

Cle Elum Properties Plat P-06-15

[illegible]

KITITAS COUNTY, WASH.

411 N. Ruby Suite #2
ELLENSDUNG, WA 98026**CASH
RECEIPT**

Date

5.11.00

043600

Received From

MIDDEN VALLEY ESTATES LLC

Address

10454 151st AVE. SE
KENTON, WA 98050

Dollars \$

1915.00

For

LONG PLAT APPLICATION (14 LOTS - CH ELMAN
PROPERTY (151st) PW-8340, FH-9025, COS \$3000,
SEA-\$200**ACCOUNT****HOW PAID**

AMT. OF ACCOUNT			CASH		
AMT. PAID	1915.00		CHECK	1915.00	
BALANCE DUE			MONEY ORDER ☐		
			CREDIT CARD ☐		

By

Anthony Allen

KITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

Date

6-7-01

051545

Received From

Hidden Valley Estates

Address

16954 151st Ave SE
Renton, WA 98058

Dollars \$ 882.50

For

Long Plat App Resubmittal - Cle Elum Properties
Ph: 509-717-1170 Fax: 509-312-5000 EDS 400 P/O 15

ACCOUNT

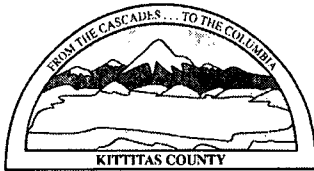
HOW PAID

AMT. OF ACCOUNT			CASH		
AMT. PAID	882	50	CHECK	882	50
BALANCE DUE			MONEY ORDER ☐		
			CREDIT CARD ☐		

RECEIVED

By

L. Swenberg



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Dan Valoff, Staff Planner
DATE: July 10, 2007
SUBJECT: Cle Elum Properties Preliminary Plat (P-06-15)

I. BACKGROUND INFORMATION

Proposal: Cle Elum Preliminary Plat Application to divide 42.30 acres into 14 lots in the Ag-3 zone. These lots range from 3.01 acres in size to 3.08 acres. Proponent: Cle Elum Properties LLC., landowner.

On March 29, 2006 Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005. A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.

The Board of County Commissioners held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

On April 20, 2007 Community Development Services and Public Works reviewed the final mylars submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval.

In order to receive approval the project must be brought back before the Planning Commission to facilitate public comment and provide an opportunity for Kittitas County to review the proposed changes.

On June 7, 2007 Mark Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.

On June 14, 2007 Community Development Services issued the Notice of Application. 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.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. 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 property is currently zoned Ag-3. The purpose and intent of the agricultural (Ag-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. Ag-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Minimum Lot Size: KCC 17.28.030 the minimum residential lot size shall be three acres in the agricultural zone. The overall density of any residential development shall not exceed one dwelling for each three acres. Structural Setback requirements: KCC 17.28.040- 25' from the front, 5' from the sides, and 25' from the rear property lines.

Environmental Health: Individual wells and onsite individual septic systems are proposed.

Transportation: Access to the plat will be via private access easements off of Leo Lane which again comes off of Hidden Valley road. This proposal must adhere to all current road standards required by Kittitas County Department of Public Works. This proposal must also comply with all guidelines set forth within the International Fire Code (IFC) and all its appendices.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services Department on June 7, 2007. The Notice of application was issued on June 14, 2007. 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.

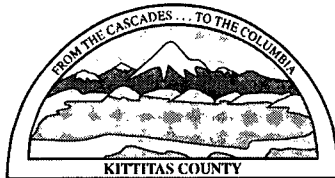
Written Testimony: Comments were received from Department of Ecology, and Kittitas County Department of Public Works.

State Environmental Policy Act: A Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006.

IV. SUGGESTED FINDINGS OF FACT

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

1. The Planning Commission finds that Cle Elum Properties LLC., landowner, re-submitted a complete application to the Community Development Services Department on June 7, 2007.
2. The Planning Commission also finds that said development application included a preliminary plat (Cle Elum Properties Plat P-06-15) depicting the division 42.30 acres into 14 lots. The lots range in size from 3.01 acres to 3.08 acres in size.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 14, 2007.
4. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners as required by law.
5. The Planning Commission finds that a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006.
6. The Planning Commission finds that an open record hearing was held on July 10, 2007 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that additional conditions **are/are not** necessary to protect the interest.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II

DATE: July 9, 2007

SUBJECT: Cle Elum Properties Revised Plat

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

- ☐ "Preliminary Approval" has been granted, based on the information provided.
 - ☒ **"Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
 - ☐ "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

1. Comments Received from WSDOT: During the original comment period for the Cle Elum Properties Plat our department received copies of the comments submitted by Bill Preston, Regional Planning Engineer for the Washington State Department of Transportation (WSDOT). In the letter dated 7/19/06 Mr. Preston mentions the need for improvements at the intersection of Hidden Valley Road and State Highway 970, specifically stating that the intersection has substandard sight distance in the westbound direction and recommends that left-turn channelization would improve the safety and operation of the highway. He goes on to say "The WSDOT does not have any funding for this improvement" and that "Since development is driving the need for channelization, we strongly recommend that the County require pro rata contributions from the developers for improvements to the SR970/Hidden Valley Road intersection".

Kittitas County Public Works does not currently have a mechanism in place that would allow us to collect pro rata contributions from developers to pay for new or future off site improvements. However, we are looking into the matter and have had several discussions with the applicant and WSDOT personnel on the subject.

Our department received a revised plat application on 6/7/07. As I understand it, it was determined that the plat had significantly changed from the original plat application. The plat was re-noticed for public comment and will be going before the Planning Commission on 7/10/07. The following comments are intended to address these revisions:

2. Changes to the Circular Road System: The original preliminary plat depicted a 60' access and utility easement that, essentially, serves the lower lots 9 thru 14. The revised application changes the 60' access and utility easement to a "non-motorized trail and utility easement and provides access to lots 10, 11, 12 and 13 via (2) separate joint-use driveways, which is allowed by current Kittitas County Road Standards.
3. Revised Access to Serve Additional Lots: A note was added to the revised application that states: *Easement shall also serve as access to lots 1 & 2 of the Hidden Valley Estates Plat.* It is my understanding that the existing easement that originates from Leo Lane only allows access to the (2) parent parcels for the Kittitas Foothills Plat (20-17-32000-0001) and the Cle Elum Properties plat (20-17-32000-0005) and access to the Hidden Valley Estates is not allowed. This issue shall be resolved prior to final plat approval.
4. 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 current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
5. Private Road Improvements: The main access road that originates from Leo Lane shall meet or exceed current Kittitas County Road Standards for a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 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 this development or roads that provide access to this 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.
6. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
7. Lots 8 & 9, 10 & 11 and lots 12 & 13 Joint-Access Driveway: Individual joint-use driveways shall serve lots 8 & 9, 10 & 11 and lots 12 & 13, as shown on the face of the plat. These joint-use driveways shall serve no more than two tax parcels each and meet or exceed the requirements for a joint-use driveway as described below.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. Lot 14 Access: The revised application proposes lot 14 to be served via the 30' access easement, as shown on the face of the plat. If it is determined that this access can also serve lots 1 and 2 of the Hidden Valley Estates Plat then 3 or more lots would be served and a High-Density Private Road shall be required. This would require a minimum 40' wide access easement as well as meeting the following requirements:

High-Density Private Road Improvements for 3 to 14 Lots: Access shall be constructed to meet or exceed the requirements of 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 this development or roads that provide access to this 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.
9. Plat Notes: Plat notes shall reflect the following:
- a. 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 building permit for this plat.
 - b. 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. 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. Said easement shall also be used for irrigation
10. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
11. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

12. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
13. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
14. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
15. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

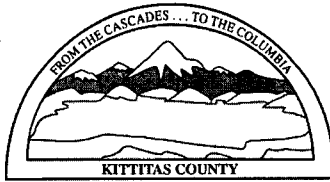
Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of 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
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.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Noah Goodrich, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *fe*
DATE: April 18, 2007
SUBJECT: Cle Elum Properties Plat

RECEIVED
APR 18 2007
KITTTITAS COUNTY
CDS

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

- ☐ "Preliminary Approval" has been granted, based on the information provided.
- ☒ **"Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- ☐ "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. 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 current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 12% rolling or mountainous.

Page 1 of 5

- 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 this development or roads that provide access to this 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.
3. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Lots 8 thru 12 Joint-Access Driveway: Joint-use driveways shall serve lots 8 & 9, 10 & 11 and lots 12 & 13. These joint-use driveways shall serve no more than two tax parcels.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Lot 14 Access: Lot 14 shall be served via the 30' access easement, as shown on the face of the plat. Since this access is also identified as serving lots 1 and 2 of the Hidden Valley Estates Plat then a High-Density Private Road shall be required.

Note: Serving lots 1 and 2 of the Hidden Valley Estates Plat brings the total lot count served by this private road to 40 lots any additional lots served by this access shall require a second access, as required by current Kittitas County Road Standards:

The proposed access shall meet or exceed the high-density road requirements as shown below. Access shall be constructed as a High-Density Private Road and serve no more

than 14 tax parcels. Any further subdivision or lots to be served by proposed access may result in further access requirements.

- 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.
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- i. All roads located within this development or roads that provide access to this 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 County Road.

6. Plat Notes: Plat notes shall reflect the following:

- a. 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 building permit for this plat.
- b. 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.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. 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.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- f. 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. Said easement shall also be used for irrigation
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

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 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

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."

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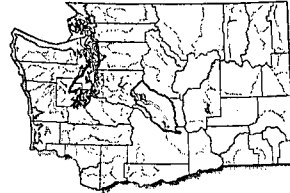
STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490 JUN 28 2007

RECEIVED

**KITTITAS COUNTY
ODS**

June 27, 2007



Your address
is in the
Upper
Yakima
watershed

Dan Valoff
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Valoff:

Thank you for the opportunity to comment on the short plat division of 42.30 acres into 14 lots, proposed by David Peterson [P06-15]. We have reviewed the application and have the following comment.

Water Resources

Ecology believes Cle Elum Properties Plat (P-06-15) is related to Kittitas Foothills Plat (P-06-12) and Hidden Valley Estates Plat (P-06-19). All three SEPA checklists were submitted to Kittitas County Community Development Services in Spring 2006. According to WAC 197-11-060(b), proposals that relate to each other shall be evaluated in the same environmental document.

Furthermore, no water right records associated with this property were found in the Central Regional Office.

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.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption. Parcel number 2017320000005 owned by Cle Elum Properties LLC, parcel number 2017320000001 owned by Kittitas Foothills LLC, and parcel number 2017320000028 owned by Hidden Valley Estates LLC, all submitted to Kittitas County Community Development Services, appear to be a single project and would be limited to one exemption withdrawal according to the above AGO Opinions. The adjacency of the parcels, the common road(s) involved all point in the direction of a single project. Therefore, the wells proposed to serve all lots located in all subject subdivisions, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.

All three subdivisions in combination consist of 35 lots. An average residence uses 400 gallons of water per day. If all three subdivisions are the same development, 14,000 gallons per day would be required and would therefore require a permit from the Department of Ecology. Ecology requests the subdivision proponents to factually demonstrate that the three proposed subdivisions are not part of the same development.

According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will reside in the proposed development. 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. 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.

Mr. Valoff
June 27, 2007
Page 3 of 4

Ecology requests a copy of Kittitas County Community Development Services' decision regarding this short plat and copies of all notices or correspondence issued relating to this application. If you have any questions concerning the above comments, please contact Breean Zimmerman at (509) 454-7647 or bzim461@ecy.wa.gov.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the proponent is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to burn trees or debris from the property. Only natural unprocessed vegetation may be burned in an outdoor fire. **If the proponent is inside the UGA, they must use an alternative to burning.**

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before developing property, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre

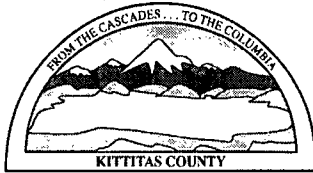
Mr. Valoff
June 27, 2007
Page 4 of 4

of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Ray Latham (509) 575-2807 with questions about this permit.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

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



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Interested Departments and Agencies with jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner
Community Development Services

Date: June 14, 2007

Subject: **CLE ELUM PROPERTIES PLAT, 14-LOT PLAT (File # P-06-15):**
David Peterson, landowner, has re-applied for a 14-lot preliminary plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within portions of the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

Community Development Services pursuant to 43.21.C RCW (SEPA) issued a Mitigated Determination of Nonsignificance (MDNS) on May 9, 2007. Attached is the Long Plat application and related materials for your review. Please send any comments you may have regarding this application prior by June 29, 2007 at 5:00 p.m. to Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg, WA 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with Kittitas County Community Development Services by calling (509) 962-7506 prior to attending.

Written Comments Must be Submitted No Later than June 29, 2007 at 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Notice of Application

Cle Elum Properties

P-06-15

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 7, 2007 receive a complete revised application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

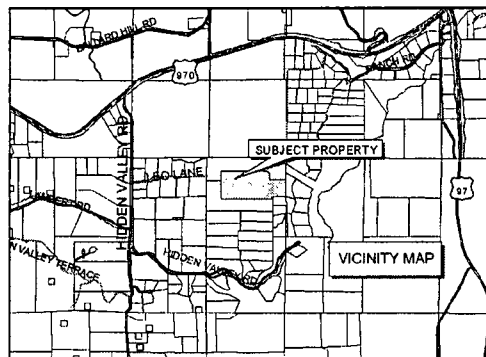
Any person desiring to express their views or to be notified of the action taken on this application should contact Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

