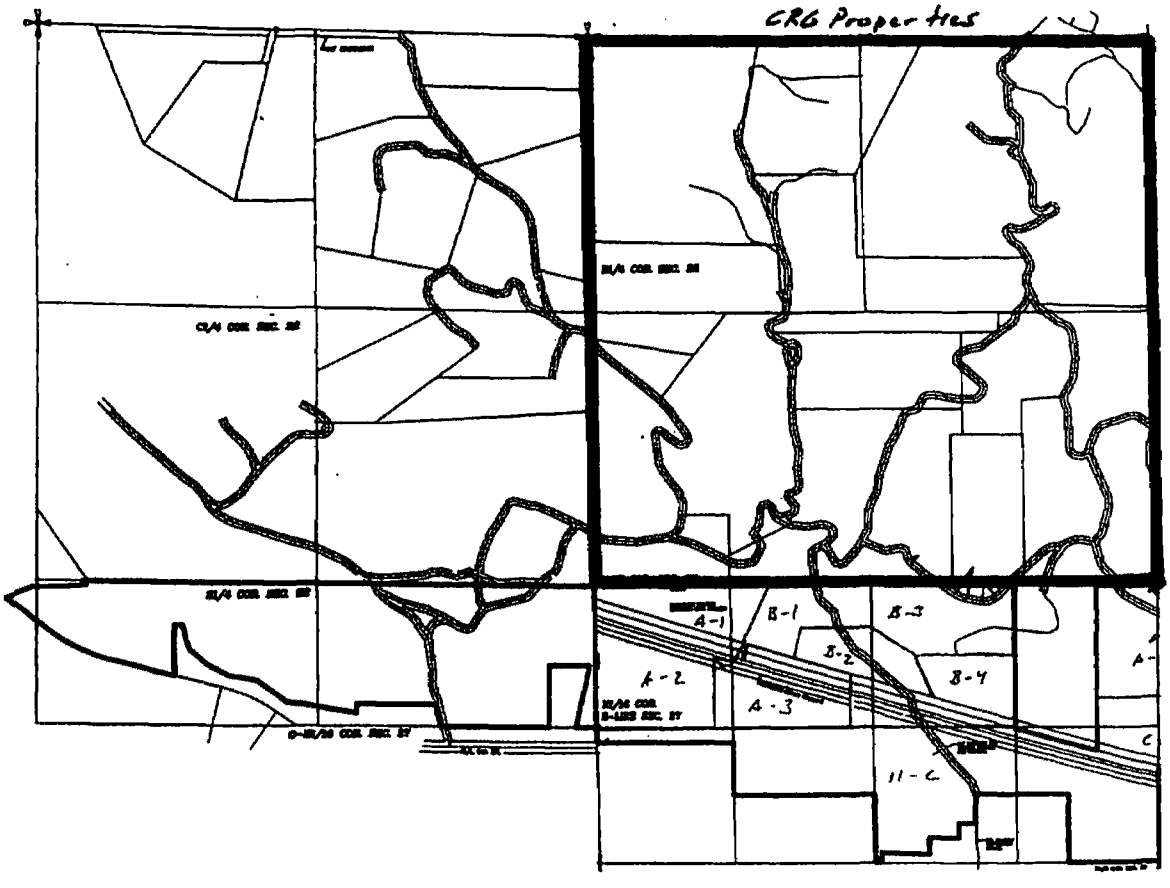
Given under my hand and official seal this 1 day of November 2006.

Laura E. Everett

Notary Public in and for the State of WA, residing at Roslyn

LAURA E. EVERETT NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires December 14, 2008

Exhibit "A"



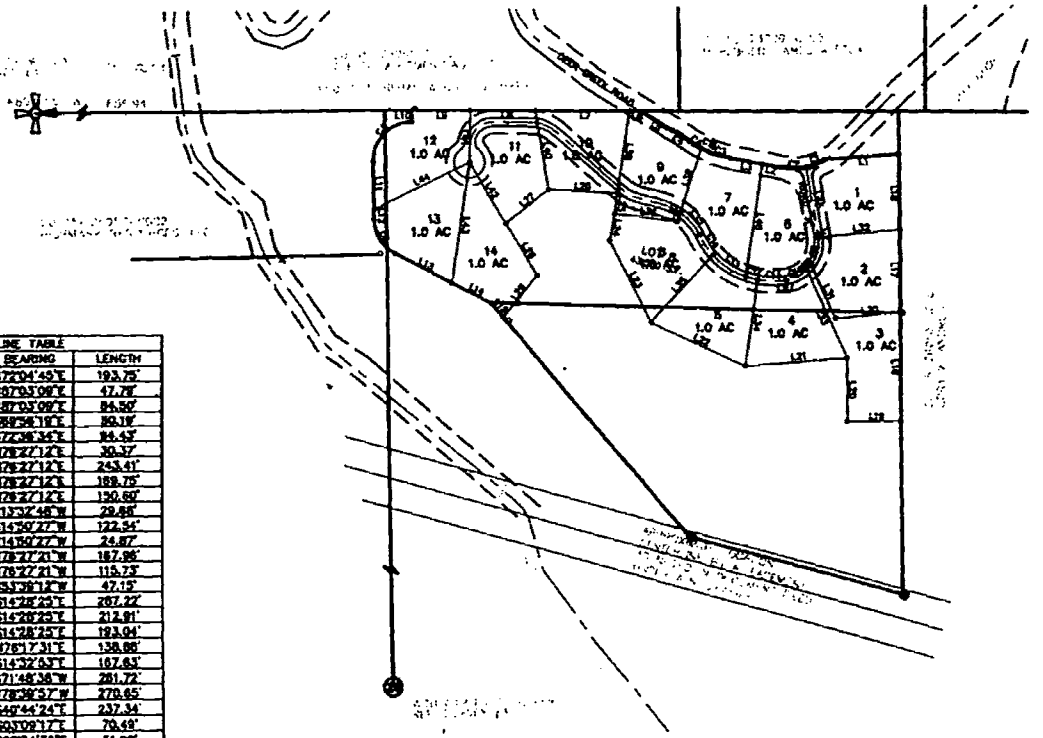
KITTITAS COUNTY
WASHINGTON
PLAT
XXXX

RECORDING NO. | VOL./PAGE

PORTION OF
NW 1/4 NE 1/4, SEC 26, TWN 20, RGE 15E, W.M.

LEGEND

- FOUND 1/2" X 24" REBAR W/ PLASTIC CAP "J BENTLEY LS 29288"
- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP "GEODATUM, INC." "WOLDENDORP/PLOG" "38984 / 31976"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°04'45"E	193.75'
L2	N87°03'08"E	47.78'
L3	N87°03'08"E	84.50'
L4	S88°56'19"E	89.19'
L5	S72°36'34"E	86.43'
L6	N78°27'12"E	30.37'
L7	N78°27'12"E	243.41'
L8	N78°27'12"E	189.75'
L9	N78°27'12"E	130.60'
L10	N13°32'48"W	29.86'
L11	N14°50'27"W	122.54'
L12	N14°50'27"W	24.87'
L13	N78°27'21"W	187.86'
L14	N78°27'21"W	115.73'
L15	N53°39'12"W	47.15'
L16	S14°28'25"E	267.22'
L17	S14°28'25"E	212.81'
L18	S14°28'25"E	193.04'
L19	N78°17'31"E	138.86'
L20	S14°32'03"E	187.63'
L21	S71°48'38"W	281.72'
L22	N78°38'57"W	270.65'
L23	S40°44'24"E	237.34'
L24	S03°09'17"E	70.49'
L25	S06°34'38"E	51.88'
L26	N78°24'58"E	178.61'
L27	S36°13'16"W	140.50'
L28	N44°59'37"W	156.37'
L29	N24°47'29"E	139.21'
L30	N70°47'19"E	168.67'
L31	N36°09'13"W	152.85'
L32	N71°13'01"E	210.07'
L33	N36°09'13"W	232.86'
L34	N06°06'13"W	226.99'
L35	N26°45'14"E	238.39'
L36	N83°38'27"E	183.57'
L37	S04°29'04"W	24.45'
L38	S04°29'51"W	173.09'
L39	S05°34'38"E	213.29'
L40	S23°30'17"E	205.09'
L41	N13°32'48"W	133.84'
L42	N44°59'37"W	181.81'
L43	S05°35'51"E	311.96'
L44	S50°29'24"W	275.74'
L45	S24°11'34"E	175.45'
L46	S01°09'33"E	290.97'
L47	N87°28'50"E	0.04'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°52'45"	160.03'	49.94'
C2	23°20'18"	160.03'	65.19'
C3	11°12'02"	301.05'	58.86'
C4	7°19'39"	301.05'	38.50'
C5	91°17'39"	100.11'	159.31'
C6	61°36'54"	100.11'	107.65'
C7	3°47'38"	100.11'	6.63'
C8	43°17'04"	100.11'	75.63'
C9	9°23'38"	100.11'	16.47'
C10	36°10'04"	100.11'	61.44'
C11	19°35'30"	212.02'	72.50'
C12	8°51'17"	212.02'	32.77'
C13	27°28'04"	212.02'	101.64'
C14	16°45'28"	212.02'	62.01'
C15	29°04'14"	151.81'	77.03'
C16	3°57'56"	301.50'	20.38'

NOTES

1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4366 DATED JANUARY 31, 2008 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY
4. ENTIRE PLAT ROAD SHALL ACHEIVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
5. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
13. NO KNOWN CRITICAL AREAS EXIST ON SITE

MARK T. PLOG
STATE OF WASHINGTON
31976
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 11-26-09

MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
301 W. FIRST STREET #B
CLE ELUM, WA 98922

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GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL
1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

PROJECT # 2008-047 | SHEET 2 OF: 2

Exhibit B

P:\2008\47 Meadow Ridge\Survey\Plat\Plat 2008-47.dwg 10/13/2008 8:10:36 AM PST

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

May 5, 2006

Scott Turnbull
Planner
Dept. of CDS
411 N. Ruby St.
Ellensburg, WA 98926

Dear Scott:

In reviewing the Application for a 14-lot performance based cluster plat (Meadow Ridge Project), I have the following comment(s):

The turn-around radius for fire department apparatus must not be less than fifty feet (50').

A "No Parking-Fire Lane" sign shall be placed on either side of the road in front of Lots Five (5) and Six (6).

If you have any questions or comments, please contact me at 509-962-7000.

Sincerely,

Brenda Larsen

Brenda Larsen
Investigator/Enforcement

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Scott Turnbull, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II, Development Review

DATE: August 24, 2006

SUBJECT: Meadow Ridge Plat

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

___ "Preliminary Approval" has been granted, based on the information provided.

_X_ **"Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:

___ "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

1. Timing of Improvements: The following conditions apply and must be constructed prior to the issuance of a Building Permit for any of the residence within this proposed plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.

2. Access Easements: The lots within this proposed subdivision appear to be served by easements, however, no description of the easement nor the easement widths are identified on the face of the plat. All easements, serving the subject property whether existing or proposed, shall be shown on the face of the plat. The description of the easement, easement width and any recording information (e.g.: Auditor's File Number, etc.) shall be depicted on the face of the plat. This includes access to the lots within this proposed development, served by internal roads and or driveways.

411 North Ruby, Suite 1
Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

3. Cul-de-sacs: There is not a reference made as to the size of the easements containing the (2) cul-de-sacs. The size of the easements containing the cul-de-sac(s) shall be depicted on the face of the plat.

4. Requirements for Roads within the 60' access easement, AFN 200307110062: Other properties and proposed developments, in the area, access their property via the 60' access easement, AFN 200307110062, as shown on the face of the preliminary plat. As a result, road improvements are required. These roads appear to serve the Meadow Ridge Plat, as well. Since these lots are all initially served via the 60' access easement, AFN 200307110062, a Private Road Certification of these main roads, within the 60' access easement AFN 200307110062, shall be required prior to the issuance of a Building Permit for any of the lots within the Meadow Ridge Plat.

   In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required. The applicant should contact the other parties involved to coordinate with them on the road improvements and to share in a proportional cost of construction and maintenance.

5. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed plat.

6. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.

7. Notice to the City of Cle Elum: The City of Cle Elum shall be advised of the proposed development for potential impacts, as it appears the main access will be utilizing city streets. The applicant shall contact the City of Cle Elum to discuss potential impacts from development occurring in the Cle Elum area.

8. Comments from the WSDOT: The applicant shall contact the Washington State Department of Transportation Regional Planning Engineer, Bill Preston to discuss potential impacts from development occurring in the Cle Elum area.

9. Private Road Improvements – Big Tail Road / Easement: The 60' easement road, as shown on the face of the plat, shall be constructed and certified that it meets all applicable current Kittitas County Road Standards, prior to the issuance of a Building Permit for any of the residence within this Plat. Access shall be constructed as a Low-Density Private Road. (See current Kittitas County Road Standards)

   a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.

   b. All easements shall provide for AASHTO radius at the intersection with a County Road.

   c. Minimum centerline radius will be 60'.