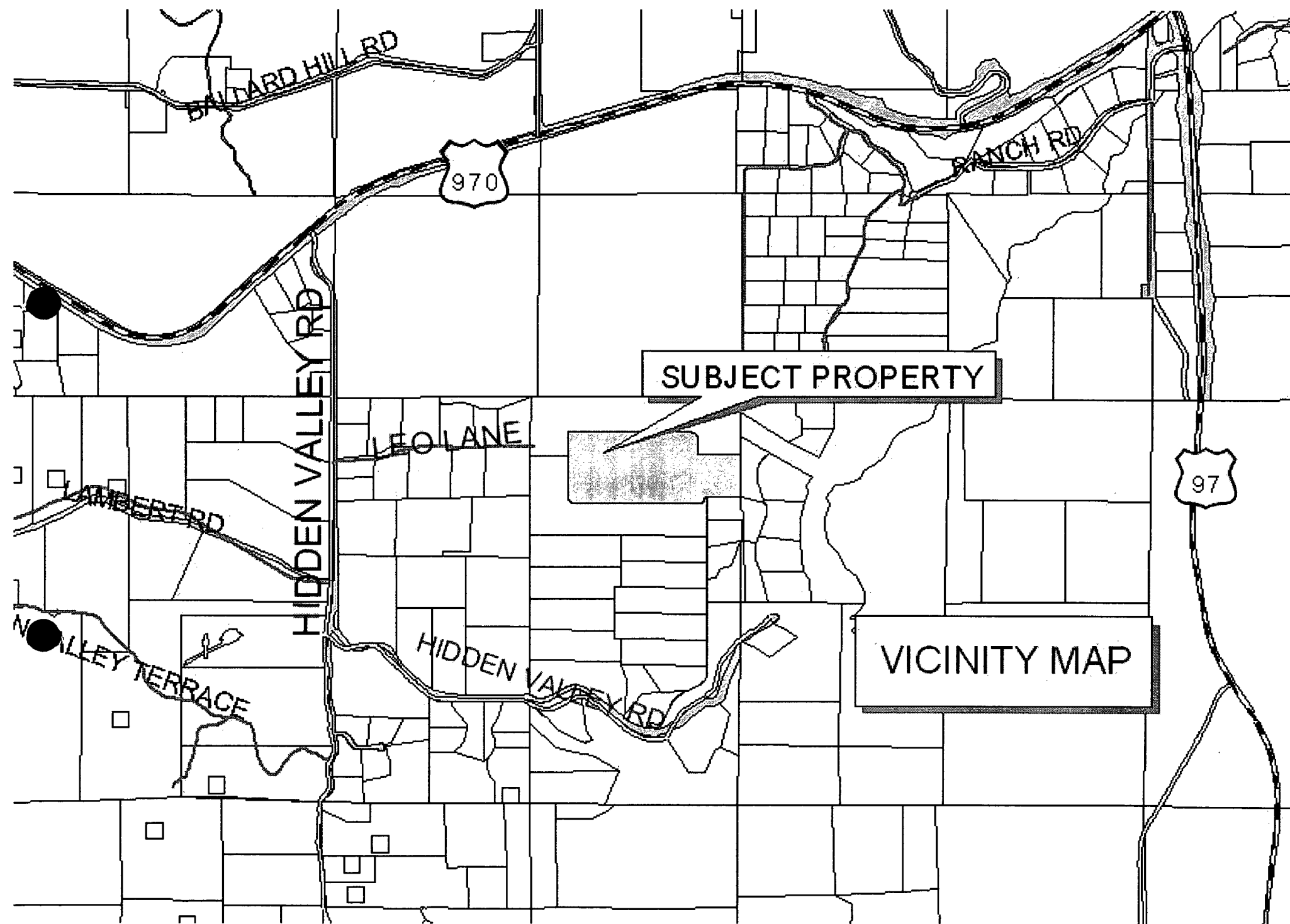
Written comments from the public may be submitted to CDS no later than June 29, 2007 at 5:00 p.m. Community Development Services pursuant to 43.21.C RCW (State Environmental Policy Act) issued a Mitigated Determination of Nonsignificance (MDNS) for this project on May 9, 2007.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS at (509) 962-7506 prior to attending.

Date: June 11, 2007

Publish: June 14, 2007

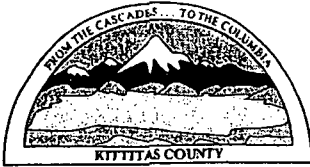




P-06-15

Cle Elum Properties
Plat

Oversize
document
to be inserted
here



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

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
- ☐ 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)

Already submitted

OPTIONAL ATTACHMENTS

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

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

\$ 952.50

FEES:

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

\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;

\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

*Please Expedite
Thanks!*

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE			
SIGNATURE	DATE	RECEIVED	DATE STAMP HERE
<i>[Signature]</i>	<i>6/7/07</i>	<i>[Stamp]</i>	<i>6/7/07</i>
NOTES			

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1

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

Name: David Peterson
Mailing Address: 73 Salmon Beach
City/State/ZIP: Tacoma, WA 98407
Day Time Phone: 253-222-8480
Email Address: dpeterson@windermere.com

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

Agent Name: Marc Kirkpatrick
Mailing Address: 108 E. 2nd Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

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: xxx Hidden Valley Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: See attached from Stewart Title

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

This is a re-submittal so all the information should be available to you on the mylars. There are 14 lots at the end of Leo Lane. Water will be supplied by individual wells and there will be septic systems with drain fields on each lot. Underground utilities are being provided (electric & phone) and the roads will meet private county road standards.

9. Are Forest Service roads/easements involved with accessing your development? Yes ☒ No ☐ (Circle)

If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Hidden Valley Road

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

Signature of Authorized Agent:

Date:

X Mark Kirkpatrick

6-7-07

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

Date:

X Jaime D. Renteria

6-07-07

I have submitted $\frac{1}{2}$ fee as Don Veloff said I would need to do, however I would like to talk more about the validity of charging a fee again for the minor change that CDS is requiring.

Thanks!

stewart[®]

title of kittitas county

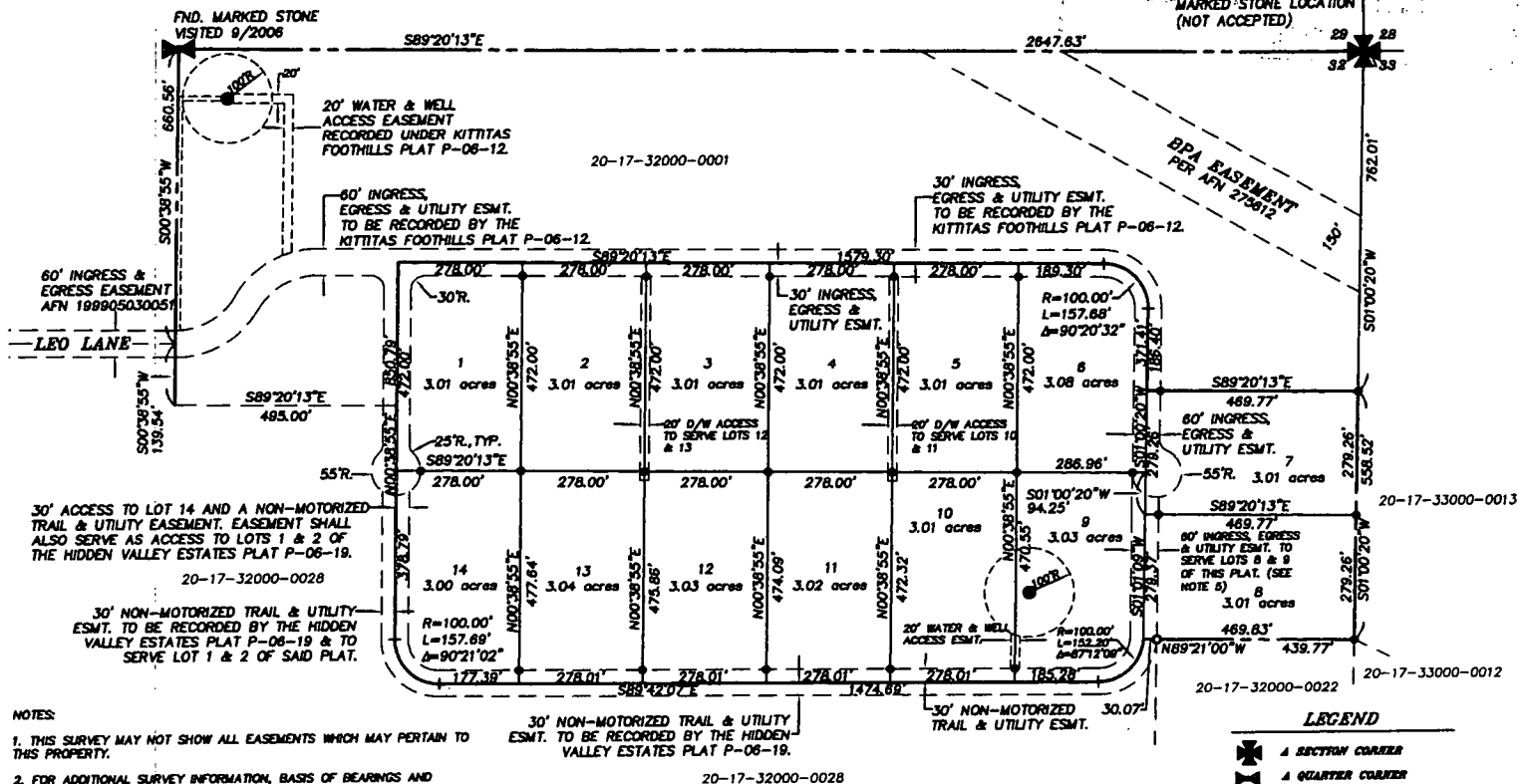
Parcels 2, 6 & 7 of that certain survey recorded February 13, 2006, in Book 32 of Surveys, Page 65, under Auditor's File No. 200602130045, records of Kittitas County, State of Washington; being a portion of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington.

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.

KITTITAS COUNTY, WASHINGTON

FIND MARKED STONE
VISITED 1/1998
FIND. CONCRETE MONUMENT
12/2005 W/BRASS CAP
0.54' N1704°37'E FROM
MARKED STONE LOCATION
(NOT ACCEPTED)



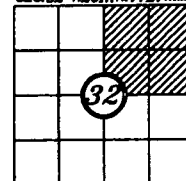
NOTES:

- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 82, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- 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.
- EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.

GRAPHIC SCALE



INDEX LOCATION:
SEC. 32 T.20N. R.17E. W.M.



LEGEND

- ✱ SECTION CORNER
- ✱ QUARTER CORNER
- SET 1/4" REBAR LSH 18008
- FOUND REBAR
- ⊙ WELL

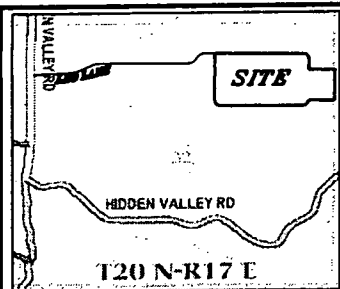
Encompass
ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	03/07	05751
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 5



VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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., 200____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0005 (12582)

DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

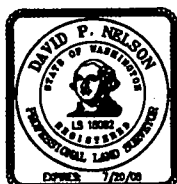
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

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



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

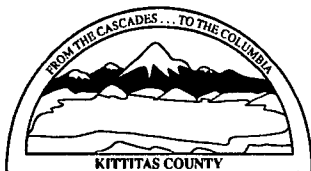
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC.

in FEB. 2008.

DAVID P. NELSON DATE

Certificate No. 18092



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: October 16, 2007

ACTION REQUESTED: Set Closed Record Meeting for the Cle Elum Properties Preliminary Plat (P-06-15) for November 6, 2007

BACKGROUND: Marc Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, submitted an application on March 29, 2006 for a 14 lot plat on approximately 42.30 acres. The lots range approximately 3-acres in size.

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

The subject property is located east of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N R17E WM., in Kittitas County. Map number 20-17-32000-0005.

Community Development Services issued a Notice of Application on April 18, 2006. The application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts.

Community Development Services issued a SEPA Mitigated Determination of Non Significance (MDNS) on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed.

The Planning Commission conducted an open record hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.

The Board of County Commissioners held a Closed Record meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

On November 21, 2006 the Board of County Commissioners signed Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

On April 20, 2007 Community Development Services and Public Works reviewed the final mylar drawings submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval. In order to receive approval the revised project was brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.

On June 7, 2007 Marc Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.

Community Development Services issued the Notice of Application on June 14, 2007.

The Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15) and directed staff to prepare Findings of Fact for the September 11, 2007 Planning Commission meeting.

INTERACTION:

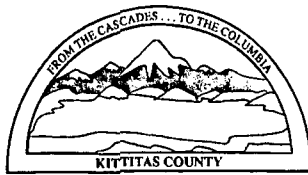
Kittitas County Public Works, Kittitas County Environmental Health, Kittitas County Fire Marshal, and the Department of Ecology.

RECOMMENDATION:

Staff recommends the Board set a closed record meeting for November 6, 2007 to consider the Planning Commission's recommendation for the Cle Elum Properties Preliminary Plat (P-06-15).

LEAD STAFF:

Dan Valoff, CDS Staff Planner



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:

October 16, 2007

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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Kittitas County Public Works, Kittitas County Environmental Health, Kittitas County Fire Marshal, and the Department of Ecology.

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LEAD STAFF:

Dan Valoff, CDS Staff Planner

Encompass

ENGINEERING & SURVEYING

108 East 2nd Street
Cle Elum, WA 98922

Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL

1023

TO Kittitas County CDS
411 Ruby St, Suite 2
Ellensburg WA 98926

DATE	10-2-07	JOB NO.	05751
ATTENTION	Dan Valoff		
RE:	Mylars for Cle Elum Properties		
	Plat P-06-15		
RECEIVED			

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

OCT 01 2007

Kittitas County
CDS

COPIES	DATE	NO.	DESCRIPTION
2	10-2	1	Sheet 1 of 5
1	"	2	Sheet 2 of 5
1	"	3	Sheet 3 of 5
1	"		Sheet 4 of 5
1			Sheet 5 of 5

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

-AGENDA-

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, September 11, 2007 @ 6:30 pm - COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

Procedure for Participation – Please Sign in Legibly - When Recognized:

- State your name, address and whether you are representing only yourself or others. All remarks/comments should be addressed to the Board as a body and not to any specific member or the audience. Questions should be addressed to the Chairman.
- Please limit Applicant Presentation to fifteen (15) minutes; Public Testimony to three (3) minutes.
- Submit all written comments or other media to the Planning Commission Clerk as an exhibit for the permanent record.

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

II. Correspondence

III. Minutes –August 28, 2007

IV. Old Business

A. Hungry Hill Plat (P-07-33)

Application for the division of three parcels totaling approximately 25.89 acres into a total of 8 lots ranging in size from 3.00 to 4.00 acres. Proponent: Chris Cruse of Cruse and Associates, authorized agent for Jim Anspach and Bill Bailey, landowners. Location: The property is located north of the City of Ellensburg, south of Hungry Junction Road and east of Reecer Creek Road, Ellensburg, WA 98926, and located in portions of Section 22, T18N, R18E, WM in Kittitas County. Tax parcel numbers are 18-18-22056-0001, 0002 and 0004.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

B. Cle Elum Properties Preliminary Plat (P-06-15)

A resubmitted application for a 14 lot plat on approximately 42.30 acres of land that is zoned Ag-3. Proponent: Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC, landowner. Location: East of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N, R17E, WM in Kittitas County. Tax parcel number 20-17-32000-0005.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

C. Pine Prairie Cluster Plat (P-07-13)

Application to divide 29.29 acres into six (6) lots. The lots are two-acres in size. 17.29 acres or 59% of the plat will be in open space for perpetuity in which pedestrian trails will wind up the hill and along the seasonal stream with benches for viewing wildlife and bird watching with picnic tables at two locations. There will be an outdoor riding arena on site. Proponent: Catherine Dunn, Terra Design Group, authorized agent for DK Consultants, landowner. Location: East of

the City of Cle Elum located off Bettas Road, Cle Elum, WA 98922, located in the southwest quarter of Section 9, T19N, R16E, WM in Kittitas County. Tax parcel numbers 19-17-09010-0008, 0009 & 0010.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

D. Aztec Estates Preliminary Plat (P-07-09)

Application to divide 21.04 acres into seven (7) lots. The lots are approximately 3 acres in size. Proponent: William D. Schmidt, landowner. Location: North of the City of Ellensburg located off of Wilson Creek Road, Ellensburg, WA 98926, located in the northwest ¼ of Section 32, T18N, R19E, WM in Kittitas County. Tax parcel numbers 18-19-32020-0026 & 18-19-32053-0004.

1. Board approval of Findings of Fact to support decision rendered at the August 28, 2007 Planning Commission meeting.

E. Happy Trails Plat (P-06-38)

Application for a 9-lot plat (Happy Trails Plat P-06-38) on 14.57 acres of land that is zoned Suburban. Proponent: Chris Cruse, authorized agent for Cruse and Associates, Tall Brothers Development LLC. Location: North of Kittitas Hwy. and west of No. 6 Road comprising a portion of the S ½ of Section 6, T17N, R19E, WM in Kittitas County. Tax parcel number 17-19-06040-0026.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Planning Commission deliberation.
5. Motion.

N VALLEY RD

30'

SITE

HIDDEN VALLEY RD

T20 N-R17 E

APPROVALS

KITITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES
PLAT 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., 200_____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200_____

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-17-32000-0005 (12592)

DATED THIS ____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES
PLAT HAS BEEN EXAMINED BY ME AND I FIND THE
PROPERTY TO BE IN AN ACCEPTABLE CONDITION
FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200_____

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200__.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____ CLERK OF THE BOARD

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

[illegible]

NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORRELATION WITH THE FOLLOWING SURVEYS OF RECORD:
BOOK 23 OF SURVEYS, PAGE 10,
BOOK 27 OF SURVEYS, PAGE 181,
BOOK 29 OF SURVEYS, PAGE 80,
BOOK 32 OF SURVEYS, PAGE 63,
AND THE SURVEYS REFERENCED THEREON.
3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130043, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
4. KITITAS 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.
5. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
6. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL, AND UTILITY EASEMENT.

20-17-32000-0028

GRAPHIC SCALE

(IN FEET)
1 track = 200 ft

INDEX LOCATION:
SEC. 32 T. 20 N. R. 17 E. W.M.

LEGEND

-  A SECTION CORNER
-  A QUARTER CORNER
-  SET 1/8 REBAR LSG 18092
-  FOUND REBAR
-  WELL
-  REMOVABLE BOLLARDS OR BARRIER

Encompass

ENGINEERING & SURVEYING

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

RECORDED'S CERTIFICATE

Filed for record this.....day of 20.....at.....M
In book....of.....at page.....at the request of

DAVID P. NELSON
Surveyor's Name

.....
County Auditor

.....
Deputy County Auditor

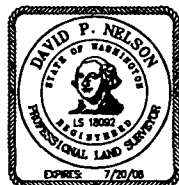
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Survey Recording Act at the
request of...CLE ELUM PROPERTIES LLC.....
In...FEB.....2006.

DAVID P. NELSON DATE
Certificate No. 18092

CLE ELUM PROPERTIES PLAT
PORTION OF THE NE1/4, SEC.32, T.20N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 5



Cle Elum Prop

Motion to approve, 2nd, vote 4/0/1 Eric

Pine Prairie P07-13

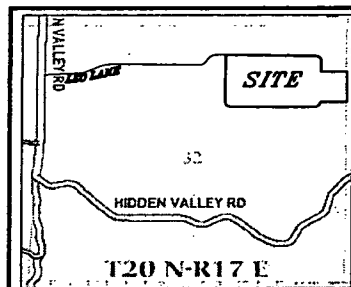
Larry should have abstained
not present @ staff
presentation

Motion to approve, 2nd vote: 4/0/1 Eric

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.

KITTITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0005 (12992)

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

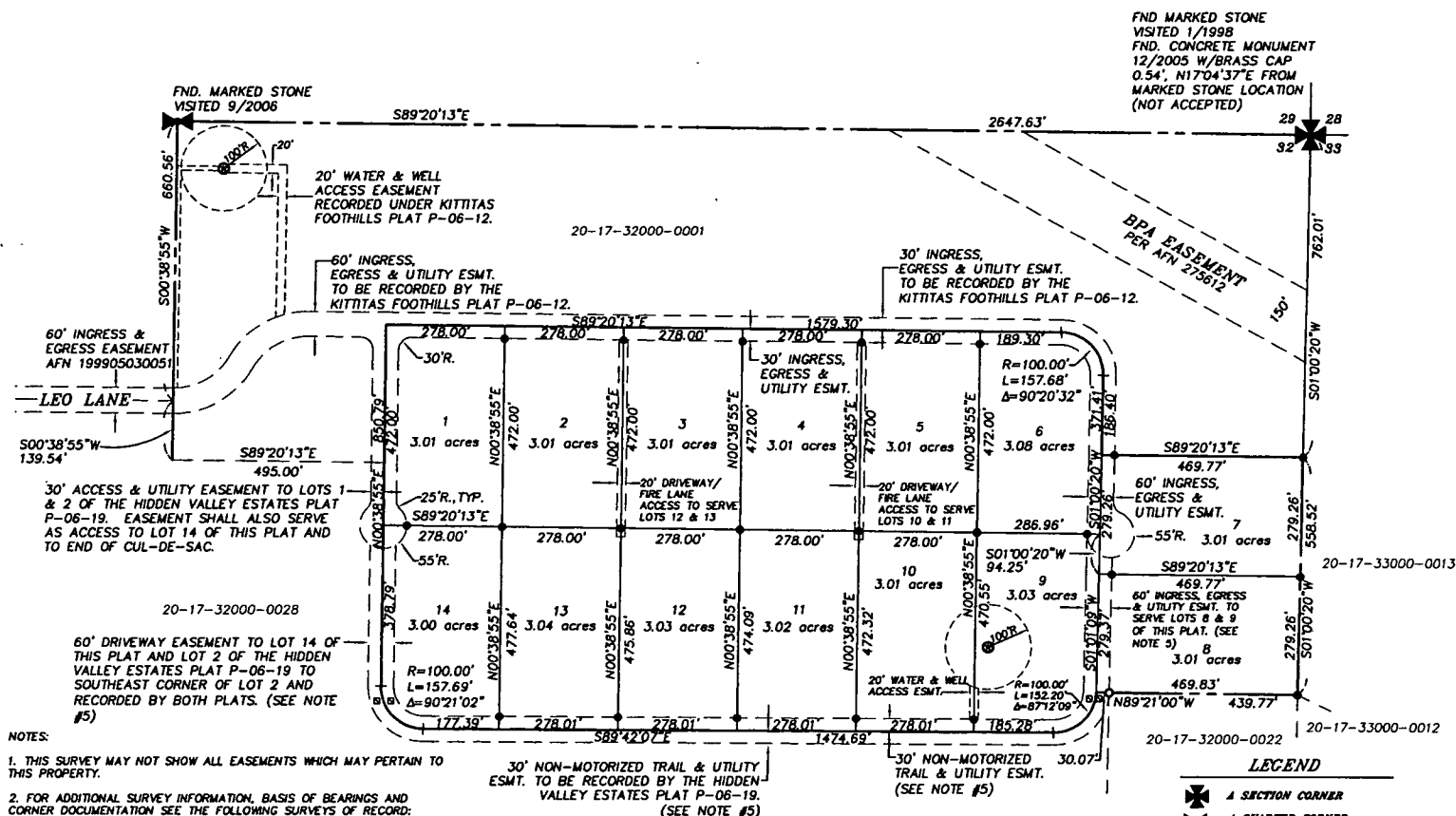
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

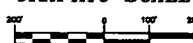
BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

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

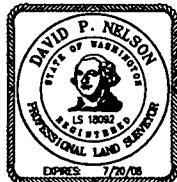
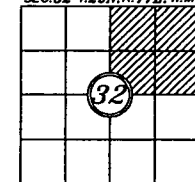


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

INDEX LOCATION:
SEC.32 T.20N.R.17E.W.M.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
In book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC in FEB. 2008.

DAVID P. NELSON DATE
Certificate No. 18092

FND. MARKED STONE
VISITED 1/1998
FND. CONCRETE MONUMENT
12/2005 W/BRASS CAP
0.54' N1704'37"E FROM
MARKED STONE LOCATION
(NOT ACCEPTED)

BPA EASEMENT
PER AFN 275612

LEGEND

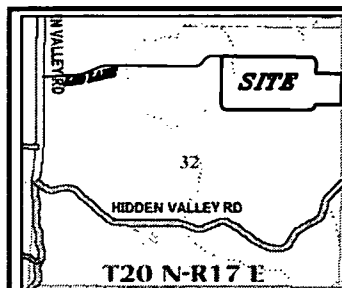
- ✚ A SECTION CORNER
- ✚ A QUARTER CORNER
- SET 1/2" REBAR L&J 18098
- FOUND REBAR
- WELL
- REMOVABLE BOLLARDS OR BARRIER

Encompass
ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT
PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5



VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0005 (12892).

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

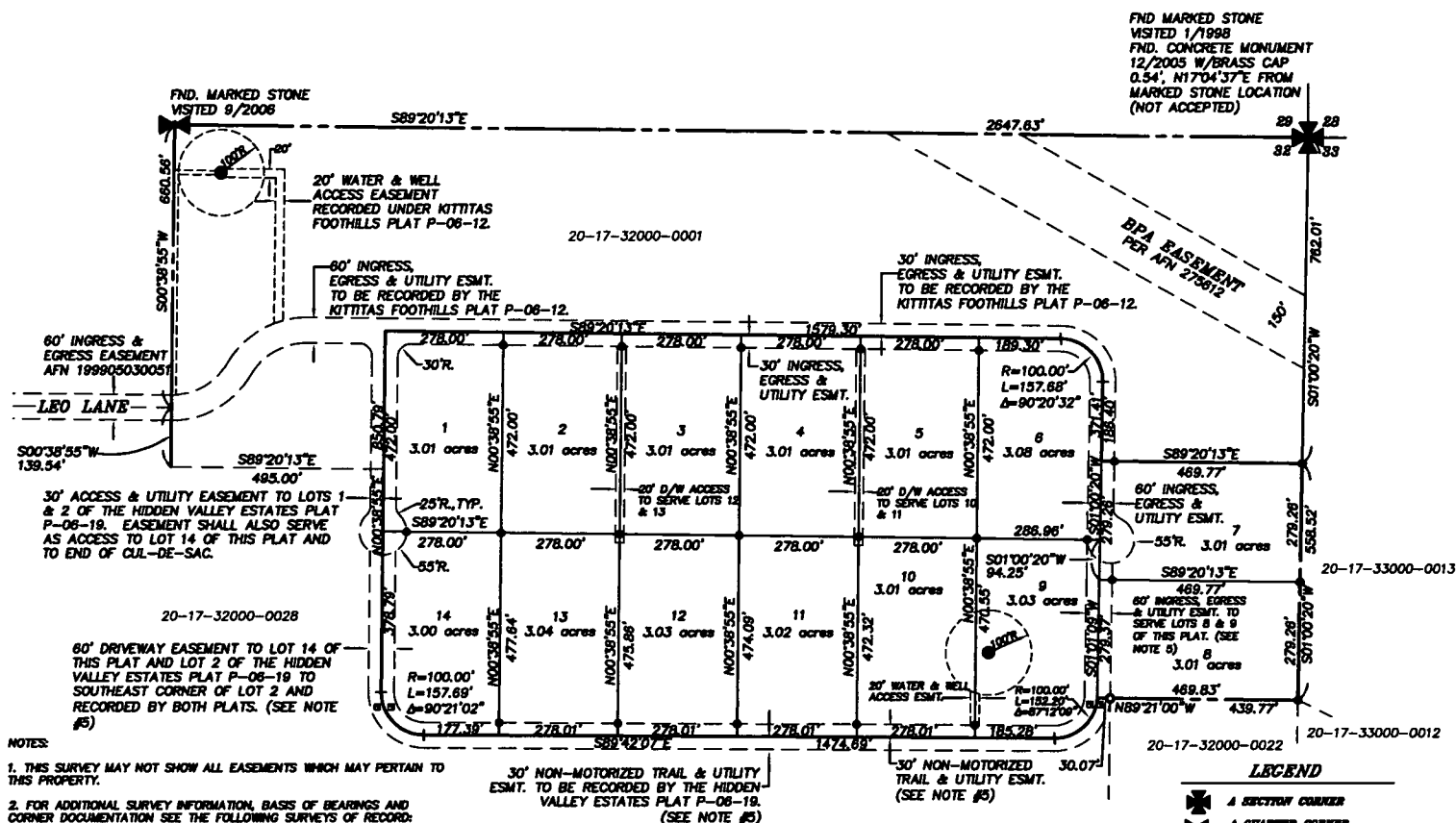
ATTEST: _____
CLERK OF THE BOARD

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

CLE ELUM PROPERTIES PLAT

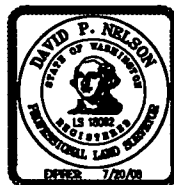
PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.

KITTITAS COUNTY, WASHINGTON



NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10; BOOK 27 OF SURVEYS, PAGE 181; BOOK 28 OF SURVEYS, PAGE 80; BOOK 32 OF SURVEYS, PAGE 63; AND THE SURVEYS REFERENCED THEREON.
3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 63 UNDER AUDITOR'S FILE NUMBER 200802130043, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. 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.
5. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
6. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____ M.
in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC in FEB., 2008.

DAVID P. NELSON DATE
Certificate No. 18092

LEGEND

- ✦ SECTION CORNER
- ✦ QUARTER CORNER
- ✦ SET 1/4" REBAR L&J 18092
- POLED REBAR
- WELL
- REMOVABLE BOLLARDS OR BARRIER

Encompass
ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.

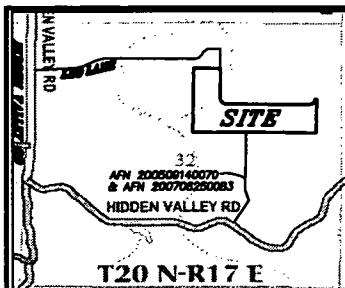
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10; BOOK 27 OF SURVEYS, PAGE 18; BOOK 29 OF SURVEYS, PAGE 80; BOOK 32 OF SURVEYS, PAGE 63, AND THE SURVEYS REFERENCED THEREON.
3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 6 OF SURVEY BOOK 32, PAGE 63 UNDER AUDITOR'S FILE NUMBER 200802130043, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. 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.
5. ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LED LAKE.
6. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
7. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.