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Ellensburg, WA 98926

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FAX (509) 962-7663

d. Surface requirement 6" gravel surface.

e. Maximum Grade 8% flat, 12% rolling or mountainous.

f. Stopping Site Distance, reference AASHTO.

g. Entering Site Distance, reference AASHTO.

h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

10. Private Road Improvements: Access to lots 1 thru 6 and lots 8, 9, 10, 12 & 13 shall be constructed as a High-Density Private Roads and serve no more than 14 tax parcels. (See current Kittitas County Road Standards)

a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.

b. All easements shall provide for AASHTO radius at the intersection with a County Road.

c. Minimum centerline radius will be 60'.

d. Surface requirement 6" gravel surface.

e. Maximum Grade 8% flat, 12% rolling or mountainous.

f. Stopping Site Distance, reference AASHTO.

g. Entering Site Distance, reference AASHTO.

h. A paved apron shall be constructed at the intersection of the proposed private intersection and the County road right of way.

i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

k. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

11. Joint-Use Driveway(s): Access to lots 11 and 14 shall be via joint-use driveways within 20' access easements, as depicted on the face of the plat; each driveway shall serve no more than 2 lots. (See current Kittitas County Road Standards)

a. Access Easements shall be improved to a minimum of 20'. The roadway width shall be 12', gravel surface.

b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

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Ellensburg, WA 98926

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

c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

12. Any Additional Lots Served by this Access: Any further subdivision or addition lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

13. Cul-de-sacs: (See current Kittitas County Road Standards)
    a. Cul-de-sac design, reference AASHTO.
    b. Contact the Kittitas County Fire Marshall regarding any additional cul-de-sac requirements.

14. Addressing: I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

15. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and

2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and

3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

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Ellensburg, WA 98926
TEL (509) 962-7523
FAX (509) 962-7663

4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and

5. Will not result in land locking of existing or proposed parcels, and

6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and

7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and

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

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

Please let me know if you have any questions or need further information.

411 North Ruby, Suite 1
Ellensburg, WA 98926

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

18

Meadow Ridge (118-3)

NO. 0100505 LIABILITY 1,000.00 FEE $ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 4368

HIGHMARK 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: JANUARY 31, 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

K9

SUBDIVISION GUARANTEE

Office File Number	:	**00100505**
Guarantee Number	:	**48 0035 72030 4368**
Dated	:	**January 31, 2006, at 8:00am**
Liability Amount	:	**$ 1,000.00**
Premium	:	**$ 200.00**
Tax	:	**$ 15.40**

Your Reference : **Highmark Resources, LLC**

Name of Assured: **Highmark 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:

Lot B-3, of K.M. SHORT PLAT, Kittitas County Short Plat No. 05-52, as recorded January 26, 2006, in Book H of Short Plats, pages 187 and 188, under Auditor's File No. 200601260040, records of Kittitas County, State of Washington; being a portion of Lot 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION as per plat thereof recorded in Book 8 of Plats, Pages 229 and 230, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

HIGHMARK RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

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

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for the year 2006, not payable until February 15, 2006, in an amount not yet available from the Treasurer's Office.
   Tax No.: 20.15.26057.0002
   Affects : Said premises and other land

   Note: 2005 taxes and assessments for said parcel number are paid in full in the amount of $ 26.21.

5. 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 Brookside Trails Homeowners Association.

6. 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)

7. 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)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

(EXCEPTION NO. 7 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)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

(EXCEPTION NO. 7 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 February 7, 1992 in Volume 328, Page 1453, under Auditor's File No. 546455.

8. Agreement, and the terms and conditions thereof, executed by and between the parties herein named;

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
Recorded	:	May 31, 1991
Auditor's File No.	:	539737

9. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;

Executed by	:	Meridian Oil Inc.
Dated	:	February 13, 1992
Recorded	:	April 8, 1995
Auditor's File No.	:	199604080028

10. Covenants, Conditions and Restrictions recorded February 28, 2002, under Auditor's File No. 200202280020, 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.

First Amendment recorded February 18, 2005, under Auditor's File No. 200502180024.

11. 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 April 5, 2002, under Kittitas County Auditor's File No. 200204050025.

In favor of	:	Cory W. Andrus and Rebecca L. Andrus, husband and wife
For	:	Ingress, egress and utilities
Affects	:	A strip of land sixty (60) feet in width affecting a portion of said Section 26 and other land

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

12. Matters disclosed on the Plat of BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 229 and 230, as follows:

a) Note: Each lot to be served by on site septic systems;
b) Note: No known critical areas exist on site;
c) Note: Entire access to all lots much be constructed to the uniform fire code as adopted Kittitas County prior to the issuance of any building permit;
d) Note: The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day;
e) 60' easement for ingress, egress and utilities;
f) Dedication contained thereon which states the owners in fee simple "...in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in _____ an undivided interest in all roads shown as private roads."

13. Road Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named;

Between	:	Cle Elum's Sapphire Skies, LLC, a Washington limited liability company and DJ Cattle and Land, L.P., a Washington limited partnership; Cle Elum Homestead, LLC, a Washington limited liability company and David G. Berry
Dated	:	June 16, 2003
Recorded	:	July 29, 2003
Auditor's File No.	:	200307290059
Affects	:	Lots 11-B and other land

14. Matters disclosed on the Survey recorded July 28, 2005, Book 31, Pages 136 and 137, under Auditor's File No. 200507280018, including but not limited to the following:
a) 60' easement for ingress, egress and utilities
b) 60' radial cul-de-sac
c) Note contained thereon as follows: "Except as otherwise noted, declarant it's heirs, successors and assigns, hereby reserves a nonexclusive easement for ingress, egress and utilities over, under, across and upon all easements depicted on the face of this plat (hereinafter the "easements") for the benefit of declarant, its successors and assigns, the purpose of the reserved easement rights is to provide declarant with the right to provide legal access over the easements to other property owned or hereafter acquired by declarant (including any future subdivision thereof) and other property in the vicinity of the property that declarant concludes in its discretion should be provided access and utilities via the easements (hereinafter the "benefited property"). Declarant shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the benefited property, as part of the reservation, declarant, its successors and assigns, shall retain a permanent right to dedicate the roadways or portions thereof to Kittitas County or other applicable Government entity for creation of a public road or right-of-way for public use. Declarant also espressly reserves the right to modify the location of the easements to meet grade, side slope, approach angles, cuts and fills, and radius requirements of County or Municipal Road standards, any such revisions shall not cross primary building sites of any of the lots depicted on this Plat. Lot owners may not install gates on the easements without the prior written consent of Declarant."

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

15. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:

Grantor	:	Highmark 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.	:	200512280095
Affects	:	Said Lot B-3 and other land

16. DEED OF TRUST, and the terms and conditions thereof:

Grantor	:	Highmark 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.	:	200512280105
Affects	:	Said Lot B-3 and other land

17. Matters disclosed and/or delineated on K.M. SHORT PLAT, recorded January 26, 2006, in Book H of Short Plats, Pages 187 and 188, under Auditor's File No. 200601260040, as follows:
    a) 60' easement and cul-de-sac for ingress, egress and utilities;
    b) Notes contained thereon;
    c) Dedication contained thereon

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

MW/bj

1 email to: Vicki Angelini/Cle Elums Sapphire Skies

SCALE: 1"=200 FEET
0 100 200 400

K.M. SP-05-52

PART OF THE NE1/4 NW1/4, SE1/4 NW1/4
NW1/4 NE1/4 AND SW1/4 NE1/4 OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

JOHN C. BENTLEY — STATE OF WASHINGTON — 29268 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 7-11-2007

REFERENCE SURVEYS

1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268
5) LARGE LOT SUB NO. SP-2003-09 AS FILED IN BK. 6, PG. 229-230 BY LS 29268
6) BOUNDARY LINE ADJUSTMENT AS FILED UNDER AFN. 200507280018 BY LS 29269

BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 48-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

LEGEND

■ = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269, ON REFERENCE SURVEYS
△ = ANGLE POINT
⊡ = 10-15-02 FOUND 1/2" REBAR W/CAP LS 7172, PER REF. SURV
● = SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268
⊠ = FOUND AS NOTED

METHOD OF SURVEY

FIELD TRAVERSE USING TOPCON GTS-312 (00'00"03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

W COR. SEC. 26
2-02 FND. 2-1/2" IRON PIPE
W CAP ON REF. SURVEY #4
STING R.P.'s:
12" PINE STUMP 4' HIGH
N04°E 20.01'
16" PINE N86°E 11.74'
18" PINE S17°E 30.10'

N1/4 COR. SEC. 26
4-4-03 FND. 1/2" REBAR W/CAP LS 16915
EXISTING R.P.'s:
1) 16" FIR S5°W 3.2'
2) 14" FIR N16°E 14.6'
3) 8" FIR N28°W 24.8'

E1/16 COR. N-LINE SEC. 26
3-06-02 SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269
NEW R.P.'s:
1) 8" PINE S20°W 16.32'
2) 12" PINE N78°W 30.33'
3) 17" PINE STUMP 1.5' HIGH N14°E 25.07'

NE COR. SEC. 26
3-05-02 FOUND 1" REBA
MOUND OF STONE WITH 1
IRON PIPE LYING ON EAST
SIDE OF MOUND
EXISTING R.P.'s:
1) 16" PINE N66°E 26.76'
2) 13" FIR S76°W 17.81'
3) 8" PINE STUB N.NE
4) 16" FIR N07°W 24.83'

000-0008
000-0005
000-0004
010-0009

11-A
B-1 12.04 AC.
B-2 12.00 AC.
B-3 15.00 AC.
B-4 12.00 AC.
11-B
11-C

OWNER: BROOKSIDE WEST, LLC.
315 39TH AVE SW SUITE B
PUYALLUP, WA 98373-3690

OWNER: SKY RIDGE, LLC.
315 39TH AVE SW SUITE 1B
PUYALLUP, WA 98373-36990

APPROXIMATE LOCATION CENTERLINE B.P.A. EASEMENT AS NOTED IN DOCUMENT FILED UNDER AFN. 284899.

CENTERLINE EXISTING POWER LINE 100' POWER LINE EASEMENT PER EASEMENT AGREEMENT FILED UNDER AFN. 375194.

60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES. SEE AFN. 200307110062

REBAR SET ON AS-BUILT R/W

DOTTED LINE = C/L AS-BUILT OF B.P.A EASEMENT

TO MONTGOMERY AVE.

C1/4 COR. SEC. 26
10-16-02 FOUND 1/2" REBAR WITH CAP LS 7172, PER REF. SURVEY #3

NOTES:

1. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS. ~~AND~~ Individual and/or Shared wells.
2. NO KNOWN CRITICAL AREAS EXIST ON SITE.
3. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
5. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.
6. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
9. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS 11-12 SHEET 1-3.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF JAN 2006 AT 4:15 P.M. IN BOOK H OF SHORT PLATS OF SURVEYS AT PAGE 182
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
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 KITTITAS MEADOWS, LLC.
IN JULY 20 04
JOHN C. BENTLEY - 15 - 2005 - 29268

ORIGINAL PARCEL DESCRIPTION

LOT 11-B OOF BOUNDARY LINE ADJUSTMENT SURVEY AS FILED UNDER AFN. 200507280018, IN BOOK 31 OF SURVEYS, PAGE 136 & 137, RECCORDS OF KITTITAS COUNTY, WASHINGTON.

TAX PARCEL I NO. 201526050700 2
OWNER: KITTITAS MEADOWS, LLC.
315 39TH AVE SW SUITE B
PUYALLUP, WA 98373-3690

BLUHM ⊕ ASSOCIATES LAND SURVEYORS, I
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: NOVEMBER 12, 2005	JOB # 01-504_118 COMP # 01-505-
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	SHEET

K.M. SP-05-52

PART OF THE NE1/4 NW1/4, SE1/4 NW1/4
NW1/4 NE1/4 AND SW1/4 NE1/4 OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

PLAT NOTES

ACCESS TO ALL LOTS MUST BE CONSTRUCTED TO ORM FIRE CODE AS ADOPTED BY KITTITAS COUNTY THE ISSUANCE OF ANY BUILDING PERMIT. UMULATIVE EFFECT OF WATER WITHDRAWLS FOR THIS ENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

APPROVALS

AS COUNTY PUBLIC WORKS

IED AND APPROVED THIS 12th DAY OF ~~October~~ December A.D., 2005

PUBLIC WORKS DIRECTOR

TY PLANNING DIRECTOR

BY CERTIFY THAT THE PLAT OF _____
HAS BEEN EXAMINED BY ME AND FOND CONFORMS TO THE COMPREHENSIVE PLAN KITTITAS COUNTY PLANNING COMMISSION.

THIS 19th DAY OF December A.D., 2005

COUNTY PLANNING DIRECTOR

ICATE OF COUNTY TREASURER

BY CERTIFY THAT THE TAXES AND ASSESSMENTS IO FOR OTHER PRECEDING YEARS AND FOR THIS WHICH THE PLAT IS SHOWN TO BE FILED, THIS 15th DAY OF Dec A.D., 2005

COUNTY TREASURER

AS COUNTY HEALTH DEPARTMENT

BY CERTIFY THAT THE PLAT OF _____
HAS BEEN EXAMINED BY ME AND I FIND E SEWAGE AND WATER SYSTEM HEREIN SHOWN EET AND COMPLY WITH ALL REQUIREMENTS OF UNTY HEALTH DEPARTMENT.

THIS 15 DAY OF December A.D., 2005

COUNTY HEALTH OFFICER

LINE CALL TABLE

Course	Bearing	Distance
L-1	N 10°19'53" W	16.79'
L-2	N 18°57'48" W	111.49'
L-3	N 41°02'30" W	227.09'
L-4	N 38°57'20" W	611.09'
L-5	N 17°47'20" W	41.83'
L-6	N 09°03'38" W	109.18'
L-7	N 47°35'30" W	581.40'
L-8	N 55°08'28" W	114.72'
L-9	N 32°26'25" W	89.67'
L-10	N 34°48'49" W	191.84'
L-11	N 13°10'40" W	124.18'
L-12	N 49°27'08" W	92.37'
L-13	N 47°34'42" W	72.67'
L-14	N 17°36'17" W	112.49'
L-15	N 07°05'44" W	33.76'
L-16	N 07°05'44" W	234.25'
L-17	N 00°50'42" E	76.95'
L-18	N 52°08'02" E	51.99'
L-19	N 87°58'22" E	80.20'
L-20	S 31°42'22" E	198.58'
L-21	N 90°00'00" E	0.00'
L-22	S 89°10'54" E	85.84'

LINE CALL TABLE

Course	Bearing	Distance
L-23	N 43°13'43" E	168.28'
L-24	N 32°59'19" E	83.32'
L-25	S 67°00'57" E	234.21'
L-26	N 80°26'48" E	152.29'
L-27	S 65°59'52" E	47.09'
L-28	S 18°25'25" E	80.05'
L-29	S 51°28'05" E	66.75'
L-30	S 51°28'05" E	124.99'
L-31	S 57°42'42" E	152.38'
L-32	S 57°42'42" E	101.17'
L-33	S 55°02'27" E	43.77'
L-34	S 78°02'59" E	132.14'
L-35	N 45°29'07" E	137.61'
L-36	N 45°29'07" E	80.38'
L-37	N 49°12'46" E	383.81'
L-38	N 59°08'08" E	53.01'
L-39	N 84°09'12" E	32.91'
L-40	N 77°50'50" E	67.63'
L-41	S 33°22'15" W	166.26'
L-42	S 22°39'58" W	145.53'
L-43	S 15°45'59" W	103.20'
L-44	S 10°11'38" E	27.31'
L-45	N 89°01'44" W	153.66'
L-46	S 00°58'16" W	139.48'
L-47	N 89°01'08" W	274.97'
L-48	S 00°58'52" W	160.00'
L-49	N 88°50'06" W	446.37'
L-50	S 02°50'31" W	98.55'
L-51	N 89°01'08" W	49.72'
L52	S 57°58'16" W	22.62'
L53	N 88°38'58" W	318.39'
L54	N 88°38'58" W	199.57'
L55	S 00°03'25" W	147.26'
L56	S 81°33'29" E	283.39'

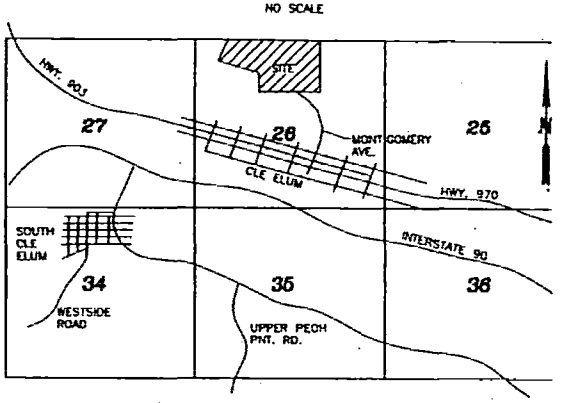
CURVE TABLE

Curve	Radius	Length	Delta
C-1	94.58'	54.49'	33°00'40"
C-2	293.37'	117.81'	23°00'32"
C-3	159.86'	157.54'	56°27'53"
C-4	89.45'	39.10'	25°03'05"
C5	100.00	59.54'	34°06'30"
C6	100.00'	107.54'	61°36'54"
C7	100.00'	159.34'	91°17'39"

JOHN C. BENTLEY — 29268 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 7-11-2007

VICINITY MAP

NO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENT: THAT SEAN NORTHRUP THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DECRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN Kittitas Meadows AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS. (K.M.)

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 22ND DAY OF NOVEMBER A.D., 2005

SIGNATURE — MEMBER, Kittitas Meadows, LLC

NEIGHBORING OWNERSHIP

SECTION 26 - T.20N. - R.15E.

010-0009: CORY W. ANDRUS, ETUX
PO BOX 785
CLE ELUM, WA 98922

SECTION 23 - T.20N. - R.15E.

000-0004 AND 000-0085:
JIM MAHLBEIER
21403 SE 16th PL
SAMMAMISH, WA 98075

000-0008: CLE ELUM HOMESTEAD, LLC
PO BOX 654
PORT ORCHARD, WA 98366

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KITTITAS
THIS TO CERTIFY THAT ON THIS 22nd DAY OF November A.D., 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED Sean North TO ME KNOWN TO THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE
STAE OF WASHINGTON
RESIDING AT: Roslyn, Wa

VICTORIA M. ANGELINI — NOTARY PUBLIC — STATE OF WASHINGTON — My Comm. Expires October 31, 2008

AUDITOR'S CERTIFICATE

FOR RECORD THIS 7th DAY OF Jan 2006 AT 2 P.M. IN BOOK 4 OF SURVEYS AT PAGE 188
REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
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 KITTITAS MEADOWS, LLC.
IN JULY 20 04

JOHN C. BENTLEY — REGISTERED LAND SURVEYOR — CERTIFICATE NO. 29268

ORIGINAL PARCEL DESCRIPTION

LOT 11-B OF BOUNDARY LINE ADJUSTMENT SURVEY AS FILED UNDER AFN. 200507280018, IN BOOK 31 OF SURVEYS, PAGE 138 & 137, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TAX PARCEL NO. 2015260570002

OWNER: KITTITAS MEADOWS, LLC.
315 39TH AVE SW SUITE 6
PUYALLUP, WA 98373-3690

BLUHM & ASSOCIATES LAND SURVEYORS, L
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: NOVEMBER 12, 2005	JOB #01-504_118_r COMP 4 01-505-;
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	SHEET _ OF

Meadow Ridge

NO. 0100775 LIABILITY 1,000.00 FEE $ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 4392

HIGHMARK RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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: MARCH 20, 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.

SUBDIVISION GUARANTEE

Office File Number	:	**00100775**
Guarantee Number	:	**48 0035 72030 4392**
Dated	:	**March 20, 2006, at 8:00am**
Liability Amount	:	**$ 1,000.00**
Premium	:	**$ 200.00**
Tax	:	**$ 15.40**

Your Reference : **Highmark Resources**

Name of Assured: **Highmark 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:

Lot B-4, of K.M. SHORT PLAT, Kittitas County Short Plat No. 05-52, as recorded January 26, 2006, in Book H of Short Plats, pages 187 and 188, under Auditor's File No. 200601260040, records of Kittitas County, State of Washington; being a portion of Lot 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION as per plat thereof recorded in Book 8 of Plats, Pages 229 and 230, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

HIGHMARK RESOURCES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4392**

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.

		Full year	First Half	Second Half
Amount	:	$ 25.33	25.33	0.00
Tax No.	:	20.15.26057.0002 (19164)		
Affects	:	Said premises and other land		

5. 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 Brookside Trails Homeowners Association.

6. 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)

7. 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)

File No. 0100505 **Guarantee Number: 48 0035 72030 4392**

(EXCEPTION NO. 7 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)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

(EXCEPTION NO. 7 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 February 7, 1992 in Volume 328, Page 1453, under Auditor's File No. 546455.

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.

8. Agreement, and the terms and conditions thereof, executed by and between the parties herein named;

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
Recorded	:	May 31, 1991
Auditor's File No.	:	539737

9. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;

Executed by	:	Meridian Oil Inc.
Dated	:	February 13, 1992
Recorded	:	April 8, 1995
Auditor's File No.	:	199604080028

10. Covenants, Conditions and Restrictions recorded February 28, 2002, under Auditor's File No. 200202280020, 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.

First Amendment recorded February 18, 2005, under Auditor's File No. 200502180024.

11. 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 April 5, 2002, under Kittitas County Auditor's File No. 200204050025.

In favor of	:	Cory W. Andrus and Rebecca L. Andrus, husband and wife
For	:	Ingress, egress and utilities
Affects	:	A strip of land sixty (60) feet in width affecting a portion of said Section 26 and other land

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

12. Matters disclosed on the Plat of BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 229 and 230, as follows:

a) Note: Each lot to be served by on site septic systems;
b) Note: No known critical areas exist on site;
c) Note: Entire access to all lots much be constructed to the uniform fire code as adopted Kittitas County prior to the issuance of any building permit;
d) Note: The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day;
e) 60' easement for ingress, egress and utilities;
f) Dedication contained thereon which states the owners in fee simple "...in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in _____ an undivided interest in all roads shown as private roads."

13. Road Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named;

Between	:	Cle Elum's Sapphire Skies, LLC, a Washington limited liability company and DJ Cattle and Land, L.P., a Washington limited partnership; Cle Elum Homestead, LLC, a Washington limited liability company and David G. Berry
Dated	:	June 16, 2003
Recorded	:	July 29, 2003
Auditor's File No.	:	200307290059
Affects	:	Lot 11-B and other land

14. Matters disclosed on the Survey recorded July 28, 2005, Book 31, Pages 136 and 137, under Auditor's File No. 200507280018, including but not limited to the following:
a) 60' easement for ingress, egress and utilities
b) 60' radial cul-de-sac
c) Note contained thereon as follows: "Except as otherwise noted, declarant it's heirs, successors and assigns, hereby reserves a nonexclusive easement for ingress, egress and utilities over, under, across and upon all easements depicted on the face of this plat (hereinafter the "easements") for the benefit of declarant, its successors and assigns, the purpose of the reserved easement rights is to provide declarant with the right to provide legal access over the easements to other property owned or hereafter acquired by declarant (including any future subdivision thereof) and other property in the vicinity of the property that declarant concludes in its discretion should be provided access and utilities via the easements (hereinafter the "benefited property"). Declarant shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the benefited property, as part of the reservation, declarant, its successors and assigns, shall retain a permanent right to dedicate the roadways or portions thereof to Kittitas County or other applicable Government entity for creation of a public road or right-of-way for public use. Declarant also espressly reserves the right to modify the location of the easements to meet grade, side slope, approach angles, cuts and fills, and radius requirements of County or Municipal Road standards, any such revisions shall not cross primary building sites of any of the lots depicted on this Plat. Lot owners may not install gates on the easements without the prior written consent of Declarant."

(SCHEDULE B)

File No. 0100505 **Guarantee Number: 48 0035 72030 4368**

15. DEED OF TRUST, Assignment of Rents, Security Agreement and Fixture Financing Statement and the terms and conditions thereof:

Grantor	:	Highmark 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.	:	200512280095
Affects	:	Said Lot B-4 and other land

16. DEED OF TRUST, and the terms and conditions thereof:

Grantor	:	Highmark 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.	:	200512280105
Affects	:	Said Lot B-4 and other land

17. Matters disclosed and/or delineated on K.M. SHORT PLAT, recorded January 26, 2006, in Book H of Short Plats, Pages 187 and 188, under Auditor's File No. 200601260040, as follows:
    a) Cul-de-sac for ingress, egress and utilities;
    b) Notes contained thereon;
    c) Dedication contained thereon

END OF EXCEPTIONS

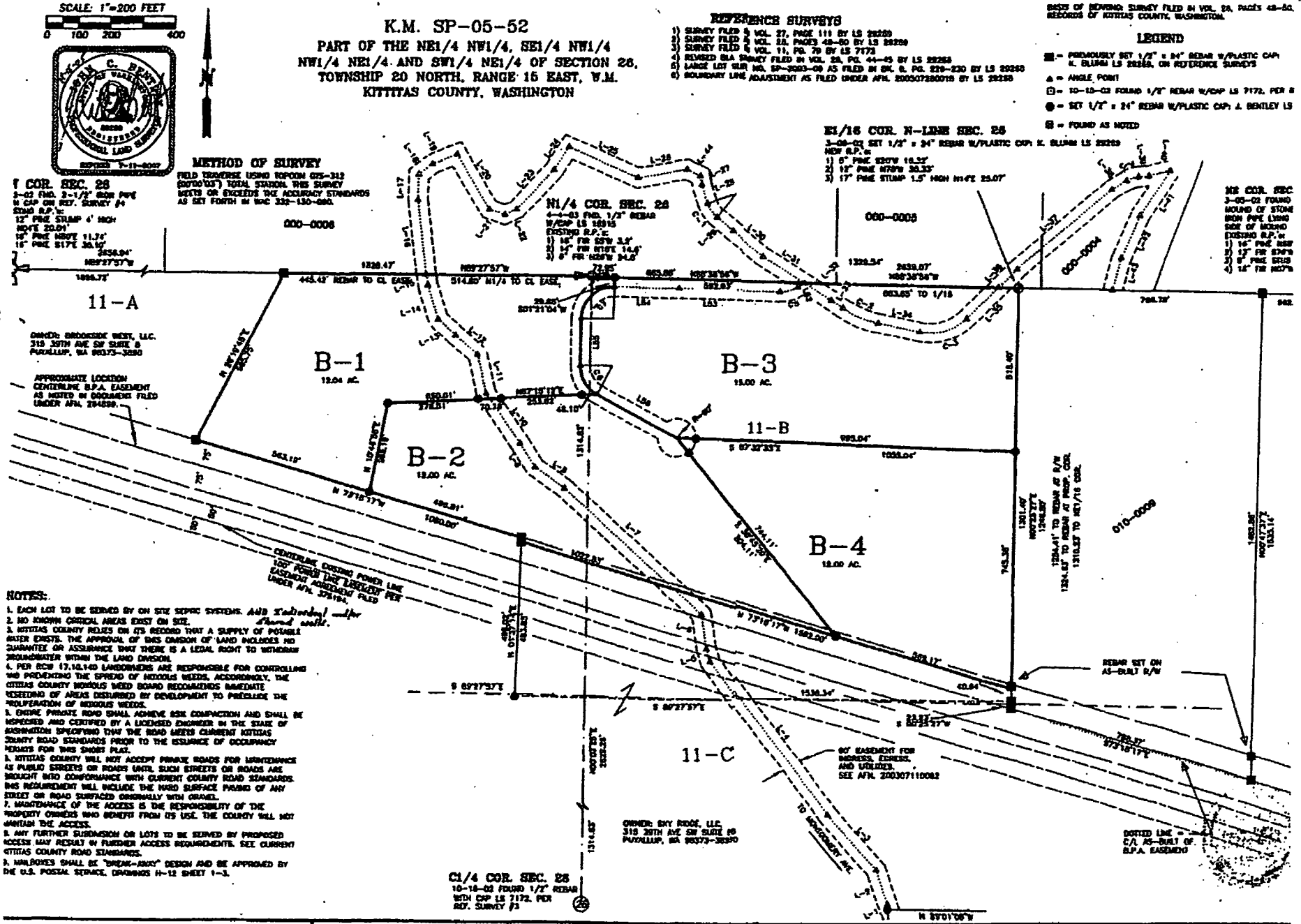
Notes:

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

MW/bj



NOTES:

1. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS. ~~AND~~ Underground ~~the~~ shared wells.
2. NO KNOWN CRITICAL AREAS EXIST ON SITE.
3. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
5. ENTIRE PRIVATE ROAD SHALL ACHIEVE 93% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.
6. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
9. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE, DRAWINGS H-12 SHEET 1-3.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF Jan 2006 AT 4:15 P.M. IN BOOK H OF SURVEY PLATS AT PAGE 187

AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

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 KITTITAS MEADOWS, LLC.