HIDDEN VALLEY ESTATES PLAT **PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.** **KITTITAS COUNTY, WASHINGTON**



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT 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., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0025 (17824)

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0025

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD

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

20-17-32058-0005

20-17-32054-0003

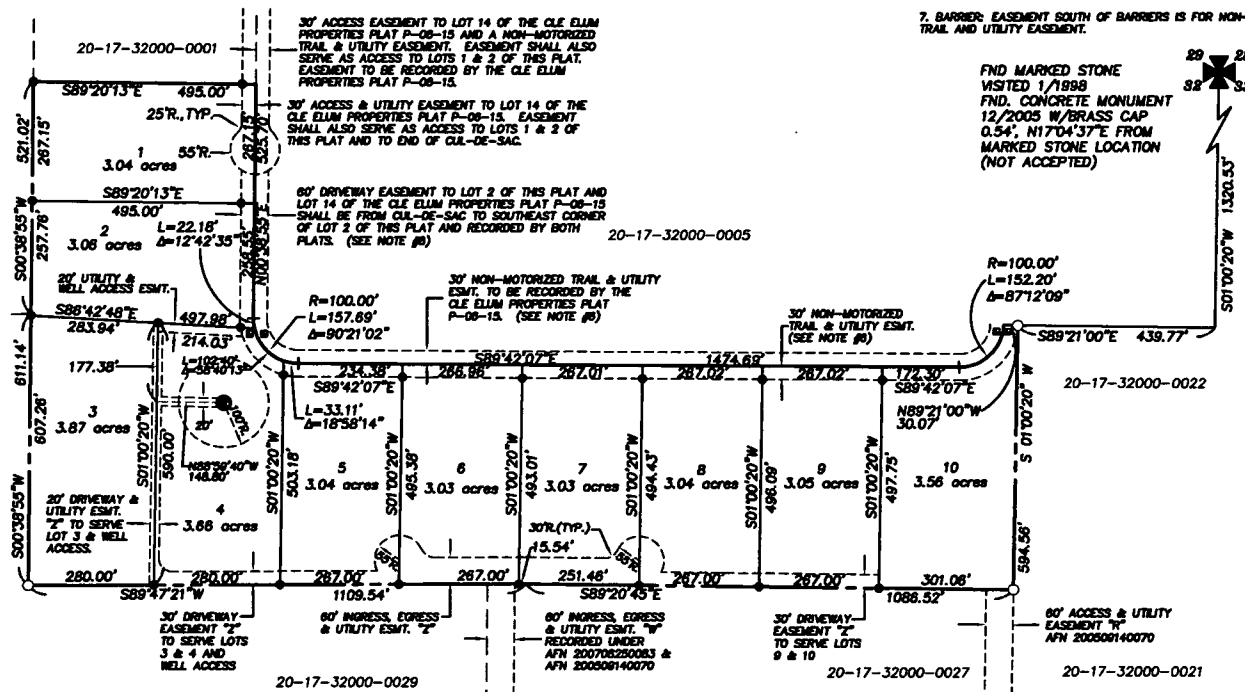
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20-17-32000-0005

20-17-32000-0027

20-17-32000-0022

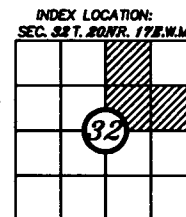
20-17-32000-0021



LEGEND

- ✱ SECTION CORNER
- SET 1/8" REBAR LOG 18088
- FOUND REBAR
- ⊙ WELL
- REMOVABLE BOLLARDS OR BARRIER

GRAPHIC SCALE



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
 in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
 Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of HIDDEN VALLEY ESTATES, LLC in FEB 2008.

DAVID P. NELSON DATE
 Certificate No. 18092

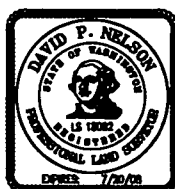
Encompass

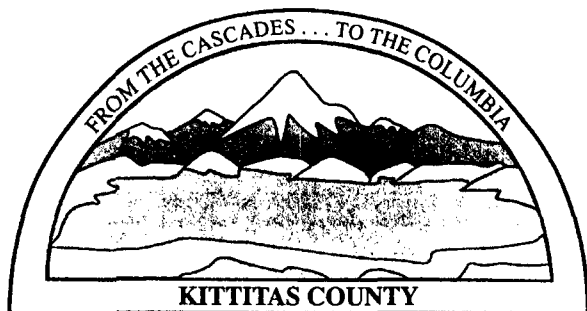
ENGINEERING & SURVEYING

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

HIDDEN VALLEY ESTATES PLAT
PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 05/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5





PUBLIC HEALTH DEPARTMENT

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

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

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

August 14, 2007

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

RE: Cle Elum Properties Plat (P-06-15)

Dear Mr. Valoff,

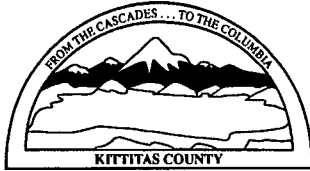
Thank you for the opportunity to comment on the above referenced project. Our department is strongly recommending that a public water system be considered for this plat prior to final plat approval due to the water sensitivity of this area.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Cc: Gwen Clear, Environmental Review Coordinator; DOE
Tom Justus, Regional Engineer; DOH



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

July 25, 2007

Dan Valoff
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Cle Elum Properties Estates Plat

Dear Mr. Valoff:

After reviewing the above mentioned plat(s), I have the following comments:

- After reviewing the project in its entirety, I have found that the Cle Elum Properties Plat, the Hidden Valley Estates Plat and Kittitas Foothills Plat should be viewed as one land use action.
- A fire apparatus turn-around shall be located at the northeast corner of lots 6 of the Cle Elum Properties Plat and lot 11 of the Kittitas Foothills Plat. Another turn-around shall be located at the southeast lots 8 and 9 of the Cle Elum Properties Plat.
- The non-motorized trail and utility easement proposed at the south end of the Cle Elum Properties Plat shall be completely barricaded with ecology blocks, guardrails, etc., to ensure there is no vehicular access to the Hidden Valley Estates Plat
- The access to lots 10-13 shall consist of all-weather driving surfaces with a minimum width of 20' for fire apparatus access. There shall be either a turn-out on each access road or "No Parking-Fire Lane" signs posted.
- All future development must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

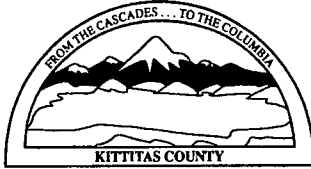
Brenda Larsen
Fire Marshal
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

Cc: Randy Carbary, Public Works

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

July 25, 2007

Dan Valoff
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Cle Elum Properties Estates Plat

Dear Mr. Valoff:

After reviewing the above mentioned plat(s), I have the following comments:

- After reviewing the project in its entirety, I have found that the Cle Elum Properties Plat, the Hidden Valley Estates Plat and Kittitas Foothills Plat should be viewed as one land use action.
- A fire apparatus turn-around shall be located at the northeast corner of lots 6 of the Cle Elum Properties Plat and lot 11 of the Kittitas Foothills Plat. Another turn-around shall be located at the southeast lots 8 and 9 of the Cle Elum Properties Plat.
- The non-motorized trail and utility easement proposed at the south end of the Cle Elum Properties Plat shall be completely barricaded with ecology blocks, guardrails, etc., to ensure there is no vehicular access to the Hidden Valley Estates Plat
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Sincerely,

Brenda Larsen
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Kittitas County CDS
411 N. Ruby
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ALLISON KIMBALL, ASSISTANT DIRECTOR

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

CERTIFIED TO BE A TRUE COPY
AUDITOR'S FILE NO. 199905030051
RECORDING DATE 5-3-99
RECORDING TIME 4:30.

Filed for Record at the Request of:
AFTER RECORDING MAIL TO:

Brian Frederick, Attorney at Law
604 North Main Street
Ellensburg, WA 98926

DOCUMENT TITLE(S):	Declaration of Easement and Road Maintenance Obligation
GRANTOR(S):	Irwin Family Limited Liability Company
GRANTEE(S):	Public Record
LEGAL DESCRIPTION:	Sec32, Twn20N, Rng17E, W.M., NW¼ and N½ of NE¼
ASSESSOR'S TAX PARCEL NUMBER:	20-17-32000-0007 and 20-17-32000-0005 and 20-17-32000-0006
REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:	None

DECLARATION OF EASEMENT AND ROAD MAINTENANCE OBLIGATION

Real Property: The real property subject to the Declaration is located in Kittitas County, State of Washington and is more particularly described as follows:

→ [Lots 1E, 2E, 3E and 4E as described and/or delineated on that certain Survey a recorded October 23, 1997, in Book 23 of Surveys, page 10, under Auditor's File No. 199710230011, records of Kittitas County, State of Washington.

The Undersigned is the owner of said real property.

Declaration: The Undersigned hereby declares that the following easement is hereby established for the purpose of providing access and for the installation and maintenance of utilities to each of the Lots described above:

A sixty foot (60') strip of land under, over and across the Southerly thirty feet (30') of said Lot 1E and the Northerly thirty feet (30') of said Lot 4E, as delineated on said survey; AND

The South thirty feet (30') of the West thirty (30') feet of said Lot 2E and the North thirty feet (30') of the West thirty feet (30') of said Lot 3E.

→ Said easement is for the use and benefit of each Lot described above and for no other real property. Each present and future owner of each Lot described above shall pay costs of future maintenance with respect to the easement road, as set forth below. For the purpose of this Declaration a contract purchaser shall be deemed an owner, but the priority of this Declaration shall not be lessened thereby. ↘

Maintenance and Improvements: The term "maintenance", as used herein, shall be defined to mean the filling of potholes, grading, repair of culverts and other maintenance necessary to provide a reasonable smooth, unpaved road as the same now exists. Said term also includes snow plowing. Any improvement of the easement road in excess of required maintenance shall not be undertaken without the express approval of all property owners sharing in the maintenance of the road. If any of the owners do not consent to the improvement of the road and the remainder of the owners desire to improve the road by either paving, oiling or other improvements, such improvements may be accomplished but without charge to the non-consenting party. Upon the first purchase of a Lot from the Undersigned, each owner of a purchased Lot shall initially pay the sum of \$150.00 into the road maintenance fund. Each owner of a purchased Lot shall thereafter on the 15th day of January check dates with Dick and/or Paul each calendar year, commencing January 15, 2000, pay an additional \$150.00 into the road maintenance fund. It is further agreed that until such time as a building permit is obtained with reference to any Lot above described, the assessments with respect to such Lot shall not exceed a cumulative total of \$300.00. At such time as a building permit has been obtained the annual assessment, and extraordinary assessments, if any, shall continue thereafter commencing with the calendar year in which the building permit is obtained.

Emergency or Extraordinary Repair: In the event that because of extraordinary climatic circumstances, emergency or extraordinary road repairs are required, which repairs are in excess of the then available funds in the road maintenance account, each property owner shall pay an equal share of such extraordinary or emergency repair within thirty (30) days of notification of such amount. Any regular or extraordinary assessment not paid within thirty (30) days of its due date shall thereafter be delinquent and bear interest thereof of ten percent (10%) per annum. Upon becoming delinquent such assessment shall constitute a lien upon the Lot for which such assessment is levied. The maintenance manager, in the name of all of the property owners, may, ninety (90) days or more after delinquency, file a lien, foreclosable in the nature of a real estate mortgage against said parcel. All costs incurred in imposing, releasing and foreclosing the lien shall be payable by the owner of the property against which the lien has been filed, such cost including reasonable attorney fees, title search fees, recording costs, and all other costs and fees incurred in the filing and release of such lien.

Road Maintenance Manager: The road maintenance and road maintenance bank account shall be managed by an owner selected by a majority of property owners. The road maintenance manager shall have the authority to incur obligations for emergency repairs and routine road maintenance. The road maintenance account shall be maintained at such banking institution in Kittitas County as shall be agreed upon by the majority of the

property owners. For voting purposes, a property owner shall have one vote for each Lot that is owned (or being purchased under a real estate contract) by that owner.

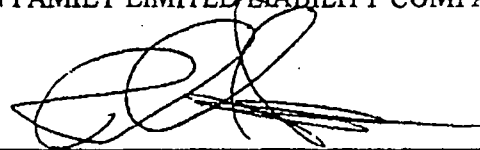
Gate and Name of Road: Any owner may construct and maintain a gate for the road near its intersection with the Hidden Valley County Road, so long as it is sufficiently wide to allow vehicles all to pass. A lock may be placed on the gate so long as keys are provided to all other owners. The first purchaser hereafter of Lots 1E, 3E and 4E from the Undersigned may name the road.

Enforcement: Each owner of a Lot described above shall be bound by the provisions set forth above and if any controversy shall arise between any owner as to their rights, responsibilities or duties, such dispute may be brought before the Kittitas County Superior Court for resolution, and the substantially prevailing party in such action, in addition to any other relief granted, shall be entitled to an award of reasonable attorney fees and all other costs associated with resolving the controversy. The venue of any such action taken to enforce any part of this Declaration shall lie in Kittitas County, State of Washington.

Successors and Assigns: The provisions of this document shall run with the land and shall be binding upon the owners of the above described Lots, their heirs, successors and assigns, and shall inure to the benefit of the owners of said Lots.

DATED as of the 19th day of April, 1999.

IRWIN FAMILY LIMITED LIABILITY COMPANY

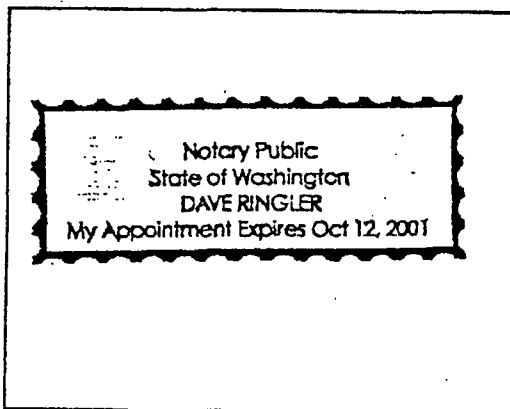
A handwritten signature in black ink, appearing to be 'R. Irwin', written over a horizontal line.

Richard L. Irwin, Manager

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this day personally appeared before me Richard L. Irwin, known to me to be the Manager, of Irwin Family Limited Liability Company, the limited liability company that executed the within and foregoing instrument and acknowledge that he signed the same as his free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the same.

GIVEN under my hand and official seal this 19 day of April, 1999.



Richard L. Irwin
NOTARY PUBLIC in and for the State of
Washington, residing at: Puyallup
My Commission expires: 10-12-2001

(Place Notary Seal in Box)

Randy R. Carbary

From: Scott, Donna [donna.scott@pse.com]
Sent: Wednesday, September 06, 2006 11:04 AM
To: Joanna F. Valencia
Cc: kenwporter@comcast.net; Randy R. Carbary; Scott, Donna; lconner@lwsd.org
Subject: Long Plats P-06-12, P-06-15 and P-06-19

Importance: High

Attachments: 1216_001.pdf



1216_001.pdf (123 KB)

SUBJECT: Proposed Long Plats P-06-12, P-06-15 and P-06-19

Hi, Joanna! Do you remember me (Donna Scott)? You helped me last year with two long plats (Hidden Valley Vistas and Hidden Valley Meadows). I am writing to you today with a concern / question about the long plats referenced in the subject line above (Kittitas Foothills, Cle Elum Properties, and Hidden Valley Estates, respectively).

I own three parcels of land next to the proposed long plats. The tax parcels that I own currently are 20-17-32058-0005, 20-17-32058-0003, and 20-17-32057-0004. I did not receive notice that there was to be a public hearing on August 8th regarding the proposed long plats until yesterday (September 5th) because the notices were mailed to an incorrect address. My concern is with the road access that is shown on the plat maps for the proposed plats referenced in the subject line above.

There is a "Declaration of Easement and Road Maintenance Obligation" that was recorded in 1999 as Auditor's File # 199905030051. Included with this e-mail is a copy of this document in PDF form. Please refer to this document.

This Easement and Road Maintenance Obligation provides for access to tax parcel # 20-17-32000-0006 (Lot 1E per the recorded road agreement) and # 20-17-32000-0007 (Lot 4E per the recorded road agreement). These two lots are the ones that I platted last year into Hidden Valley Vistas and Hidden Valley Meadows. In the process of platting last year, I named the road "Leo Lane".

The Easement and Road Maintenance Obligation also provides access for tax parcel # 20-17-32000-0001 (Lot 2E per the recorded road agreement) and 20-17-32000-0005 (Lot 3E per the recorded road agreement). These are two of the three lots involved in the proposed plats.