IN JULY 20 05

ORIGINAL PARCEL DESCRIPTION

LOT 11-B OF BOUNDARY LINE ADJUSTMENT SURVEY AS FILED UNDER AFN. 200507280018, IN BOOK 31 OF SURVEYS, PAGE 136 & 137, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TAX PARCEL I NO. 201528050002

OWNER: KITTITAS MEADOWS, LLC.
315 39TH AVE SW SUITE 8

BLUHM & ASSOCIATES LAND SURVEYOR
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-8282

DRAWN BY: K. NORTON	DATE: NOVEMBER 13, 2005	JOB # 04-COMP 4
CHECKED BY:	SCALE:	SHEET

K.M. SP-05-52

PART OF THE NE1/4 NW1/4, SE1/4 NW1/4
NW1/4 NE1/4 AND SW1/4 NE1/4 OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

PLAT NOTES

VEHICLE ACCESS TO ALL LOTS MUST BE CONSTRUCTED TO UNIFORM FIRE CODE AS ADOPTED BY KITTITAS COUNTY T TO THE ISSUANCE OF ANY BUILDING PERMIT. E CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS LOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

APPROVALS

TITTAS COUNTY PUBLIC WORKS

AMINED AND APPROVED THIS 12th DAY OF
December A.D., 2005

PUBLIC WORKS DIRECTOR

UNTY PLANNING DIRECTOR

EREBY CERTIFY THAT THE PLAT OF _____
HAS BEEN EXAMINED BY ME AND FIND
T IT CONFORMS TO THE COMPREHENSIVE PLAN
THE KITTITAS COUNTY PLANNING COMMISSION.

ED THIS 19th DAY OF December A.D., 2005

TTAS COUNTY PLANNING DIRECTOR

TITLE) COUNTY TREASURER

EREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
PAID FOR CONVEYANCE PURPOSES AND FOR THIS
A MAP/PLAT ARE TO BE PAID.
ED THIS 7th DAY OF December A.D., 2005

TITAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

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

ED THIS 15 DAY OF December A.D., 2005

TTAS COUNTY HEALTH OFFICER

LINE CALL TABLE

Course	Bearing	Distance
L-1	N 10°15'33" W	16.79'
L-2	N 18°57'46" W	111.49'
L-3	N 41°02'30" W	227.68'
L-4	N 36°37'10" W	611.09'
L-5	N 17°47'30" W	41.83'
L-6	N 09°03'38" W	109.16'
L-7	N 47°39'30" W	581.40'
L-8	N 89°05'28" W	114.72'
L-9	N 38°58'55" W	89.67'
L-10	N 34°46'49" W	191.84'
L-11	N 13°18'40" W	134.16'
L-12	N 49°27'08" W	92.37'
L-13	N 47°34'45" W	78.87'
L-14	N 17°38'17" W	113.49'
L-15	N 07°05'44" W	33.76'
L-16	N 07°05'44" W	234.22'
L-17	N 00°59'43" E	78.95'
L-18	N 53°05'07" E	51.95'
L-19	N 67°56'22" E	80.20'
L-20	S 31°43'22" E	103.56'
L-21	N 89°08'09" E	6.80'
L-22	S 89°10'34" E	85.84'

LINE CALL TABLE

Course	Bearing	Distance
L-23	S 43°15'43" E	169.28'
L-24	N 39°09'19" E	63.39'
L-25	S 47°00'57" E	234.81'
L-26	N 80°36'48" E	102.59'
L-27	S 66°58'04" E	47.08'
L-28	S 18°53'25" E	80.85'
L-29	S 51°28'05" E	88.75'
L-30	S 51°28'05" E	124.89'
L-31	S 57°42'42" E	182.36'
L-32	S 57°42'42" E	191.17'
L-33	S 55°02'27" E	43.77'
L-34	S 78°03'58" E	132.14'
L-35	N 43°38'07" E	137.61'
L-36	N 49°38'07" E	80.36'
L-37	N 49°12'46" E	323.81'
L-38	N 69°30'08" E	83.81'
L-39	N 84°09'12" E	32.81'
L-40	N 77°38'06" E	67.43'
L-41	S 33°22'15" W	166.25'
L-42	S 22°39'08" W	143.53'
L-43	S 19°41'59" W	103.80'
L-44	S 18°14'38" E	27.31'
L-45	N 89°01'44" W	153.06'
L-46	S 00°58'16" W	139.46'
L-47	N 89°01'08" W	274.87'
L-48	S 00°58'52" W	140.00'
L-49	N 89°00'08" W	448.37'
L-50	S 00°58'31" W	98.05'
L-51	N 89°01'08" W	48.72'
L52	S 57°05'16" W	22.63'
L53	N 89°38'36" W	318.39'
L54	N 89°38'36" W	199.87'
L55	S 00°03'25" W	147.36'
L56	S 61°33'29" E	283.39'

CURVE TABLE

Curve	Radius	Length	Delta
C-1	84.58'	84.49'	57°15'40"
C-2	283.37'	117.81'	23°49'32"
C-3	159.84'	157.84'	56°33'53"
C-4	88.43'	36.10'	23°23'05"
C5	109.00'	99.84'	34°08'50"
C6	109.00'	107.54'	61°28'54"
C7	100.00'	166.34'	91°17'36"

NEIGHBORING OWNERSHIP

SECTION 26 - T.20N. - R.16E.

010-0000: CORY W. ANDRUS, ETUX
PO BOX 765
CLE ELUM, WA 98922

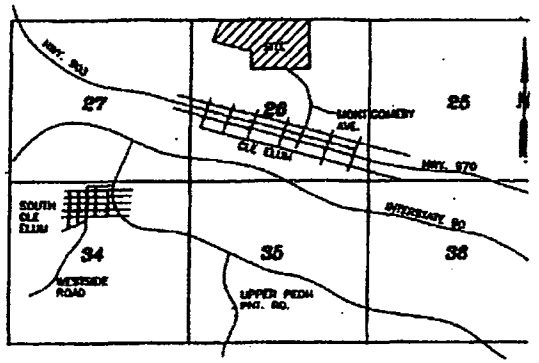
SECTION 23 - T.20N. - R.16E.

000-0004 AND 000-0005:
JIM MAGLEBY
21493 SE 16th PL.
SAMMAMISH, WA 98075

000-0006: CLE ELUM HOMESTEAD, LLC
PO BOX 854
PORT ORCHARD, WA 98366

VICINITY MAP

NO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT Sean Akerlund THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DEDICATION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN Akerlund Addition AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS. (M.M.)

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 22nd DAY OF
November A.D., 2005

SIGNATURE Sean Akerlund, Kittitas Meadows, LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KITTITAS

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF November A.D. 2005
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED Sean Akerlund
TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND
ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Victoria M. Angelini
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT: Roslyn, WA

VICTORIA M. ANGELINI NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires January 21, 2009

AUDITOR'S CERTIFICATE

LED FOR RECORD THIS 7th DAY OF June 2006 AT
1:15 P.M. IN BOOK H OF Short Plats PAGE 122
THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

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 KITTITAS MEADOWS, LLC.
IN MAY 20 04

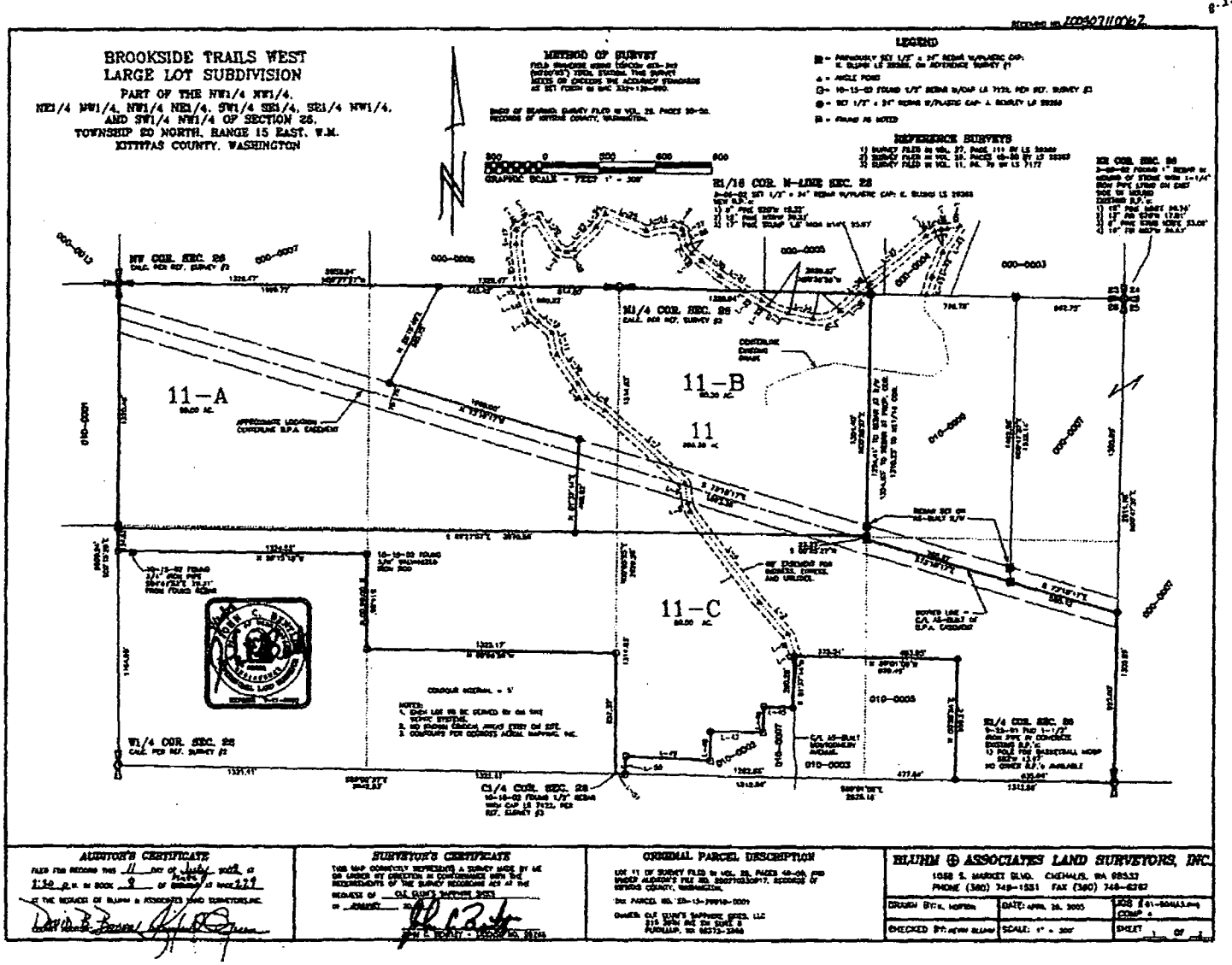
ORIGINAL PARCEL DESCRIPTION

LOT 11-B OF BOUNDARY LINE ADJUSTMENT SURVEY AS FILED UNDER AFN 200507260018, IN BOOK 31 OF SURVEYS, PAGE 138 & 139, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TAX PARCEL NO. 201526050002
OWNER: KITTITAS MEADOWS, LLC.
315 38TH AVE SW SUITE B
PUYALLUP, WA 98373-3880

BLUHM & ASSOCIATES LAND SURVEYORS, I
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: NOVEMBER 12, 2005	JOB 01-004_110 / COMP 01-505
CHECKED BY:	SCALE:	SHEET


BROOKSIDE TRAILS WEST
LARGE LOT SUBDIVISION
PART OF THE NW1/4 NW1/4,
NE1/4 NW1/4, NW1/4 NE1/4, SW1/4 SE1/4, SE1/4 NW1/4,
AND SW1/4 NW1/4 OF SECTION 26,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY, WASHINGTON
METHOD OF SURVEY
LEGEND
REFERENCE SURVEYS
GRAPHIC SCALE - FEET 1" = 300'
NW COR. SEC. 26
N1/16 COR. N-LINE SEC. 26
N1/4 COR. SEC. 26
NE COR. SEC. 26
W1/4 COR. SEC. 26
C1/4 COR. SEC. 26
E1/4 COR. SEC. 26
11-A
11-B
11
11-C
APPROXIMATE LOCATION CENTERLINE B.P.A. EASEMENT
CENTERLINE EXISTING DRAIN
CONTOUR INTERVAL = 5'
AUDITOR'S CERTIFICATE
SURVEYOR'S CERTIFICATE
ORIGINAL PARCEL DESCRIPTION
BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1058 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 749-1551 FAX (360) 748-6282
DRAWN BY: K. HORTON
DATE: APRIL 26, 2005
CHECKED BY: KEVIN BLUHM
SCALE: 1" = 300'
SHEET 1 OF 1

RECORDING NO. 200307110002

BROOKSIDE TRAILS WEST
LARGE LOT SUBDIVISION

PART OF THE NW1/4 NW1/4,
NE1/4 NW1/4, NW1/4 NE1/4, SW1/4 SE1/4, SE1/4 NW1/4,
AND SW1/4 NW1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

LOT CALL TABLE

LOT CALL TABLE

CURVE TABLE

PLAT NOTES

1) WATER SERVICE TO ALL LOTS MUST BE CONSTRUCTED TO THE STANDARDS THEN EXISTING AT APPROVAL BY KITTITAS COUNTY PUBLIC WORKS DEPARTMENT.

2) THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 22nd DAY OF MAY A.D. 2003

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF Brookside Trails AND ALL CONDITIONS IMPOSED THEREON HAVE BEEN FULFILLED BY ME AND THAT SAME IS CONFORMING TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 9th DAY OF July A.D. 2003

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS DUE AND OWING THE PROPERTIES HEREIN AND FOR THE YEAR IN WHICH THIS PLAT IS FILED FOR RECORDING HAVE BEEN PAID AS OF July 11, 2003

McMastion
KITTITAS COUNTY TREASURER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF Brookside
HAS BEEN EXAMINED BY ME AND I FIND THAT THE SOURCE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 10th DAY OF June A.D. 2003

KITTITAS COUNTY HEALTH OFFICER

NEIGHBORING OWNERSHIP

SECTION 28 - T.20N. - R.16E.

040-040xx: Gary W. Hoffman, Etux
PO Box 733
Cle Elum, WA 98922

040-0002 & 040-0007: Norman G. Rollins
PO Box 304
Cle Elum, WA 98922

040-0003: New & Hunt Enterprises, LLC
1604 Commonwealth Ave.
Cle Elum, WA 98922

040-0006: John C. Christian
1604 Commonwealth Ave.
Cle Elum, WA 98922

SECTION 28 - T.20N. - R.16E.

040-0001: Cle Elum's Supreme Choice, LLC
213 109th Ave SW Suite B
Puyallup, WA 98373-3680

SECTION 33 - T.20N. - R.16E.

040-0001, 040-0014, 040-0020 and 040-0021: Bruce E. Kenny
PO Box 604
Point Caldwell, WA 98284

020-0006: Cle Elum Homestead, LLC
PO Box 604
Point Caldwell, WA 98284

SECTION 27 - T.20N. - R.16E.

040-0004: Cle Elum's Supreme Choice, LLC
213 109th Ave SW Suite B
Puyallup, WA 98373-3680

SECTION 22 - T.20N. - R.16E.

020-0012: Cle Elum's Supreme Choice, LLC
213 109th Ave SW Suite B
Puyallup, WA 98373-3680

VICINITY MAP

NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, HAVE HEREBY DECLARED THIS PLAT AND DEDICATION AND IN LIEU OF MENTIONING OF BONDS HEREBY GRANTS PERPETUAL WARD ALL LICENSES OF LIGHT IN THIS PLAT AND ALL FUTURE PLATS IN _____ AN UNBARRED AGGRESS OF ALL ROADS SHOWN AS PRIVATE ROADS.

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

SIGNATURE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KITTITAS

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF July A.D. 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED BRUCE E. KENNY TO ME KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kittitas

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF July 2003 AT 3:30 P.M. IN BOOK 9 OF SURVEYS ON PAGE 220

AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLE ELUM'S SUPREME CHOICE IN NOVEMBER, 20__

BRUCE E. KENNY - LICENSED PLS 18366

ORIGINAL PARCEL DESCRIPTION

LOT 11 OF SURVEY FILED IN VOL. 20, PAGES 46-50, AND UNDER AUDITOR'S FILE NO. 200210230417, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TAX PARCEL NO. 20-15-28015-0001

OWNER: CLE ELUM'S SUPREME CHOICE, LLC
213 109TH AVE SW SUITE B
PUYALLUP, WA 98373-3680

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1088 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-8282

DRAWN BY: K. HORTON	DATE: APRIL 29, 2003	JOB # 03-BROOKLE.dwg
CHECKED BY:	SCALE: 1" = 200'	SHEET 1 OF 1

Customer name: Order No. 0100775
Vicki Angelini/ Cle Elums Sapphire Skies
Ref Name: Highmark Resources, LLC/ Lot 11B-4 Boulder Ridge

PAYMENTS RECEIVED:

Date	For	Check No.	Amount

BILLING:

Product	Liability	Charge	Tax
Own/Purch			
Mtg			
Other			
Other Sub Base	1000.00	200.00	15.40

Service Fees	Amount
Escrow fee (50)	
Recording fees:	
Deed (81)	
Deed (81)	
DT	
MTG	
SACD	
PACD	
CONT	
ADT/AM	
RECON	
SM	
UCC/FS	
PA	
MISC	
MISC	
MISC	
MISC	

Submitted for billing 3/24/06 by NW

19

GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL

22525 SE 64th Pl #266, Issaquah, WA 98027
Ph: (425) 837-8083 Fx: (425) 837-0583
contactus@geodatum.com

Lot Closure Report for: Meadow Ridge Plat

Lot Name:	**Lot 1**
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.00
Lot Area (Acres):	1.00
Lot Perimeter:	919.50
Closing Direction:	N12°25'07"W
Closing Distance:	0.0054

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	682510.0144	1533186.4740		S88°38'56"E	210.44
	682505.0524	1533396.8555		S01°21'04"W	30.00
PC	682475.0607	1533396.1481			
RP	682415.1901	1533394.6268			
	Curve Direction:	CCW			
	Radial In:	S01°27'20"W			
	D.O.C Arc:	95°40'06"			
	D.O.C Chord:	113°12'12"			
	Radius:	59.89			
	Delta angle:	89°59'58"			
	Tangent length:	59.89			
	Arc length:	94.07			
	Chord Direction:	S46°27'21"W			
	Chord length:	84.70			
	External:	24.81			
	Middle ordinate:	17.54			
	Radial Out:	N88°32'38"W			
Point	Northing	Easting	Direction	Distance	
PT	682416.7119	1533334.7562		S01°21'04"W	90.99
	682325.7472	1533332.6107		S89°46'02"W	249.25
	682324.7346	1533083.3628		N00°03'25"E	55.76
PC	682380.4946	1533083.4182			
RP	682380.3952	1533183.4181			
	Curve Direction:	CW			
	Radial In:	S89°56'35"E			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	91°17'39"			
	Tangent length:	102.28			
	Arc length:	159.34			
	Chord Direction:	N45°42'15"E			
	Chord length:	143.01			
	External:	43.05			
	Middle ordinate:	30.09			
	Radial Out:	N01°21'04"E			
Point	Northing	Easting	Direction	Distance	
PT	682480.3674	1533185.7760		N01°21'04"E	29.65

20

End	682510.0091	1533186.4752
Error of Closure		1 : 170973
Departure in Y (Northing):		0.0053
Departure in X (Easting):		-0.0012

Lot Name: **Lot 2**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43556.02
Lot Area (Acres):	1.00
Lot Perimeter:	831.71
Closing Direction:	N45°32'48"E
Closing Distance:	0.0099

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	682324.7369	1533083.3615		S00°03'25"W	91.50
PC	682233.2369	1533083.2706			
RP	682233.1376	1533183.2705			
	Curve Direction:	CCW			
	Radial In:	S89°56'35"E			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	61°36'54"			
	Tangent length:	59.63			
	Arc length:	107.54			
	Chord Direction:	S30°45'02"E			
	Chord length:	102.43			
	External:	16.43			
	Middle ordinate:	14.11			
	Radial Out:	S28°26'31"W			
Point	Northing	Easting	Direction	Distance	
PT	682145.2075	1533135.6437		S61°33'29"E	124.91
	682085.7169	1533245.4771		N24°15'10"E	209.28
	682276.5263	1533331.4416		N01°21'04"E	49.23
	682325.7426	1533332.6024		S89°46'02"W	249.25
End	682324.7300	1533083.3544			
Error of Closure		1 : 84088			
Departure in Y (Northing):		0.0069			
Departure in X (Easting):		0.0071			

Lot Name: **Lot 3**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43560.04
Lot Area (Acres):	1.00
Lot Perimeter:	885.25
Closing Direction:	S75°00'14"W
Closing Distance:	0.0066

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	682276.5314	1533331.4464		S87°21'56"E	201.29
	682267.2794	1533532.5237		S87°21'56"E	39.85
	682265.4478	1533572.3315		S21°20'58"W	168.22
	682108.7714	1533511.0902		S85°02'26"W	266.60
	682085.7237	1533245.4883		N24°15'10"E	209.28
End	682276.5331	1533331.4528			

Error of Closure 1 : 133660
Departure in Y (Northing): -0.0017
Departure in X (Easting): -0.0064

Lot Name: **Lot 4**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 43560.01
Lot Area (Acres): 1.00
Lot Perimeter: 836.20
Closing Direction: S34°45'27"W
Closing Distance: 0.0051

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	682505.0529	1533396.8524		S01°21'04"W	30.00
PC	682475.0612	1533396.1450			
RP	682415.1906	1533394.6237			
	Curve Direction:	CCW			
	Radial In:	S01°27'20"W			
	D.O.C Arc:	95°40'06"			
	D.O.C Chord:	113°12'12"			
	Radius:	59.89			
	Delta angle:	89°59'58"			
	Tangent length:	59.89			
	Arc length:	94.07			
	Chord Direction:	S46°27'21"W			
	Chord length:	84.70			
	External:	24.81			
	Middle ordinate:	17.54			
	Radial Out:	N88°32'38"W			
Point	Northing	Easting	Direction	Distance	
PT	682416.7124	1533334.7531		S01°21'04"W	90.99
	682325.7477	1533332.6076		S01°21'04"W	49.23
	682276.5314	1533331.4468		S87°21'56"E	201.29
	682267.2794	1533532.5241		N00°05'02"E	234.57
	682501.8492	1533532.8675		N88°38'56"W	136.05
End	682505.0571	1533396.8553			

Error of Closure 1 : 162785
Departure in Y (Northing): -0.0042
Departure in X (Easting): -0.0029

Lot Name: **Lot 5**
Lot Description: Description
Lot Owner: none

Lot Area (Square Feet):	43560.01
Lot Area (Acres):	1.00
Lot Perimeter:	838.91
Closing Direction:	N48°48'33"E
Closing Distance:	0.0061

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	682501.8452	1533532.8641	S00°05'02"W	234.57
	682267.2755	1533532.5207	S87°21'56"E	39.85
	682265.4438	1533572.3285	N89°56'42"E	146.58
	682265.5845	1533718.9085	N00°00'54"W	231.87
	682497.4545	1533718.8478	N88°38'56"W	186.04
End	682501.8412	1533532.8595		
Error of Closure		1 : 137055		
Departure in Y (Northing):		0.0040		
Departure in X (Easting):		0.0046		

Lot Name:	**Lot 6**
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43541.54
Lot Area (Acres):	1.00
Lot Perimeter:	831.74
Closing Direction:	N25°00'21"W
Closing Distance:	0.0059

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	682497.4589	1533718.8507	S00°00'54"E	231.87
	682265.5889	1533718.9114	S75°49'57"E	154.54
	682227.7641	1533868.7510	N27°23'47"E	181.06
PC	682388.5172	1533952.0646		
RP	682664.7308	1534070.9956		
	Curve Direction:	CW		
	Radial In:	N23°17'44"E		
	D.O.C Arc:	19°03'08"		
	D.O.C Chord:	19°08'28"		
	Radius:	300.73		
	Delta angle:	11°12'29"		
	Tangent length:	29.51		
	Arc length:	58.83		
	Chord Direction:	N61°06'01"W		
	Chord length:	58.73		
	External:	1.44		
	Middle ordinate:	1.44		
	Radial Out:	S34°30'13"W		
Point	Northing	Easting	Direction	Distance
PT	682416.9021	1533900.6446	N55°02'27"W	50.13
	682445.6262	1533859.5600	N57°42'42"W	94.33
	682496.0154	1533779.8162	N88°38'55"W	60.98
End	682497.4536	1533718.8532		
Error of Closure		1 : 141101		

Departure in Y (Northing):	0.0053
Departure in X (Easting):	-0.0025

Lot Name:	**Lot 7**
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43547.34
Lot Area (Acres):	1.00
Lot Perimeter:	880.34
Closing Direction:	N06°52'05"W
Closing Distance:	0.0073