Please read the recorded Declaration of Easement and Road Maintenance Obligation that I have attached. It states that the easement is established for the purpose of providing access to Lots 1E, 2E, 3E and 4E, and that "Said easement is for the use and benefit of each Lot described and for no other real property".

If you look at the proposed long plats (particularly the plat map for P-06-19), you will see that the proposed plats are attempting to provide access via Leo Lane for property that is not covered in the recorded Easement and Road Maintenance Obligation.. Specifically, Leo Lane should not be used as access for the proposed Hidden Valley Estates ((P-06-19), nor for access to some parcels on proposed Cle Elum Properties (P-06-15). Such access would be in violation of the recorded Easement and Road Maintenance Obligation.

Members of Hidden Valley Vistas and Hidden Valley Meadows, myself included, are greatly concerned about the increased traffic that will occur on Leo Lane as a result of these proposed plats. We intend to pursue action against any violation of the Easement and Road Maintenance Obligation that was recorded in 1999.

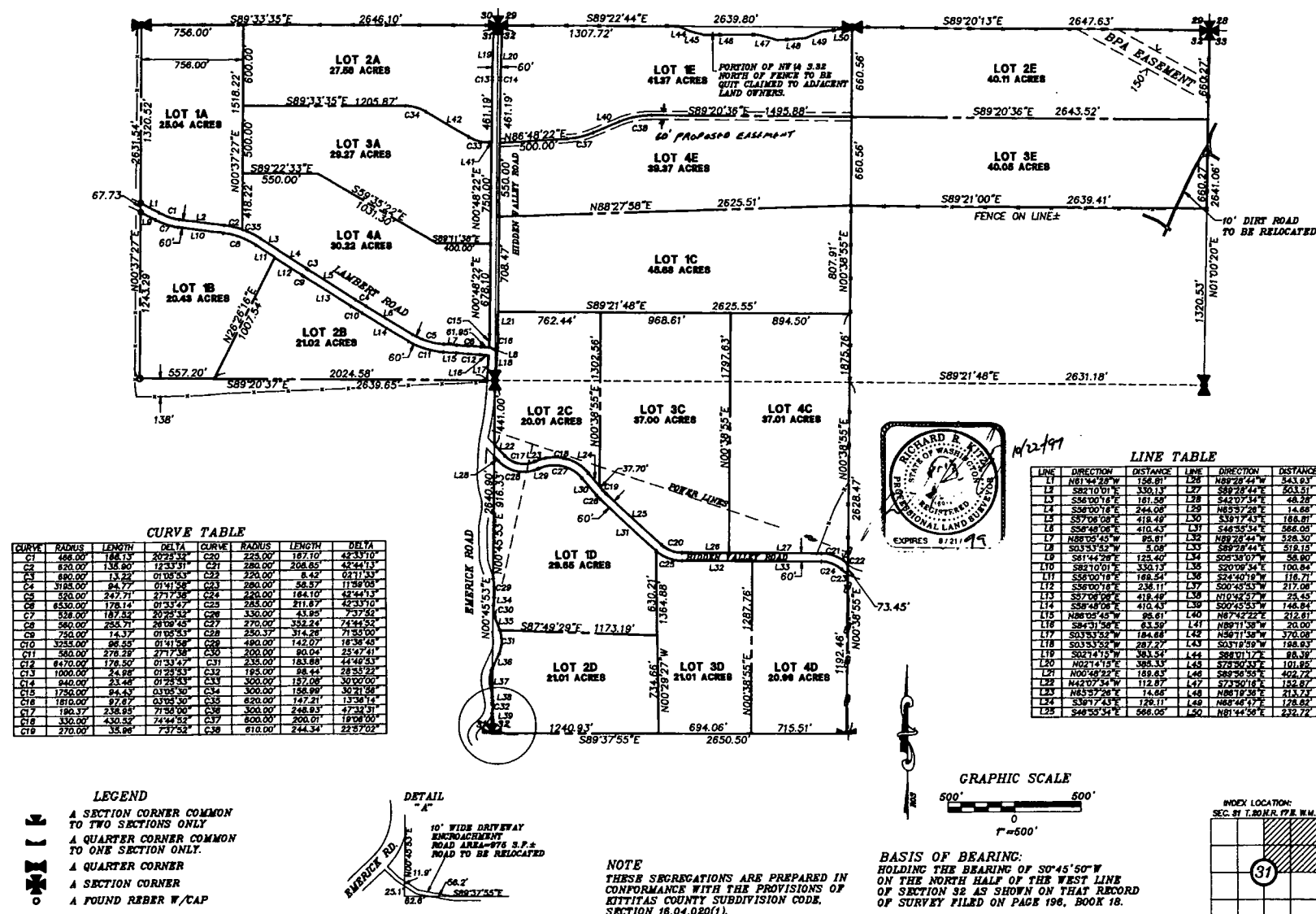
Joanna, can you please help us with this matter? If this is not within the scope of your responsibility, who can help us with this issue? This is urgent because the developer already has equipment out at the proposed plats to start construction on his proposed road access.

My contact information is as follows: Day Phone: (425) 462-3276, and Correct Address: 13444 64th Terrace NE, Kirkland, WA 98034.

Thank you in advance for your help. Donna Scott.

> Importance: High
>
> > <<1216_001.pdf>>

THE PENKERT RANCH BOUNDARY ADJUSTMENT AND TAX LOT SEGREGATION SECTIONS 31 AND 32 T.20N.R.17E. W.M.



RECORDER'S CERTIFICATE 199710230011

Filed for record this 23rd day of Oct. 1997 at 1:33 AM
in book 23 of SURVEYS at page 18 at the request of

RICHARD R. KITZ
County Auditor
B. Alcalaugh
County Auditor
J. Sharan
Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MR. DICK IRWIN.
In SEPT. 1997.

Certificate No. 18815

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS

518 EAST FIRST
CLB BLVD WASHINGTON 98622
PHONE (509) 774-7433
FAX 774-7418

TAX LOT SEGREGATION
PREPARED FOR
MR. DICK IRWIN

SECTIONS 31&32 T.20N.R.17E. W.M.

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
R. BOGDON	9/97	96538
CHKD BY	SCALE	SHEET
R. KITZ	1"=500'	1 of 1

Dan Valoff

From: Joanna F. Valencia
Sent: Wednesday, July 18, 2007 8:49 AM
To: Charles Peterson [charlespeterson@comcast.net] (charlespeterson@comcast.net); Marc Kirkpatrick; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: Cle Elum Properties and Hidden Valley Estates Update
Importance: High

Hi Everybody,

This email is to hopefully clarify the string of emails and correspondence I've seen come through regarding the Cle Elum Properties and Hidden Valley Estates Plats; especially specific to clarifying the road easements and proposed non-motorized easements, in particular relating to the below email.

First I'll cover the submitted final mylars for the Hidden Valley Estates, and the revisions for the final mylar based on the comments below and County review with CDS and Public Works Staff. Hopefully with this, it will clarify Cle Elum Properties.

In regards to the Hidden Valley Estates Final Mylar the following revisions are needed:

1. To clarify type of access to serve lots 14 and 2.

Replace current plat note "30' Non-motorized trail & utility easement. Easement shall also serve as access Lots 1 & 2 of this Plat. (See Note #6)" with "30' Easement restricted to vehicular access to Lot 14 of Cle Elum Properties Plat, P-06-15, and Lot 2 of Hidden Valley Estates Plat, P-06-19."

The easement shall also be graphically distinguished from the underlying non-motorized trail and utility easement through the use of hashmarks/dots or other identifying marker.

2. To clarify location of Non-motorized trail and utility easement.

Replace current plat note "30' access to lot 14 of the Cle Elum Properties Plat P-06-15 and a non-motorized trail and utility easement. Easement shall also serve as access to lots 1 & 2 of this plat (See note #6)" with "30' Non-motorized trail and utility easement."

The easement shall also be graphically distinguished from the overlay of the graphic used for the 30' easement for vehicular access to lots 14 and 2.

3. To clarify and distinguish the end of the vehicular access to lots 14 and 2 and separation from the two 30' non-motorized trail and utility easement (one 30' being recorded through Cle Elum properties and the other 30' being recorded through Hidden Valley Estates)

A barrier of some sort (i.e. bollards or other barrier) shall be placed near the southeast corner of Lot 2 across the easement and near the northeast corner of Lot 10 across the easement to distinguish the start of the non-motorized access. A graphic representation of the barrier shall be shown on the final mylar (can be also shown as a separate detail). A plat note shall be included referencing the graphical representations of the barrier, and the plat note shall state "Barrier: easement south of the barrier is for non-motorized trail and utility easement."

4. Access to Lot 1 and depiction of Cle Elum Properties Cul-de-Sac.

Per the email below, the access to Lot 1 shall be revised to show access off of the Cle Elum Properties Cul-de-Sac. The Cul-de-sac shall be shown on the final mylar and shall be appropriately referenced.

5. Requirements per resolution and MDNS.

Please refer to the attached documents for additional information. In particular, I was unable to locate a plat note per the Right to Farm.

With this, in regards to Cle Elum Properties, similar plat notes will be required in particular in relation to access to Lots 1, 2

7/24/2007

and 14, where the non-motorized access and utility easements are referenced. Dan will be addressing this in a similar manner as the plat goes before the Planning Commission.

If you have any questions, please feel free to contact myself or Dan Valoff.

Thanks,

Joanna

Joanna Valencia

Planner II

Kittitas County Community Development Services

[P] 509.962.7046

[F] 509.962.7682

joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary

Sent: Friday, July 13, 2007 11:05 AM

To: Joanna F. Valencia

Subject: FW: Cle Elum Properties - Public Works Comments

I didn't know if you had seen this e-mail. I'll forward you the other e-mail I received and come over to see if we can get these moving along.

Thanks,

Randy Carbary, Planner II

Kittitas County Public Works

411 N Ruby, Suite 1

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]

Sent: Wednesday, July 11, 2007 4:47 PM

To: Randy R. Carbary

Cc: Charles Peterson; Dan Valoff

Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.
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7/24/2007

revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back to CDS. Please let me know your thoughts.

Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419
mkirkpatrick@encompasses.net
www.encompasses.net

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7/24/2007

Dan Valoff

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Sent: Wednesday, July 18, 2007 8:49 AM
To: Charles Peterson [charlespeterson@comcast.net] (charlespeterson@comcast.net); Marc Kirkpatrick; Noah Goodrich
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Thanks,

Joanna

Joanna Valencia

Planner II

Kittitas County Community Development Services

[P] 509.962.7046

[F] 509.962.7682

joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary

Sent: Friday, July 13, 2007 11:05 AM

To: Joanna F. Valencia

Subject: FW: Cle Elum Properties - Public Works Comments

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Thanks,

Randy Carbary, Planner II

Kittitas County Public Works

411 N Ruby, Suite 1

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]

Sent: Wednesday, July 11, 2007 4:47 PM

To: Randy R. Carbary

Cc: Charles Peterson; Dan Valoff

Subject: Cle Elum Properties - Public Works Comments

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7/24/2007

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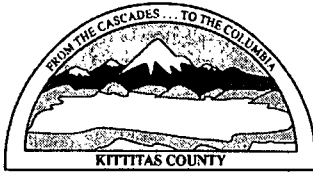
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Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
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mkirkpatrick@encompasses.net
www.encompasses.net

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7/24/2007



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

NOTICE OF APPLICATION

To: Interested Departments and Agencies with jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner
Community Development Services

Date: June 14, 2007

Subject: **CLE ELUM PROPERTIES PLAT, 14-LOT PLAT (File # P-06-15):**
David Peterson, landowner, has re-applied for a 14-lot preliminary plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within portions of the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

Community Development Services pursuant to 43.21.C RCW (SEPA) issued a Mitigated Determination of Nonsignificance (MDNS) on May 9, 2007. Attached is the Long Plat application and related materials for your review. Please send any comments you may have regarding this application prior by June 29, 2007 at 5:00 p.m. to Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg, WA 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with Kittitas County Community Development Services by calling (509) 962-7506 prior to attending.

Written Comments Must be Submitted No Later than June 29, 2007 at 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Notice of Application

Cle Elum Properties

P-06-15

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 7, 2007 receive a complete revised application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

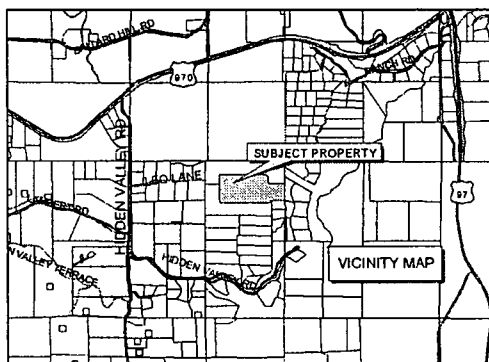
Any person desiring to express their views or to be notified of the action taken on this application should contact Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

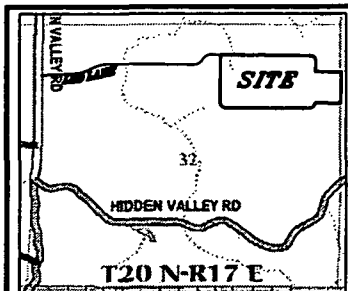
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An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS at (509) 962-7506 prior to attending.

Date: June 11, 2007

Publish: June 14, 2007





VICINITY MAP - N.T.S. APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-17-32000-0005 (12592)
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

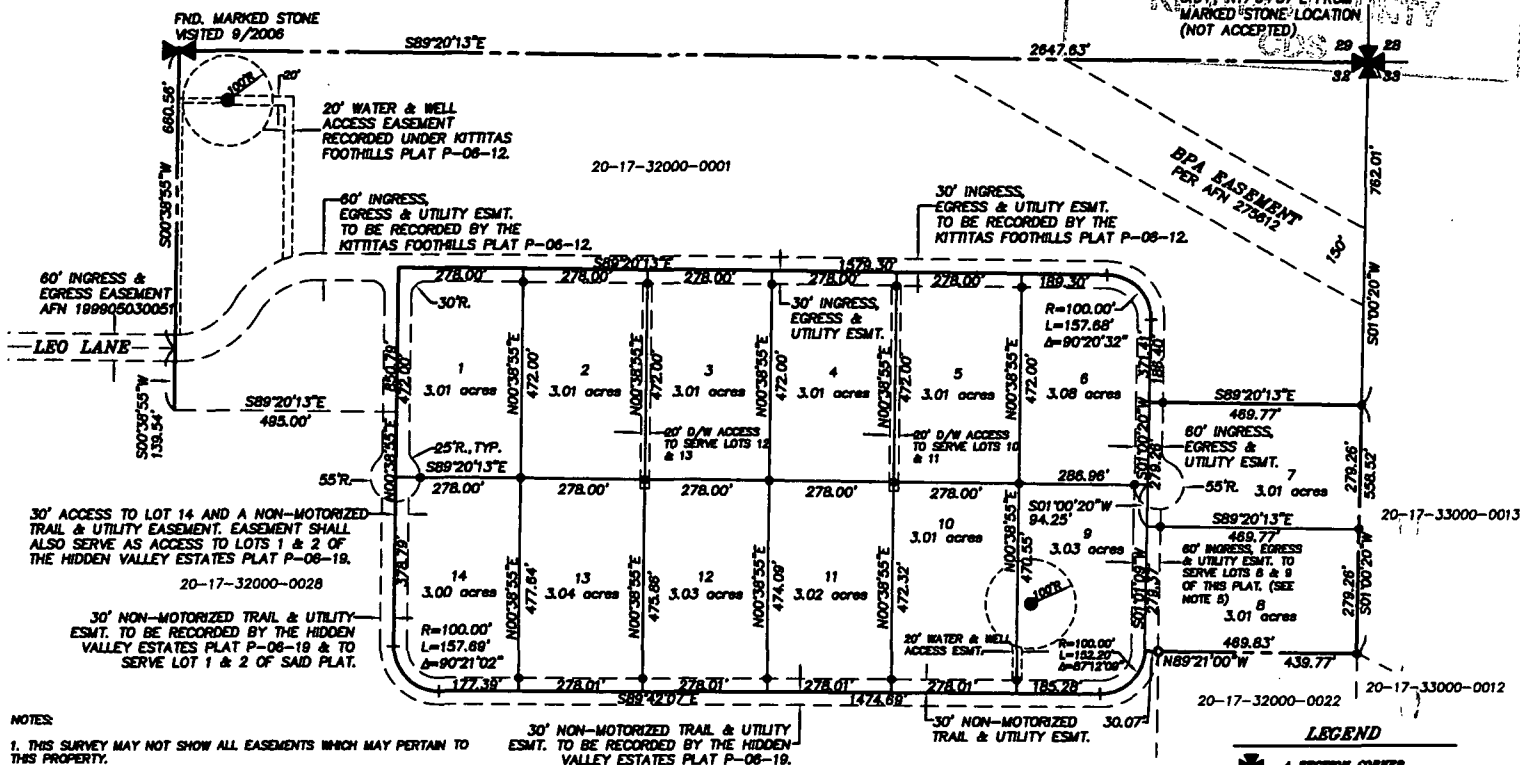
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

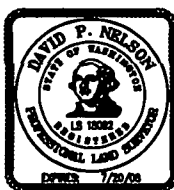
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

CLE ELUM PROPERTIES PLAT PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON



NOTES:

- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
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BOOK 27 OF SURVEYS, PAGE 181,
BOOK 29 OF SURVEYS, PAGE 80,
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AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 63 UNDER AUDITOR'S FILE NUMBER 200802130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
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- EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC
in FEB, 2008.

DAVID P. NELSON DATE
Certificate No. 18092

RECEIVING NUMBER

RECEIVED P-06-15

FIND MARKED STONE
VISITED 1/1998
FIND CONCRETE MONUMENT
12/2005 W/BRASS CAP
[0.54' IN 1704'37" FROM
MARKED STONE LOCATION
(NOT ACCEPTED)]

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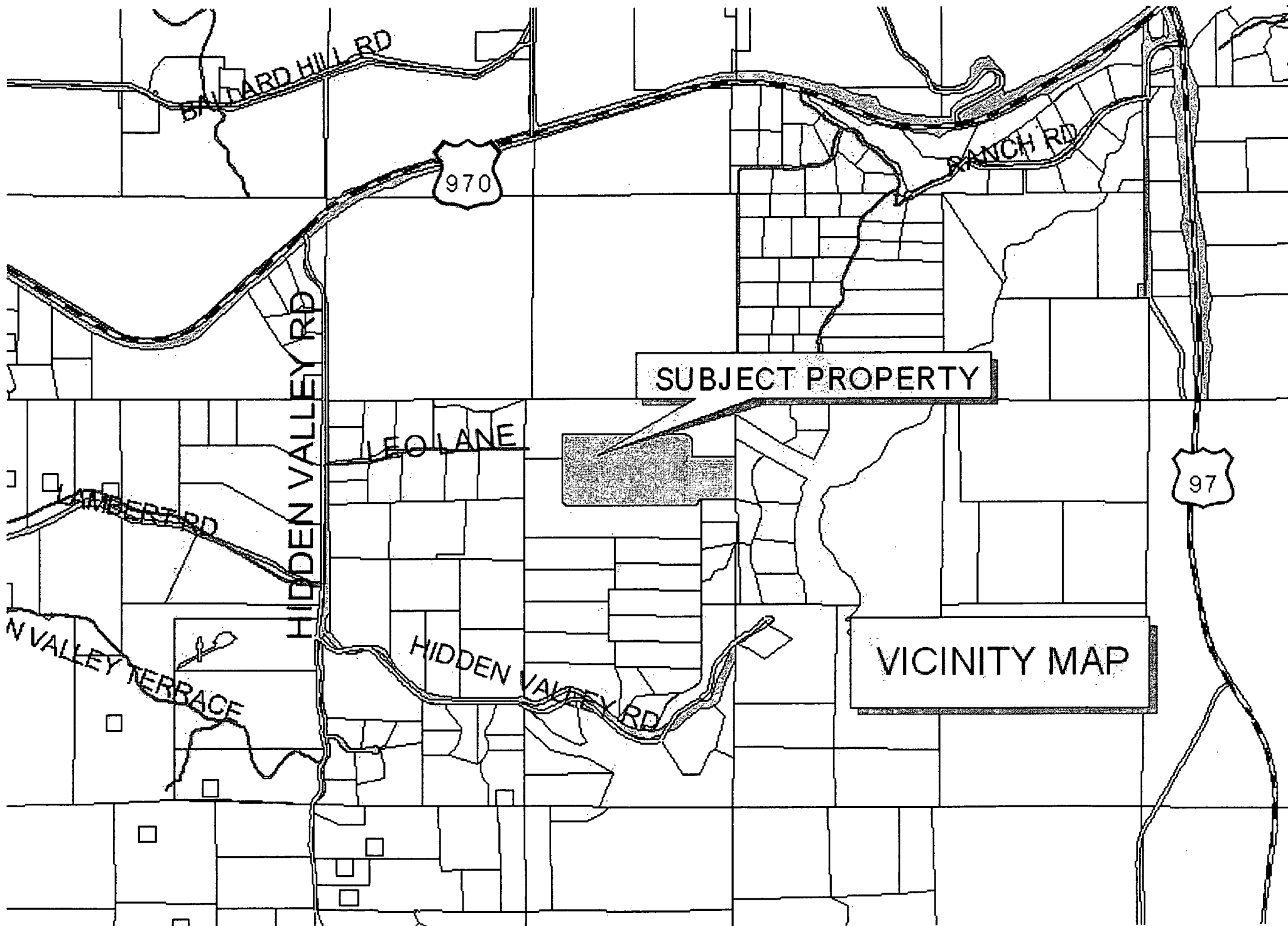
Encompass

ENGINEERING & SURVEYING

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

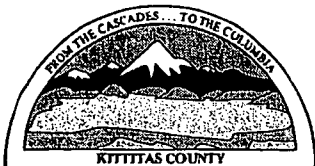
CLE ELUM PROPERTIES PLAT PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5



SUBJECT PROPERTY

VICINITY MAP



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

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
- ☐ 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)

Already submitted

OPTIONAL ATTACHMENTS

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

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

\$ 952.50

FEES:

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

\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;

\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

*Please Expedite
Thanks!*

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND FEES COMPLETE		
SIGNATURE	DATE	RECEIPT
<i>[Signature]</i>	<i>10/1/07</i>	<i>[Initials]</i>
NOTES		

RECEIVED

DATE STAMP
HERE

KITTITAS COUNTY

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: David Peterson
Mailing Address: 73 Salmon Beach
City/State/ZIP: Tacoma, WA 98407
Day Time Phone: 253-222-8480
Email Address: dpeterson@windermere.com

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

Agent Name: Marc Kirkpatrick
Mailing Address: 108 E. 2nd Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

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: xxx Hidden Valley Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: See attached from Stewart Title

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

This is a re-submittal so all the information should be available to you on the mylors. There are 14 lots at the end of Leo Lane. Water will be supplied by individual wells and there will be septic systems with drain fields on each lot. Underground utilities are being provided (electric & phone) and the roads will meet private county road standards

9. Are Forest Service roads/easements involved with accessing your development? Yes ☒ No ☐ (Circle)

If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Hidden Valley Road

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

Signature of Authorized Agent:

Date:

X Mark Kirkpatrick

6-7-07

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

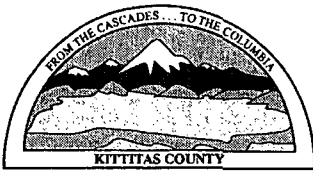
Date:

X Jaime A. Renteria

6-07-07

I have submitted $\frac{1}{2}$ fee as Dan Voloff said I would need to do, however I would like to talk more about the validity of charging a fee again for the minor change that CDS is requiring.

Thanks!



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*

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

2. *Potable Water*

Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.

3. *Sewage*

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

4. *Water Quality and Erosion Control*

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.

Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less than 12" X 18" high and shall be spaced no more than 150', or, at each elbow in the access road and no more than 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

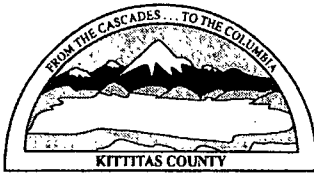
RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: May 9, 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

NOTICE OF APPLICATION

To: Interested Departments and Agencies with jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner
Community Development Services

Date: June 14, 2007

Subject: **CLE ELUM PROPERTIES PLAT, 14-LOT PLAT (File # P-06-15):**
David Peterson, landowner, has re-applied for a 14-lot preliminary plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within portions of the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

Community Development Services pursuant to 43.21.C RCW (SEPA) issued a Mitigated Determination of Nonsignificance (MDNS) on May 9, 2007. Attached is the Long Plat application and related materials for your review. Please send any comments you may have regarding this application prior by June 29, 2007 at 5:00 p.m. to Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg, WA 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with Kittitas County Community Development Services by calling (509) 962-7506 prior to attending.

Written Comments Must be Submitted No Later than June 29, 2007 at 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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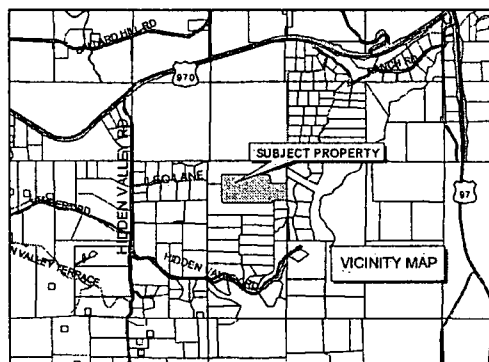
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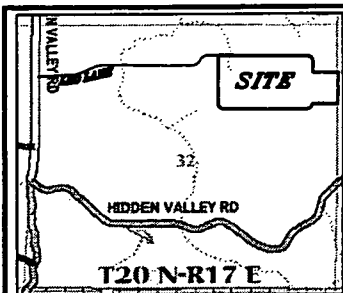
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Date: June 11, 2007

Publish: June 14, 2007





VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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.

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DATED THIS _____ DAY OF _____ A.D., 200__

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DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS

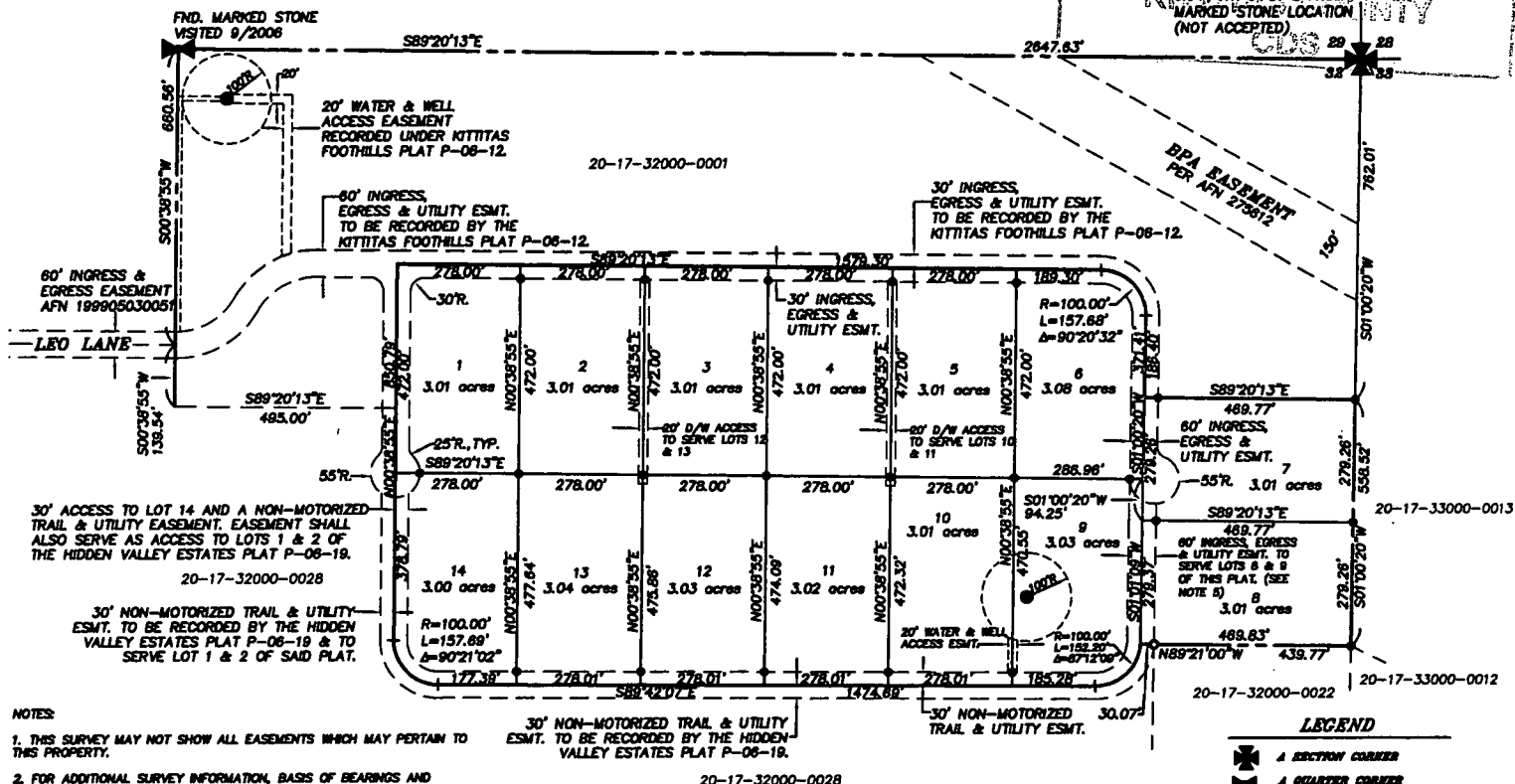
KITTITAS COUNTY, WASHINGTON

BY _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

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

CLE ELUM PROPERTIES PLAT PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON



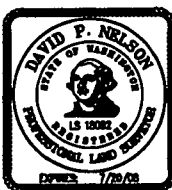
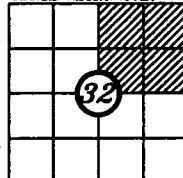
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- EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.

GRAPHIC SCALE



INDEX LOCATION:
SEC.32 T.20N. R.17E. W.M.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC in FEB 2008.