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
PC	682388.5216	1533952.0645			
RP	682664.7352	1534070.9955			
	Curve Direction:		CCW		
	Radial In:		N23°17'44"E		
	D.O.C Arc:		19°03'08"		
	D.O.C Chord:		19°08'28"		
	Radius:		300.73		
	Delta angle:		11°12'08"		
	Tangent length:		29.49		
	Arc length:		58.80		
	Chord Direction:		S72°18'20"E		
	Chord length:		58.70		
	External:		1.44		
	Middle ordinate:		1.44		
	Radial Out:		S12°05'36"W		
Point	Northing	Easting	Direction	Distance	
PT	682370.6791	1534007.9911		S78°02'59"E	132.15
PC	682343.3158	1534137.2771			
RP	682245.4830	1534116.5708			
	Curve Direction:		CW		
	Radial In:		S11°57'01"W		
	D.O.C Arc:		57°17'45"		
	D.O.C Chord:		60°00'00"		
	Radius:		100.00		
	Delta angle:		28°43'56"		
	Tangent length:		25.61		
	Arc length:		50.15		
	Chord Direction:		S63°41'01"E		
	Chord length:		49.62		
	External:		3.23		
	Middle ordinate:		3.13		
	Radial Out:		N40°40'57"E		
Point	Northing	Easting	Direction	Distance	
PT	682321.3164	1534181.7575		S49°06'31"W	321.87
	682110.6115	1533938.4393		N30°44'48"W	136.31
	682227.7612	1533868.7517		N27°23'47"E	181.06
End	682388.5143	1533952.0654			
Error of Closure		1 : 120494			
Departure in Y (Northing):		0.0073			
Departure in X (Easting):		-0.0009			

Lot Name:	**Lot 8**
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43596.44
Lot Area (Acres):	1.00
Lot Perimeter:	861.55
Closing Direction:	N25°11'45"E
Closing Distance:	0.0005

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
PC	682321.3170	1534181.7549			
RP	682245.4837	1534116.5682			
	Curve Direction:	CW			
	Radial In:	S40°40'57"W			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	40°01'21"			
	Tangent length:	36.42			
	Arc length:	69.85			
	Chord Direction:	S29°18'22"E			
	Chord length:	68.44			
	External:	6.43			
	Middle ordinate:	6.04			
	Radial Out:	N80°42'18"E			
Point	Northing	Easting	Direction	Distance	
PT	682261.6354	1534215.2552		S09°17'42"E	92.82
PC	682170.0342	1534230.2473			
RP	682153.8824	1534131.5603			
	Curve Direction:	CW			
	Radial In:	S80°42'18"W			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	45°50'12"			
	Tangent length:	42.28			
	Arc length:	80.00			
	Chord Direction:	S13°37'24"W			
	Chord length:	77.88			
	External:	8.57			
	Middle ordinate:	7.89			
	Radial Out:	S53°27'30"E			
Point	Northing	Easting	Direction	Distance	
PCC	682094.3417	1534211.9027			
RP	682153.8824	1534131.5603			
	Curve Direction:	CW			
	Radial In:	N53°27'30"W			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	45°50'12"			
	Tangent length:	42.28			

	Arc length:		80.00		
	Chord Direction:		S59°27'36"W		
	Chord length:		77.88		
	External:		8.57		
	Middle ordinate:		7.89		
	Radial Out:		S07°37'18"E		
Point	Northing	Easting	Direction	Distance	
PT	682054.7659	1534144.8234		S82°22'42"W	34.73
	682050.1596	1534110.4002		N70°37'53"W	182.28
	682110.6117	1533938.4365		N49°06'31"E	321.87
End	682321.3166	1534181.7547			
Error of Closure		1 : 1770616			
Departure in Y (Northing):		0.0004			
Departure in X (Easting):		0.0002			

Lot Name: **Lot 9**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43558.44
Lot Area (Acres):	1.00
Lot Perimeter:	921.40
Closing Direction:	S25°59'30"W
Closing Distance:	0.0043

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	682360.3116	1534248.6220		
RP	682499.7119	1534170.3738		
	Curve Direction:		CW	
	Radial In:		N29°18'23"W	
	D.O.C Arc:		35°50'28"	
	D.O.C Chord:		36°27'11"	
	Radius:		159.86	
	Delta angle:		41°15'24"	
	Tangent length:		60.18	
	Arc length:		115.11	
	Chord Direction:		S81°19'19"W	
	Chord length:		112.64	
	External:		10.95	
	Middle ordinate:		10.25	
	Radial Out:		S11°57'01"W	
Point	Northing	Easting	Direction	Distance
PCC	682343.3164	1534137.2727		
RP	682245.4836	1534116.5664		
	Curve Direction:		CW	
	Radial In:		S11°57'01"W	
	D.O.C Arc:		57°17'45"	
	D.O.C Chord:		60°00'00"	
	Radius:		100.00	
	Delta angle:		28°43'56"	
	Tangent length:		25.61	
	Arc length:		50.15	
	Chord Direction:		S63°41'01"E	
	Chord length:		49.62	

	External:		3.23		
	Middle ordinate:		3.13		
	Radial Out:		N40°40'57"E		
Point	Northing	Easting	Direction	Distance	
PCC	682321.3170	1534181.7531			
RP	682245.4836	1534116.5664			
	Curve Direction:		CW		
	Radial In:		S40°40'57"W		
	D.O.C Arc:		57°17'45"		
	D.O.C Chord:		60°00'00"		
	Radius:		100.00		
	Delta angle:		40°01'21"		
	Tangent length:		36.42		
	Arc length:		69.85		
	Chord Direction:		S29°18'22"E		
	Chord length:		68.44		
	External:		6.43		
	Middle ordinate:		6.04		
	Radial Out:		N80°42'18"E		
Point	Northing	Easting	Direction	Distance	
PT	682261.6354	1534215.2534		S09°17'42"E	92.82
	682170.0342	1534230.2455		N86°58'37"E	210.54
	682181.1376	1534440.4925		N00°25'27"E	189.39
	682370.5224	1534441.8946		S86°58'37"W	193.54
End	682360.3155	1534248.6239			
Error of Closure		1 : 211821			
Departure in Y (Northing):		-0.0039			
Departure in X (Easting):		-0.0019			

Lot Name:	**Lot 10**
Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	637320.91
Lot Area (Acres):	14.63
Lot Perimeter:	5409.51
Closing Direction:	N76°33'25"W
Closing Distance:	0.0200

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	682170.0346	1534230.2470		
RP	682153.8828	1534131.5600		
	Curve Direction:		CW	
	Radial In:		S80°42'18"W	
	D.O.C Arc:		57°17'45"	
	D.O.C Chord:		60°00'00"	
	Radius:		100.00	
	Delta angle:		45°50'12"	
	Tangent length:		42.28	
	Arc length:		80.00	
	Chord Direction:		S13°37'24"W	
	Chord length:		77.88	
	External:		8.57	
	Middle ordinate:		7.89	

	Radial Out:		S53°27'30"E		
Point	Northing	Easting	Direction	Distance	
PT	682094.3421	1534211.9024		S22°05'18"E	140.64
	681964.0244	1534264.7881		S89°54'11"E	174.41
	681963.7292	1534439.1978		S00°35'03"W	251.50
	681712.2423	1534436.6337		N89°14'17"W	173.30
	681714.5469	1534263.3490		N00°19'46"E	49.81
	681764.3560	1534263.6354		N79°53'15"W	126.11
	681786.4986	1534139.4845		S78°20'31"W	176.83
	681750.7665	1533966.3023		S57°57'09"W	182.29
	681654.0394	1533811.7918		N44°06'34"W	154.23
	681764.7783	1533704.4429		N43°53'20"E	300.49
	681981.3371	1533912.7612		N68°08'33"E	170.78
	682044.9184	1534071.2643		N82°22'42"E	39.49
	682050.1561	1534110.4054		N70°37'53"W	182.28
	682110.6082	1533938.4417		N30°44'48"W	136.31
	682227.7579	1533868.7541		N75°49'57"W	154.54
	682265.5827	1533718.9146		S89°56'42"W	146.58
	682265.4420	1533572.3346		S21°20'58"W	168.22
	682108.7657	1533511.0933		S85°02'26"W	266.60
	682085.7180	1533245.4914		N61°33'29"W	124.91
PC	682145.2086	1533135.6580			
RP	682233.1387	1533183.2848			
	Curve Direction:	CW			
	Radial In:	N28°26'31"E			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	61°36'54"			
	Tangent length:	59.63			
	Arc length:	107.54			
	Chord Direction:	N30°45'02"W			
	Chord length:	102.43			
	External:	16.43			
	Middle ordinate:	14.11			
	Radial Out:	N89°56'35"W			
Point	Northing	Easting	Direction	Distance	
PT	682233.2380	1533083.2849		N00°03'25"E	91.50
	682324.7380	1533083.3758		N00°03'25"E	55.76
PC	682380.4980	1533083.4312			
RP	682380.3986	1533183.4312			
	Curve Direction:	CW			
	Radial In:	S89°56'35"E			
	D.O.C Arc:	57°17'45"			
	D.O.C Chord:	60°00'00"			
	Radius:	100.00			
	Delta angle:	91°17'39"			
	Tangent length:	102.28			
	Arc length:	159.34			
	Chord Direction:	N45°42'15"E			
	Chord length:	143.01			
	External:	43.05			
	Middle ordinate:	30.09			
	Radial Out:	N01°21'04"E			
Point	Northing	Easting	Direction	Distance	
PT	682480.3708	1533185.7891		N01°21'04"E	29.65
	682510.0125	1533186.4882		S88°38'56"E	210.44

	682505.0505	1533396.8697	S88°38'56"E	136.05
	682501.8426	1533532.8819	S88°38'56"E	186.04
	682497.4559	1533718.8701	S88°38'55"E	60.98
	682496.0178	1533779.8332	S88°38'55"E	99.53
	682493.6705	1533879.3355	S88°38'57"E	563.55
	682480.3852	1534442.7289	S00°25'27"W	109.87
	682370.5182	1534441.9155	S00°25'27"W	189.39
	682181.1334	1534440.5135	S86°58'37"W	210.54
End	682170.0300	1534230.2664		

Error of Closure 1 : 270610
Departure in Y (Northing): 0.0046
Departure in X (Easting): -0.0194

Lot Name: **Lot 11**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 43547.75
Lot Area (Acres): 1.00
Lot Perimeter: 848.68
Closing Direction: S70°49'39"W
Closing Distance: 0.0049

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	681964.0232	1534264.7885	S00°19'46"W	199.67
	681764.3565	1534263.6404	S00°19'46"W	49.81
	681714.5473	1534263.3540	S89°14'17"E	173.30
	681712.2428	1534436.6387	N00°35'03"E	251.50
	681963.7297	1534439.2029	N89°54'11"W	174.41
End	681964.0248	1534264.7931		

Error of Closure 1 : 173955
Departure in Y (Northing): -0.0016
Departure in X (Easting): -0.0046

Lot Name: **Lot 12**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 43586.09
Lot Area (Acres): 1.00
Lot Perimeter: 887.92
Closing Direction: S47°33'55"W
Closing Distance: 0.0049

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	682050.1605	1534110.4023	N82°22'42"E	34.73
PC	682054.7668	1534144.8255		
RP	682153.8833	1534131.5624		
	Curve Direction:	CCW		
	Radial In:	N07°37'18"W		
	D.O.C Arc:	57°17'45"		
	D.O.C Chord:	60°00'00"		

Radius:	100.00
Delta angle:	45°50'12"
Tangent length:	42.28
Arc length:	80.00
Chord Direction:	N59°27'36"E
Chord length:	77.88
External:	8.57
Middle ordinate:	7.89
Radial Out:	S53°27'30"E

Point	Northing	Easting	Direction	Distance
PT	682094.3426	1534211.9048	S22°05'18"E	140.64
	681964.0248	1534264.7904	S00°19'46"W	199.67
	681764.3581	1534263.6423	N79°53'15"W	126.11
	681786.5007	1534139.4915	N14°47'21"W	267.28
	682044.9262	1534071.2648	N82°22'42"E	39.49
End	682050.1638	1534110.4059		

Error of Closure	1 : 181565
Departure in Y (Northing):	-0.0033
Departure in X (Easting):	-0.0036

Lot Name: **Lot 13**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43571.58
Lot Area (Acres):	1.00
Lot Perimeter:	851.60
Closing Direction:	N45°34'28"W
Closing Distance:	0.0028

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	681981.3418	1533912.7564	N68°08'33"E	170.78
	682044.9231	1534071.2595	S14°47'21"E	267.28
	681786.4976	1534139.4862	S78°20'31"W	176.83
	681750.7655	1533966.3040	N13°04'26"W	236.71
End	681981.3398	1533912.7584		

Error of Closure	1 : 299604
Departure in Y (Northing):	0.0020
Departure in X (Easting):	-0.0020

Lot Name: **Lot 14**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	43561.37
Lot Area (Acres):	1.00
Lot Perimeter:	873.72
Closing Direction:	N50°33'35"W
Closing Distance:	0.0058

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	681981.3418	1533912.7564	S13°04'26"E	236.71

	681750.7675	1533966.3020	S57°57'09"W	182.29
	681654.0404	1533811.7914	N44°06'34"W	154.23
	681764.7793	1533704.4425	N43°53'20"E	300.49
End	681981.3381	1533912.7608		

Error of Closure 1 : 151820
Departure in Y (Northing): 0.0037
Departure in X (Easting): -0.0044

Lot Name: **Parcel A**
Lot Description: Description
Lot Owner: none
Lot Area (Square Feet): 71014.29
Lot Area (Acres): 1.63
Lot Perimeter: 1475.84
Closing Direction: N30°45'03"E
Closing Distance: 0.0028