DAVID P. NELSON DATE
Certificate No. 18092

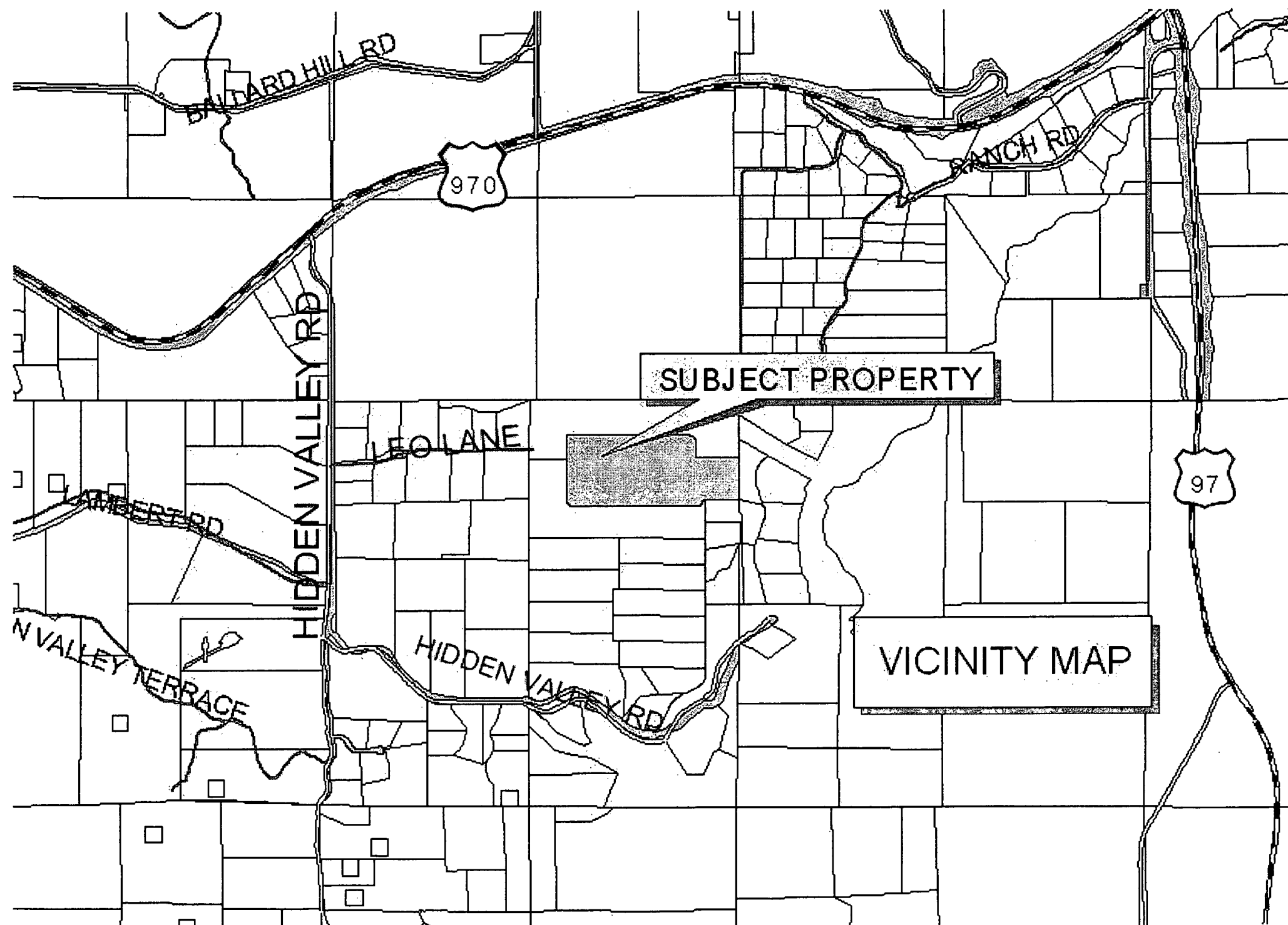
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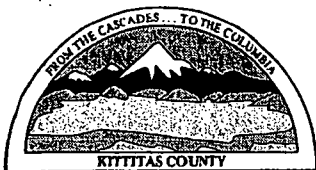
DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

RECEIVING NUMBER
RECEIVED P-06-15
JUN 07 2007
FND MARKED STONE
VISITED 1/1998
FND. CONCRETE MONUMENT
12/2005 W/BRASS CAP
[0.54' N170°43'7"E FROM
MARKED STONE LOCATION
(NOT ACCEPTED)]

Encompass
ENGINEERING & SURVEYING

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





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

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
- ☐ 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)

Already submitted

OPTIONAL ATTACHMENTS

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

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

\$ 952.50

FEES:

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

\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;

\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

*Please Expedite
Thanks!*

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE	
SIGNATURE	RECEIPT
<i>[Signature]</i>	<i>[Signature]</i>
DATE	DATE
<i>7/1/07</i>	<i>7/1/07</i>
NOTES	

RECEIVED
DATA STAMP
HERE
KITTITAS COUNTY

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: David Peterson
Mailing Address: 73 Salmon Beach
City/State/ZIP: Tacoma, WA 98407
Day Time Phone: 253-222-8480
Email Address: dpeterson@windermere.com

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

Agent Name: Marc Kirkpatrick
Mailing Address: 108 E. 2nd Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

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: xxx Hidden Valley Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: See attached from Stewart Title

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

This is a re-submittal so all the information should be available to you on the mylars. There are 14 lots at the end of Leo Lane. Water will be supplied by individual wells and there will be septic systems with drain fields on each lot. Underground utilities are being provided (electric & phone) and the roads will meet private county road standards

9. Are Forest Service roads/easements involved with accessing your development? Yes ☒ No ☐ (Circle)

If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Hidden Valley Road

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

Signature of Authorized Agent:

X Mark Kirkpatrick

Date:

6-7-07

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

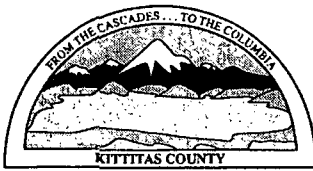
X Jaime D. Renteria

Date:

6-07-07

I have submitted 1/2 fee as Dan Veloff said I would need to do, however I would like to talk more about the validity of charging a fee again for the minor change that CDS is requiring.

Thanks!



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SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
2. *Potable Water*
Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.
3. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
4. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.

Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less than 12" X 18" high and shall be spaced no more than 150', or, at each elbow in the access road and no more than 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

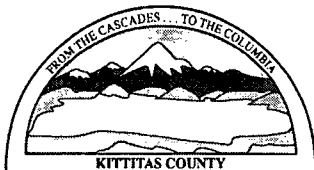
RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: May 9, 2006



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME: Cle Elum Properties Preliminary Plat

NOTIFICATION MAIL DATE: Thursday, June 14, 2007

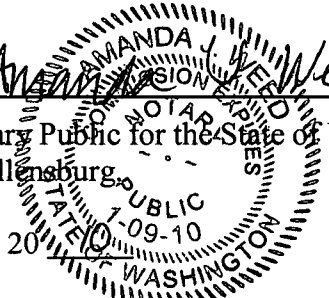
Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.


Signature

Subscribed and sworn to before me this 14th day of June, 20 07.


Notary Public for the State of Washington residing
In Ellensburg


My appointment expires January 9, 2010

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA, WA 98407

ENCOMPASS ENGINEERING &
SURVEYING
108 EAST 2ND ST
CLE ELUM, WA 98922

KITTITAS FOOTHILLS LLC
507 N WELLS
RENTON, WA 98055

SWAUK PINES LLC
3942 HIDDEN VALLEY RD
CLE ELUM, WA 98922

CYNTHIA WATERS
JAY LIVINGSTON
4411 183RD AVE E
SUMNER, WA 98390

JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE, WA 98117

HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON, WA 98058

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

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

Washington Dept. of Ecology
Regional Director
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

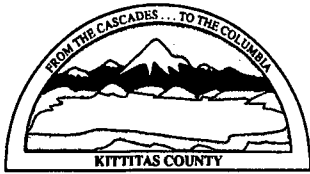
Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

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

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943



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Office (509) 962-7506

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NOTICE OF DECISION

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

FROM: Dan Valoff, Staff Planner

DATE: December 14, 2007

SUBJECT: Notice of Decision
Cle Elum Properties Preliminary Plat (P-06-15)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners granted preliminary plat approval for the Cle Elum Properties Preliminary Plat (P-06-15) on December 4, 2007. Proponent: Cle Elum Properties LLC landowner, for a 14-lot plat on approximately 42.30 acres of land that is zoned Agriculture-3. The project is located east of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Map number 20-17-32000-0005.

A copy of the Kittitas County Board of Commissioners Resolution 2007-155 is attached. Related file documents may be examined at the Kittitas County Community Development Services, 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 of the issuance of the land use decision.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Cle Elum Properties Plat (P-06-15)**

RESOLUTION

NO. 2007- 155

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 July 25, 2007, August 14, 2007 and August 28, 2008 for the purpose of considering a preliminary plat known as the **Cle Elum Properties Plat** and described as follows:

Division of map number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E. W.M, in Kittitas County.

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

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

WHEREAS, the Planning Commission recommended **approval** of said proposed subdivision by a vote of 4 to 0 with one abstention and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on November 6, 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. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 42.30 acres into 14 lots ranging in size from 3.01 acres to 3.08 acres in size, located within the Ag-3 zoning district.
2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. This plat was re-noticed with the Kittitas Foothills and Hidden Valley Estates Plats. A Re-notice of Application was issued July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.
4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
5. The Board of County Commissioners finds that on November 21, 2006 the Board of County Commissioners signed Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).
6. The Board of County Commissioners finds that on April 20, 2007 Community Development Services and Public Works reviewed the final mylar drawings submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval. In order to receive approval the revised project was to be brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.
7. The Board of County Commissioners finds that on June 7, 2007 Marc Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.
8. The Board of County Commissioners finds that Community Development Services issued the Notice of Application on June 14, 2007.
9. The Board of County Commissioners finds that the Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15)
10. The Board of County Commissioners conducted a closed record meeting on November 6, 2007 for the purpose of considering the preliminary plat known as the Cle Elum Properties Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried with a vote of 3 to 0.
11. The Board of County Commissioners finds that additional conditions are necessary to protect the public interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Cle Elum Properties Plat (P-06-15) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.

2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,

3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

4. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, September 6, 2005 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

5. The main access road that originates from Leo Lane shall meet or exceed current Kittitas County Road Standards for a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, September 6, 2005 edition.

a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.

b. Minimum centerline radius shall be 60'.

c. Surface requirement BST/ACP.

d. Maximum grade is 8% flat, or 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 this development or roads that provide access to this 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.
6. Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, September 6, 2005 edition.
7. Individual joint-use driveways shall serve lots 8 & 9, 10 & 11 and lots 12 & 13, as shown on the face of the plat. These joint-use driveways shall serve no more than two tax parcels each and meet or exceed the requirements for a joint-use driveway as described below.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. High-Density Private Road Improvements for 3 to 14 Lots: Access shall be constructed to meet or exceed the requirements of 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 this development or roads that provide access to this 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.

9. Plat notes shall reflect the following:

- a. 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 building permit for this plat.
- b. 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.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. 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.
- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- f. 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. Said easement shall also be used for irrigation

10. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

11. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

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

13. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

14. Private roads shall meet the following conditions:

a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and

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

c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. 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

d. 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

e. Will not result in land locking of existing or proposed parcels, and

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

f. 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

g. 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."

15. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval. (See Exhibit B)

16. Both Mylar sheets shall reflect the plat number P-06-15.

17. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0005.

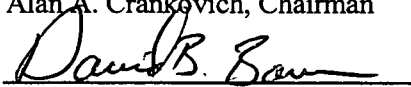
NOW THEREFORE,

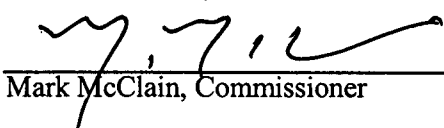
BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Cle Elem Properties Plat and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 4th day of December, 2007 at Ellensburg, Washington.

BOARD OF COUNTY
COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

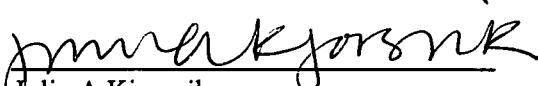

Alan A. Crankovich, Chairman


David B. Bowen, Vice- Chairman


Mark McClain, Commissioner

APPROVED AS TO FORM:




Julie A Kjorsvik


Greg Zempel WSBA #19125

[illegible]

EXHIBIT "B"

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties LLC.
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
2. *Potable Water*
Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
or
Group B Well: All proposed Group B wells proposed by the applicant must comply with the Washington State Department of Ecology and must be reviewed and approved by the Washington State Department of Health prior to final plat approval.
3. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
4. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State

Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites.

The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Aesthetics

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

Transportation

1. All road improvements will be subject to Kittitas County Road Standards.
2. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane,
based on county road standards require that if a development or group of developments are serving more that 40 lots, a secondary access will be required.

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance
will be placed on the final mylar.
2. All proposals of the applicant, as contained in their application that are not in conflict with these SEPA mitigations,
shall be conditions of approval and shall be considered as mitigations.
3. Turnarounds are required at each of the following corners:
 - a) Where lots 1, 1, 3 and 4 intersect.
 - b) Where lots 11, 9 and 10 intersect.
 - c) Where lots 8, 9 and 10 intersect.
 - d) Where lots 2, 14, 4 and 5 intersect.
4. This plat must comply with the International Fire Code (IFC) and Appendices.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., August 4, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, August 8, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:

Noah Goodrich, Staff Planner

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

DATE: July 24, 2006

Notice of Decision

Cle Elum Properties Preliminary Plat (P-06-15)

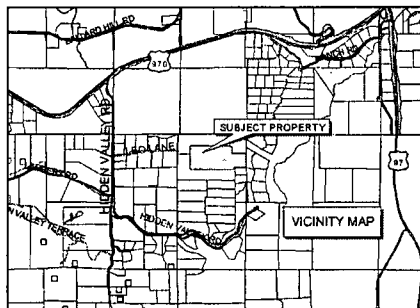
Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners granted preliminary plat approval for the Cle Elum Properties Preliminary Plat (P-06-15) on December 4, 2007. Proponent: Cle Elum Properties LLC landowner, for a 14-lot plat on approximately 42.30 acres of land that is zoned Agriculture-3. The project is located east of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Map number 20-17-32000-0005.

Copies of the Kittitas County Board of Commissioners Resolution 2007-154 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decisions 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 of the issuance of the land use decision.

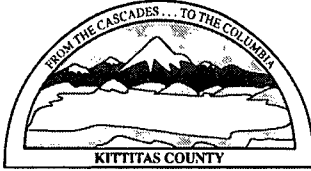
Dated: December 12, 2007

Publish Daily Record: December 14, 2007

Publish Northern Kittitas County Tribune: December 20, 2007



**Sealed Documents not
Imaged**



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 STAFF REPORT

AGENDA DATE: December 4, 2007

ACTION REQUESTED: Sign Resolution granting Preliminary Plat approval for the Cle Elum Properties Plat (P-06-15)

BACKGROUND: Marc Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, re-submitted an application on June 7, 2007 for a 14 lot plat on approximately 42.30 acres. The lots range approximately 3-acres in size.