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance	
Begin	682493.6732	1533879.3167		N88°38'55"W	99.53
	682496.0205	1533779.8144		S57°42'42"E	94.33
	682445.6313	1533859.5582		S55°02'27"E	50.13
PC	682416.9072	1533900.6428			
RP	682664.7359	1534070.9937			
	Curve Direction:		CCW		
	Radial In:		N34°30'13"E		
	D.O.C Arc:		19°03'08"		
	D.O.C Chord:		19°08'28"		
	Radius:		300.73		
	Delta angle:		11°12'29"		
	Tangent length:		29.51		
	Arc length:		58.83		
	Chord Direction:		S61°06'01"E		
	Chord length:		58.73		
	External:		1.44		
	Middle ordinate:		1.44		
	Radial Out:		S23°17'44"W		
Point	Northing	Easting	Direction	Distance	
PCC	682388.5223	1533952.0628			
RP	682664.7359	1534070.9937			
	Curve Direction:		CCW		
	Radial In:		N23°17'44"E		
	D.O.C Arc:		19°03'08"		
	D.O.C Chord:		19°08'28"		
	Radius:		300.73		
	Delta angle:		11°12'08"		
	Tangent length:		29.49		
	Arc length:		58.80		
	Chord Direction:		S72°18'20"E		
	Chord length:		58.70		
	External:		1.44		
	Middle ordinate:		1.44		
	Radial Out:		S12°05'36"W		
Point	Northing	Easting	Direction	Distance	

PT	682370.6798	1534007.9894	S78°02'59"E	132.15
PC	682343.3165	1534137.2754		
RP	682499.7119	1534170.3764		

Curve Direction:	CCW
Radial In:	N11°57'01"E
D.O.C Arc:	35°50'28"
D.O.C Chord:	36°27'11"
Radius:	159.86
Delta angle:	41°15'24"
Tangent length:	60.18
Arc length:	115.11
Chord Direction:	N81°19'19"E
Chord length:	112.64
External:	10.95
Middle ordinate:	10.25
Radial Out:	S29°18'23"E

Point	Northing	Easting	Direction	Distance
PT	682360.3117	1534248.6246	N86°58'37"E	193.54
	682370.5185	1534441.8953	N00°25'27"E	109.87
	682480.3855	1534442.7087	N88°38'57"W	563.55
End	682493.6708	1533879.3153		

Error of Closure	1 : 536624
Departure in Y (Northing):	0.0024
Departure in X (Easting):	0.0014

Lot Name: **Parcel B**

Lot Description:	Description
Lot Owner:	none
Lot Area (Square Feet):	495234.62
Lot Area (Acres):	11.37
Lot Perimeter:	4452.61
Closing Direction:	S43°02'47"W
Closing Distance:	0.0096

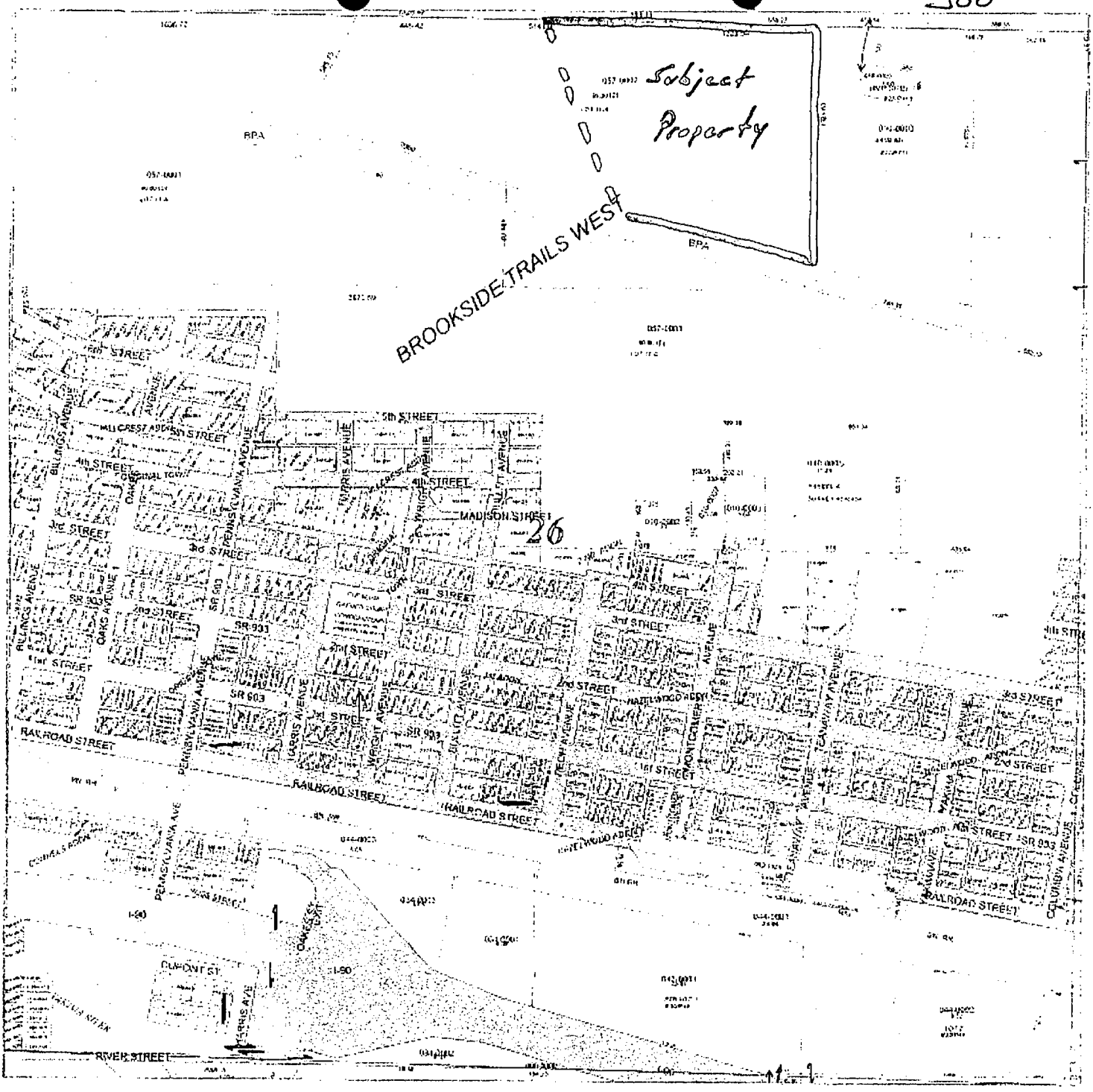
Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	682227.7640	1533868.7488	N75°49'57"W	154.54
	682265.5888	1533718.9092	S89°56'42"W	146.58
	682265.4481	1533572.3293	S21°20'58"W	168.22
	682108.7718	1533511.0880	S85°02'26"W	266.60
	682085.7241	1533245.4861	S61°33'29"E	158.47
	682010.2499	1533384.8288	S38°45'20"E	804.11
	681383.1858	1533888.2009	S73°18'17"E	569.17
	681219.6737	1534433.3782	N00°25'27"E	492.59
	681712.2502	1534437.0249	N89°14'17"W	0.39
	681712.2554	1534436.6349	N89°14'17"W	173.30
	681714.5600	1534263.3502	N00°19'46"E	49.81
	681764.3691	1534263.6366	N79°53'15"W	126.11
	681786.5117	1534139.4857	S78°20'31"W	176.83
	681750.7796	1533966.3036	S57°57'09"W	182.29
	681654.0525	1533811.7930	N44°06'34"W	154.23
	681764.7914	1533704.4441	N43°53'20"E	300.49
	681981.3502	1533912.7625	N68°08'33"E	170.78
	682044.9315	1534071.2655	N82°22'42"E	39.49

	682050.1691	1534110.4067	N70°37'53"W	182.28
	682110.6213	1533938.4429	N30°44'48"W	136.31
End	682227.7710	1533868.7553		

Error of Closure 1 : 464054
Departure in Y (Northing): -0.0070
Departure in X (Easting): -0.0065

Adjacent Landowners
300'



Township: 20 Range: 15 Section: 26

ParcelView 4.0.1

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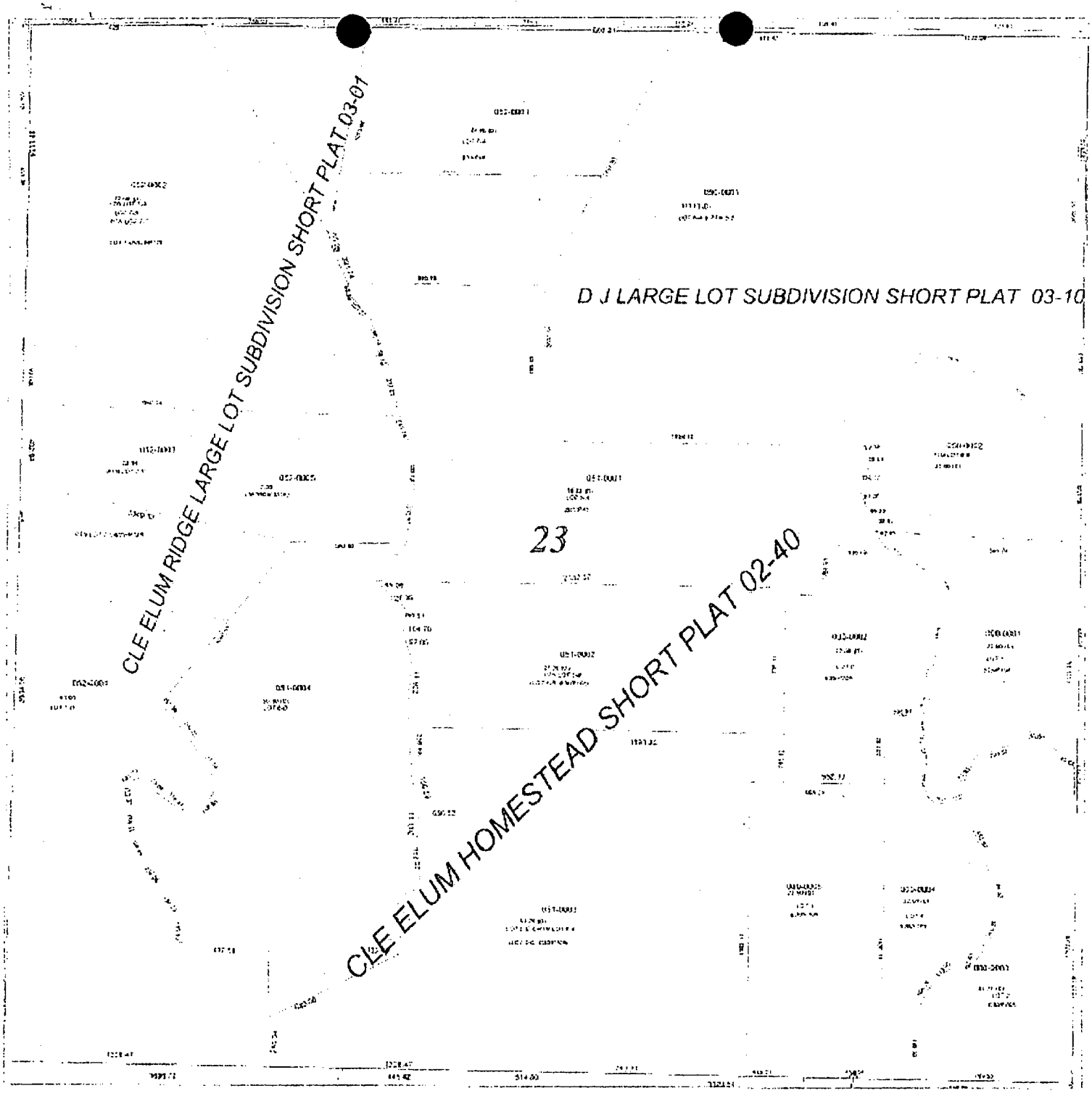

Township: 20 Range: 15 Section: 23

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Screen Print from AbleTerm session (WATS) 02:17 PM 03/14/2006

- - Property Data Selection Menu - -

Prop ID: P19164 (Real Property)
Xref ID: 20-15-26057-0002
Legal : ACRES 60.30, BROOKSIDE TRAILS WEST; LOT 11-B; SEC. 26, TWP.

~~KITTITAS MEADOWS LLC~~ Highmark Reserves, LLC
~~315 39TH AVE SW, #6~~ 301 W. 1st St. #B
~~PUYALLUP, WA 98373~~ Cle Elum, WA 98922

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 60.30 Acres
Neighborhood: Loc: BKSTRL
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 8.11
Special Assessments : 18.10
*** No Taxes Due ***

2007 Property Values

Buildings	$	0 (+)
Timber Land	$	950 (+)
Total Market	$	950 (=)
Assessed=Taxable	$	950

(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: __

Subject property

Screen Print from AbleTerm session (WATS) 02:17 PM 03/14/20

- - Property Data Selection Menu - -

Prop ID: P18325 (Real Property)
Xref ID: 20-15-26010-0010
Legal : ACRES 24.00, CD. 6283-5-1; SEC. 26, TWP. 20, RGE. 15; PTN. NE1/4

ANDRUS, CORY W ETUX
PO BOX 785
CLE ELUM, WA 98922

Levy Code : 031
Prop Link :
Situs Addr: 140 BIGBUCK RIDGE RD
CLE ELUM, WA 98922
2007 Exemptions:
ABC Freeze:

Land Use : 088 24.00 Acres
Neighborhood: Loc: R15T20
Living Area : YB:

2005 Tax Status

Current Levied Taxes : 3.42
Special Assessments : 15.60
*** No Taxes Due ***

2007 Property Values

Buildings	$	0	(+)
Timber Land	$	400	(+)
Total Market	$	400	(=)
Assessed=Taxable	$	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: __

Screen Print from AbleTerm session (WATS) 02:17 PM 03/14/2006

- - Property Data Selection Menu - -

Prop ID: P19165 (Real Property)
Xref ID: 20-15-26057-0003
Legal : ACRES 80.00, BROOKSIDE TRAILS WEST; LOT 11-C; SEC. 26, TWP.

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

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 80.00 Acres
Neighborhood: Loc: BKSTRL
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 13.20
Special Assessments : 23.10
*** No Taxes Due ***

2007 Property Values

Buildings	$	0	(+)
Timber Land	$	1,580	(+)
Total Market	$	1,580	(=)
Assessed=Taxable	$	1,580	

(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: _

Screen Print from AbleTerm session (WATS) 02:16 PM 03/14/20(

- - Property Data Selection Menu - -

Prop ID: P613134 (Real Property)
Xref ID: 20-15-26057-0001
Legal : ACRES 60.00, BROOKSIDE TRAILS WEST; LOT 11-A; SEC. 26, TWP.

BROOKSIDE TRAILS WEST LLC
315 39TH AVE SW #8
PUYALLUP, WA 98373

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 60.00 Acres
Neighborhood: Loc: BKSTRL
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 10.25
Special Assessments : 18.10
*** No Taxes Due ***

2007 Property Values

Buildings	$	0	(+)
Timber Land	$	1,240	(+)
Total Market	$	1,240	(=)
Assessed=Taxable	$	1,240	

(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: __

Screen Print from AbleTerm session (WATS) 02:12 PM 03/14/2006

- - Property Data Selection Menu - -

Prop ID: P19168 (Real Property)
Xref ID: 20-15-23052-0004
Legal : ACRES 63.00, CLE ELUM RIDGE
LARGE LOT SUBDIVISION SHORT PLAT

BERRY, DAVID G
PO BOX 654
PORT ORCHARD, WA 98366

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 63.00 Acres
Neighborhood: Loc: 03-01
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 12.80
Special Assessments : 15.60
*** No Taxes Due ***

2007 Property Values

Buildings	$	0 (+)
Timber Land	$	1,510 (+)
Total Market	$	1,510 (=)
Assessed=Taxable	$	1,510

(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: __

Screen Print from AbleTerm session (WATS) 02:13 PM 03/14/2006

- - Property Data Selection Menu - -

Prop ID: P19160 (Real Property)
Xref ID: 20-15-23051-0004
Legal : ACRES 50.00, CLE ELUM HOMESTEAD SHORT PLAT 02-40; LOT 6-D; SEC.

CLE ELUM HOMESTEAD LLC
PO BOX 654
PORT ORCHARD, WA 98366

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 50.00 Acres
Neighborhood: Loc: 02-40
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 13.20
Special Assessments : 15.60
*** No Taxes Due ***

2007 Property Values

Buildings	$	0	(+)
Timber Land	$	1,610	(+)
Total Market	$	1,610	(=)
Assessed=Taxable	$	1,610	

(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: _

Screen Print from AbleTerm session (WATS) 02:13 PM 03/14/2006

- - Property Data Selection Menu - -

Prop ID: P19159 (Real Property)
Xref ID: 20-15-23051-0003
Legal : ACRES 50.00, CLE ELUM HOMESTEAD SHORT PLAT 02-40; LOT 6-C; SEC.

CLE ELUM HOMESTEAD LLC
PO BOX 654
PORT ORCHARD, WA 98366

Levy Code : 031
Prop Link :
Situs Addr:

Land Use : 088 50.00 Acres
Neighborhood: Loc: 02-40
Living Area : YB:

2007 Exemptions:
ABC Freeze:

2005 Tax Status
Current Levied Taxes : 7.87
Special Assessments : 15.60
*** No Taxes Due ***

2007 Property Values

Buildings	$	0	(+)
Timber Land	$	940	(+)
Total Market	$	940	(=)
Assessed=Taxable	$	940	

(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: __

Kittitas County
Community Development Services

Darryl Piercy, Director

June 21, 2006

Cruse and Associates
217 E Fourth St
Ellensburg, WA 98926

RE: Sunny Ridge Farms (SP-06-33)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the Sunny Ridge Farms Short Plat No. 2006-33 is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-33
2. This land lies within the boundaries of the Cascade Irrigation District. The applicant will need to contact the Cascade Irrigation District for requirements that need to be met prior to approval of this short plat.
3. Pursuant to Kittitas County Code 16.18.080, a plat note regarding the irrigation systems is required. The note shall read as follows: "System required when in any plat of property platted after the effective date of the ordinance codified in this article, where the size of the lots is three acres or less, the owner or lessee of such 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), 1984)."
4. . Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "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 36.70A.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).
5. Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. **Please see the document for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Sunny Ridge Farms may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after July 7, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Comments may be received at the Kittitas County Community Development Services Department (411 N. Ruby, Suite 2, Ellensburg, WA. 98926) for 15 days ending on July 7, 2006 at 5:00 p.m.

Sincerely,

Scott Turnbull,
Staff Planner
Kittitas County Community Development Services Department
(509) 962-7539
CC: Required parties (KCC 15A)

Scott -
For your
REVIEW
- Susan

KITTITAS COUNTY BOARD OF ADJUSTMENT

June 14, 2006 - 7:00 PM - Commissioners Auditorium

MINUTES

I. Call to Order.

Chairman Chance called the regular meeting of the Board of Adjustment to order at 7:00 p.m.

II. Roll Call

Those present: Chairman Roy Chance, Dick Kloss, Frank Jones, Daryl Akkerman and Stan Bossart.

Also present: Staff Planners Noah Goodrich, Scott Turnbull, Joanna Valencia and Patrick Butler, Clerk of the Board Susan Barret and approximately17 people representing public and applicant interests.

III. Correspondence.

The Clerk reports no new correspondence.

IV. Minutes - April 12, 2006, April 19, 2006, May 10, 2006, May 17, 2006

Richard Kloss moved to approve the minutes as submitted. Frank Jones seconded and the motion carried.

VI. Declarations of Disclosure.

Stan Bossart disclosed that he owns a rock business, stating that he would like to remain for the Beedle CUP hearing but would abstain from the vote.

VII. Old Business

A. MILLER CONDITIONAL USE PERMIT (C-06-07)

Frank Jones moved to approve the Miller Conditional Use Permit (C-06-07) Findings of Fact and Conclusions of Law as submitted. Darryl Akkerman seconded, the motion carried, and the document was signed by the Chair.

B. WARD VARIANCE (V-06-02) APPEAL

Frank Jones moved to approve the Ward Variance (V-06-02) Appeal Findings of Fact and Conclusions of Law as submitted. Stan Bossart seconded, the motion carried, and the document was signed by the Chair.

VIII. New Business

A. HUNDLEY CUP-06-04

The Chair opened the hearing to the Hundley Conditional Use Permit.

Staff Planner Noah Goodrich read into the record his staff report. Attached hereto and incorporated herein is a copy of that staff report and submitted as **Exhibit A** Public Works comments dated June 14, 2006.

The chair opened the hearing to applicant presentation.

Rick Hundley, 851 Prairie Lane, Cle Elum, the applicant stated that the intended use would be for small group lodging that would help defray the cost of the home and property. **Jones** questions the number of people that would be housed; the neighboring property ownership and build out of the area. **Hundley** responded that eight people could be housed, and clarified surrounding property ownership and access.

The Chair opened the hearing to public testimony.

Guy Drew, 321 Shaft Street, spoke in favor of this project.

The Chair opened the hearing to deliberation and motion.

Richard Kloss moved to approve the* HUNDLEY CUP-06-04 with the recommended conditions and suggested findings of fact as submitted. *The motion was seconded by Stan Bossart. The motion was carried by a 5/0 poll of the Board.

B. BEEDLE CUP-06-09

The Chair opened the hearing to the Beedle Conditional Use Permit.

Staff Planner Noah Goodrich read into the record his staff report. Attached hereto and incorporated herein is a copy of that staff report and submitted as **Exhibit B**, Public Works comments dated June 14, 2006. **Bossart** asked if a conditional use permit had previously been issued for this property. **Goodrich** responded that there was nothing on file in the parcel history.

The chair opened the hearing to applicant presentation.

John Ufkes, PO Box 499, Ellensburg, representing the applicant submitted a parcel map into the record as **Exhibit C**.

Scott Hackney, PO Box 478, Preston, expressed his vision of the project. **Kloss** questioned how the dust will be controlled. **Hackney** stated that intended landscaping will keep the dust down. **Jones** questioned the traffic in the area. **Goodrich** responded that a traffic study was not required by Public Works.

The Chair opened the hearing to public testimony.

Maria Fischer, 203 North First Street, Roslyn, representing the Roslyn Riders stated that their main concern is the increased traffic and access on the 245 Road and the effect that this potential business may have on their riding events and historic club. She then read into the record part of the RCW 36.70A.360 on Master Planned Resorts stating that the Beedle property is not in an Urban Growth Area of either Roslyn or Cle Elum. **Bossart** questioned if parking was sufficient for their events. **Fischer** stated there was and gave specifics.

Goodrich stated that, as per Public Works comments, parking will not be permitted on No.245 Road or SR-903.

Guy Drew, 321 Shaft Street, Roslyn, representing himself and neighbors stated the main concern is the heavy truck traffic on back roads, and the impact on pedestrian and horse traffic on these roads. He questions why these trucks are using back roads and not SR 903 and the new county roundabout. He stated that if this project is passed forward, that conditions be set to control the truck traffic, to provide truck routes and turn lanes to protect the public. Drew submitted 7 photos into the record as **Exhibit D 1-7** and a written statement from the Roslyn Riders as **Exhibit D 8**.

Don Oakland, 550 Shaft Street, adjoining landowner spoke against the CUP primary concerns being the noise, dust, and truck traffic. **Bossart** questioned how high the fence would have to be to block his property. **Oakland** stated six feet would be a minimum.

Sherry Oakland, 550 Shaft Street, spoke against the project and reiterated that there will be a lot of noise, dust, and traffic.

The Chair opened the hearing to deliberation and motion.

Akkerman asked **Bossart** for his expertise on the rock business. **Bossart** stated the noise in a residential area is a concern. **Akkerman** stated that the area is growing and that these supplies will be brought in. **Bossart** stated that the Boards concerns should center on the issues of noise, dust, hours of operation, lighting, and consumer traffic. **Chance** voiced concern over the permitted conditional uses of the ag-3 zone and that this project may not be an allowed use. **Goodrich** clarified the use as commercial, wholesale-retail sale of rock and home occupation. Upon review of the criteria **Chance** submits that this does not satisfy the criteria and that is may be detrimental to the surrounding neighborhood. **Kloss** stated this did not meet the definition of home occupation.

Richard Kloss moved to deny the* BEEDLE CUP-06-09. *The motion was seconded by Frank Jones and the motion carried by a 4/0/1 poll of the Board, with Bossart abstaining.

C. COOPER CUP-06-14

The Chair opened the hearing to the Cooper Conditional Use Permit.
Staff Planner Scott Turnbull submitted into the record as **Exhibit E**, comments from the Department of Archaeology & Historic Preservation, then presented his staff report. Attached hereto and incorporated herein is a copy of that staff report.

The chair opened the hearing to applicant presentation.

Eric Cooper, 901 Overlook, Ellensburg, stated the intended use of the accessory dwelling would be to care for his aging mother and that this has been the intent all along and therefore incorporated throughout the building process to provide for those additional water and septic needs. **Bossart** questioned the archaeological project in relation to the property, discussion ensued without resolution.

The Chair opened the hearing to public testimony.

Teri McPherson, 971 Overlook Road, Ellensburg, questioned if the property would be subdivided and stated that she was denied a similar request in the past. **Turnbull** responded that this code is new as of January 2006. **Jones** asked for clarification on the code. **Joanna Valencia** gave a brief explanation and description of the Accessory Dwelling Unit code. Further discussion ensued. **McPherson** then questioned the water availability. Chance questioned if

McPherson was opposed to this project. She responded that she had questions that have been addressed and sees no problem at this time.

Brian Woods, Aqua Man Pump Services, gave statistics from the well and details of the system design.

The Chair opened the hearing to deliberation and motion.

Frank Jones moved to approve the* COOPER CUP-06-14. *The motion was seconded by Stan Bossart and the motion carried by a 5/0 poll of the Board.

Frank Jones moved to approve as written the COOPER CUP-06-14 suggested findings of fact to and authorization for the chair to sign the final document outside of the public meeting. The motion was seconded by Stan Bossart and carried by a 5/0 poll of the Board.

D. WEBB CUP 06-17

The Chair opened the hearing to the Webb Conditional Use Permit.

Staff Planner Scott Turnbull presented his staff report. Attached hereto and incorporated herein is a copy of that staff report.

The chair opened the hearing to applicant presentation.

Matt Webb, 111 Stone Tree Lane, applicant stated that he would like to build a small guest house to live in while building his home and submitted into the record as **Exhibit F** a drawing of the project. Discussion ensued related to building details.

The Chair opened the hearing to public testimony. No public testimony was heard.

The Chair opened the hearing to deliberation and motion.

Richard Kloss moved to approve the WEBB CUP 06-17 with the suggested findings of fact as presented with the authorization for the chair to sign the final document outside of the public meeting. The motion was seconded by Daryl Akkerman and the motion carried by a 5/0 poll of the Board.

With no further business, the meeting was adjourned at 9:13 p.m. The next regularly scheduled meeting is July 12, 2006.

_____

Susan Barret, Clerk of the Board

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

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

KITTITAS MEADOWS LLC
315 39TH AVE SW #8
PUYALLUP, WA 98373

BROOKSIDE TRAILS WEST LLC
315 39TH AVE SW #8
PUYALLUP, WA 98373

CORY ANDRUS
PO BOX 785
CLE ELUM, WA 98922

CLE ELUM HOMESTEAD, LLC
PO BOX 654
PORT ORCHARD, WA 98366

JAMES MUHLBEIER
21403 SE 16TH PL
SAMMAMISH, WA 98075

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

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

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Description _____

File Name _____

Parent Document _____