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

The subject property is located east of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N R17E WM., in Kittitas County. Map number 20-17-32000-0005.

Community Development Services issued the Notice of Application on June 14, 2007.

Community Development Services issued a SEPA Mitigated Determination of Non Significance (MDNS) on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed.

The Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15).

The Board of County Commissioners held a closed record meeting on November 6, 2007 for the purpose of considering the Cle Elum Properties Preliminary Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried with a vote of 3 to 0.

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

RECOMMENDATION: Review and sign the attached Resolution.

ATTACHEMENT: Resolution

LEAD STAFF: Dan Valoff, CDS Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Cle Elum Properties Plat (P-06-15)**

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 July 25, 2007, August 14, 2007 and August 28, 2008 for the purpose of considering a preliminary plat known as the **Cle Elum Properties Plat** and described as follows:

Division of map number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E. W.M, in Kittitas County.

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

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

WHEREAS, the Planning Commission recommended **approval** of said proposed subdivision by a vote of 4 to 0 with one abstention and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on November 6, 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. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 42.30 acres into 14 lots ranging in size from 3.01 acres to 3.08 acres in size, located within the Ag-3 zoning district.
2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. This plat was re-noticed with the Kittitas Foothills and Hidden Valley Estates Plats. A Re-notice of Application was issued July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.
4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
5. The Board of County Commissioners finds that on November 21, 2006 the Board of County Commissioners signed Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).
6. The Board of County Commissioners finds that on April 20, 2007 Community Development Services and Public Works reviewed the final mylar drawings submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval. In order to receive approval the revised project was to be brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.
7. The Board of County Commissioners finds that on June 7, 2007 Marc Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.
8. The Board of County Commissioners finds that Community Development Services issued the Notice of Application on June 14, 2007.
9. The Board of County Commissioners finds that the Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15)
10. The Board of County Commissioners conducted a closed record meeting on November 6, 2007 for the purpose of considering the preliminary plat known as the Cle Elum Properties Plat. A motion was made and seconded that the preliminary plat be approved. The motion carried with a vote of 3 to 0.
11. The Board of County Commissioners finds that additional conditions are necessary to protect the public interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Cle Elum Properties Plat (P-06-15) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, September 6, 2005 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
5. The main access road that originates from Leo Lane shall meet or exceed current Kittitas County Road Standards for a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, September 6, 2005 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 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 this development or roads that provide access to this 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.
6. Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, September 6, 2005 edition.
7. Individual joint-use driveways shall serve lots 8 & 9, 10 & 11 and lots 12 & 13, as shown on the face of the plat. These joint-use driveways shall serve no more than two tax parcels each and meet or exceed the requirements for a joint-use driveway as described below.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. High-Density Private Road Improvements for 3 to 14 Lots: Access shall be constructed to meet or exceed the requirements of 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 this development or roads that provide access to this 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.
9. Plat notes shall reflect the following:
- a. 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 building permit for this plat.
 - b. 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. 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. Said easement shall also be used for irrigation
10. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
11. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
12. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

13. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

14. Private roads shall meet the following conditions:

a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and

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

c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. 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

d. 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

e. Will not result in land locking of existing or proposed parcels, and

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

f. 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

g. 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."

15. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval. (See Exhibit B)

16. Both Mylar sheets shall reflect the plat number P-06-15.

17. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0005.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Cle Elem Properties Plat and the same hereby is, approved with the proposed development configuration (See Exhibit A).

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

BOARD OF COUNTY
COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

Alan A. Crankovich, Chairman

David B. Bowen, Vice- Chairman

Mark McClain, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A Kjorsvik

Greg Zempel WSBA #19125

EXHIBIT "A"

EXHIBIT "B"

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties LLC.
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
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Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
or
Group B Well: All proposed Group B wells proposed by the applicant must comply with the Washington State Department of Ecology and must be reviewed and approved by the Washington State Department of Health prior to final plat approval.
3. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
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Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State

Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites.

The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Aesthetics

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

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Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance
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 - c) Where lots 8, 9 and 10 intersect.
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4. This plat must comply with the International Fire Code (IFC) and Appendices.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., August 4, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

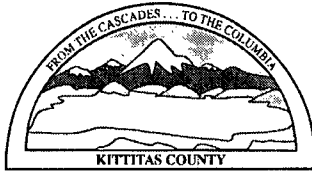
A public hearing before the Kittitas County Planning Commission has been set for Tuesday, August 8, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:

Noah Goodrich, Staff Planner

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

DATE: July 24, 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

AGENDA STAFF REPORT

AGENDA DATE: November 6, 2007

ACTION REQUESTED: Conduct Closed Record Meeting for the Cle Elum Properties Preliminary Plat (P-06-15)

BACKGROUND: Marc Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, submitted an application on March 29, 2006 for a 14 lot plat on approximately 42.30 acres. The lots range approximately 3-acres in size.

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

The subject property is located east of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N R17E WM., in Kittitas County. Map number 20-17-32000-0005.

Community Development Services issued a Notice of Application on April 18, 2006. The application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts.

Community Development Services issued a SEPA Mitigated Determination of Non Significance (MDNS) on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed.

The Planning Commission conducted an open record hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.

The Board of County Commissioners conducted a Closed Record meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

On November 21, 2006 the Board of County Commissioners signed Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

On April 20, 2007 Community Development Services and Public Works reviewed the final mylar drawings submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval. In order to receive approval the revised project was to be brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.

On June 7, 2007 Marc Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.

Community Development Services issued the Notice of Application on June 14, 2007.

The Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15) and directed staff to prepare Findings of Fact for the September 11, 2007 Planning Commission meeting.

INTERACTION:

The Board of County Commissioner's did on October 16, 2007 set a closed record meeting for the November 6, 2007 Agenda.

ATTACHEMENTS:

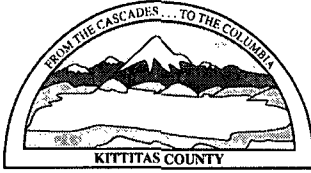
Full project record was prepared and delivered to the Board of County Commissioner's as part of the November 6, 2007 Agenda.

RECOMMENDATION:

Take action on the Planning Commission's recommendation to approve the Cle Elum Properties Preliminary Plat (P-06-15) and direct staff to prepare enabling documents

LEAD STAFF:

Dan Valoff, CDS Staff Planner



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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AGENDA STAFF REPORT

AGENDA DATE: November 6, 2007

ACTION REQUESTED: Conduct Closed Record Meeting for the Cle Elum Properties Preliminary Plat (P-06-15)

BACKGROUND: Marc Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, submitted an application on March 29, 2006 for a 14 lot plat on approximately 42.30 acres. The lots range approximately 3-acres in size.

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

The subject property is located east of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N R17E WM., in Kittitas County. Map number 20-17-32000-0005.

Community Development Services issued a Notice of Application on April 18, 2006. The application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts.

Community Development Services issued a SEPA Mitigated Determination of Non Significance (MDNS) on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed.

The Planning Commission conducted an open record hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.

The Board of County Commissioners conducted a Closed Record meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

On November 21, 2006 the Board of County Commissioners signed Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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On April 20, 2007 Community Development Services and Public Works reviewed the final mylar drawings submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval. In order to receive approval the revised project was to be brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.

On June 7, 2007 Marc Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.

Community Development Services issued the Notice of Application on June 14, 2007.

The Planning Commission conducted an open record hearing on July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter where testimony was heard. The Planning Commission passed a motion by a vote of 4 to 0 with one abstention to forward a recommendation of preliminary plat approval for the Cle Elum Properties Plat (P-06-15) and directed staff to prepare Findings of Fact for the September 11, 2007 Planning Commission meeting.

INTERACTION:

The Board of County Commissioner's did on October 16, 2007 set a closed record meeting for the November 6, 2007 Agenda.

ATTACHEMENTS:

Full project record was prepared and delivered to the Board of County Commissioner's as part of the November 6, 2007 Agenda.

RECOMMENDATION:

Take action on the Planning Commission's recommendation to approve the Cle Elum Properties Preliminary Plat (P-06-15) and direct staff to prepare enabling documents

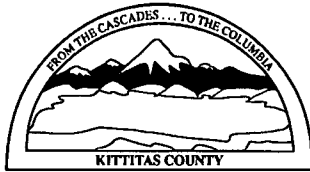
LEAD STAFF:

Dan Valoff, CDS Staff Planner

PROJECT NAME:

Cle Elum Properties Plat P-06-15

Index # *Numbers in lower right hand corner	Document Name
1	Long Plat Application
2	SEPA Mitigated Determination of Nonsignificance issued 5/9/06
3	Notice of Application Materials
4	Notification Checklist
5	Affidavit of Publication
6	Department of Ecology Comments 6/27/07
7	Kittitas County Department of Public Works comments 7/9/07
8	Planning Commission Staff Report
9	Comments from County Fire Marshal 7/25/07
10	Declaration of Easement Document for Leo Land
11	Plat Map for Hidden Valley Estates
12	Staff Power Point presentation
13	Exhibit A 7-24-07 E-mail from Joanna Valencia to Charles Peterson & Marc Kirkpatrick & Noah Goodrich
14	Exhibit A 8-14-07 from Holly Duncan Environmental Health Specialist
15	July 24, 2007 Planning Commission Minutes
16	August 14, 2007 Planning Commission Minutes
17	August 28, 2007 Planning Commission Minutes
18	September 11, 2007 Planning Commission Minutes
19	Planning Commission Findings of Fact



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FINDINGS OF FACT CLE ELUM PROPERTIES PRELIMINARY PLAT P-06-15

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY COMMUNITY DEVELOPMENT SERVICES 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 on March 29, 2006 Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.
2. The Planning Commission finds that the property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.
3. The Planning Commission finds that the subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T20N R17E WM., in Kittitas County. Tax Parcel number 20-17-32000-0005.
4. The Planning Commission finds that a complete application was submitted to the Community Development Services on March 29, 2006. A Notice of application was issued on April 18, 2006. The notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.
5. The Planning Commission finds that a SEPA Mitigated Determination of Non Significance (MDNS) was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.
6. The Planning Commission finds that a public hearing was held before the Planning Commission on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.
7. The Planning Commission finds that the Board of County Commissioners held a Closed Record meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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8. The Planning Commission finds that on November 21, 2006 the Board of County Commissioners sign the Resolution 2006-162 granting preliminary plat approval for the Cle Elum Properties Plat (P-06-15).
9. The Planning Commission finds that on April 20, 2007 Community Development Services and Public Works reviewed the final mylars submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval.
10. The Planning Commission finds that in order to receive approval the project must be brought back before the Planning Commission to facilitate public comment and provide an opportunity to review the proposed changes.
11. The Planning Commission finds that on June 7, 2007 Mark Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.
12. The Planning Commission finds that on June 14, 2007 Community Development Services issued the Notice of Application. 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.
13. The Planning Commission finds that an open record hearing was tentatively scheduled for July 10, 2007 and was rescheduled to July 24, 2007 and continued to August 14, 2007 and again on August 28, 2007 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of the public hearing was given as required by law, and the necessary inquiries were made and the public interest is served by this proposed subdivision
14. The Planning Commission finds that all current and future landowners must comply with the IFC (International Fire Code) and all of its appendices.
15. The Planning Commission finds that additional conditions are necessary to protect the public's interest and are reflected in the plat notes to be placed on the final mylar drawings.
16. The Planning Commission finds that no adverse testimony was given.

The Planning Commission motioned to forward the Cle Elum Properties Preliminary Plat (P-06-15) to the Board of County Commissioners with a recommendation of *approval* by a vote of 4 to 0 with 1 abstention.

Desi Stewart for David Black
David Black, Chairman, Kittitas County Planning Commission

9-12-07
Date

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, September 11, 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, Kim Green, Larry Fuller, Rick Daugherty, and Matt Anderson.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, and Mackenzie Moynihan, Planning Commission Clerk Desi Stewart and approximately 1 individual representing applicants and public interest.

II. Correspondence

The Clerk **Desi Stewart** reported a letter was received September 10, 2007 from Charles Cruse regarding the Happy Trails Plat and stated that Scott Turnbull would address the letter.

III. Approval of Minutes

Larry Fuller moved to approve the August 28, 2007 minutes as written. **Kim Green** seconded and the motion carried with all in favor.

IV. Old Business

Scott Turnbull asked the Board to continue the Happy Trails Plat (P-06-38) to the first meeting in October scheduled for October 9, 2007. The Board accepted the request.

Rich Daugherty and **Matt Anderson** stated they would abstain from voting.

A. Hungry Hill Plat (P-07-33)

The Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to accept the Findings of Fact as written. **Kim Green** seconded and the motion carried with all in favor.

B. Cle Elum Properties Preliminary Plat (P-06-15)

The Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to accept the Findings of Fact as written. **Grant Clark** seconded and the motion carried with all in favor.

C. Pine Prairie Cluster Plat (P-07-13)

The Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to accept the Findings of Fact as written. **David Black** seconded and the motion carried with all in favor.

D. Aztec Estates Preliminary Plat (P-07-09)

The Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to accept the Findings of Fact as written. Larry Fuller seconded and the motion carried with all in favor.

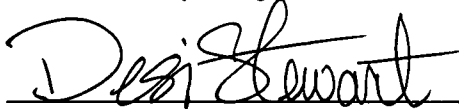
IV. New Business

A. 2007 Comprehensive Plan Update

David Black stated that the meeting for the Comp Plan Update will be held at the Home Arts Center at the Kittitas County Fairgrounds on September 25, 26 and possibly the 27 beginning at 6:00 p.m.

The Planning Commission meeting was adjourned at 6:40 p.m.

The next regularly scheduled meeting is September 25, 2007 at 6:00 p.m. at the Home Arts Center at the Kittitas County Fairgrounds.



Desi Stewart, Planning Commission Clerk

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, August 28, 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, Kim Green, Larry Fuller and Aaron Langevin arrived at 6:34 p.m.

Also present: CDS Director Darryl Piercy, CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Trudie Pettit, Mike Elkins, Joanna Valencia and Mackenzie Moynihan, Public Works Planner Randy Carbary and Christina Wollman, Fire Marshal Brenda Larsen, Civil Deputy Prosecutor Neil Caulkins, Planning Commission Clerk Desi Stewart and approximately 7 individuals representing applicants and public interest.

II. Correspondence

The Clerk **Desi Stewart** reported a letter was received August 21, 2007 from Mr. Jeff Slothower regarding the Pine Prairie Cluster Plat.

David Black read the letter into the record. **Black** asked Neil Caulkins about reopening the public testimony for Pine Prairie Cluster Plat or if the Board should address questions to Mr. Slothower regarding this letter.

Caulkins stated that if the public testimony portion was closed that the Board should not ask a member of the public questions. **Caulkins** stated that he was asked to speak to the letter that was submitted by Sharar at the August 14 Planning Commission meeting. He also stated that he could address these issues and make comments under a closed record because he is considered staff.

Black stated that he is reluctant to open discussion because Sharar was not present.

Caulkins stated he is offering legal advice.

Black asked if we should wait for the item to come up on the agenda.

Caulkins stated that he would be speaking in general pertaining to all items on the agenda as well as discussing the recent Hearings Board Decision. **Caulkins** stated that an application vests to the regulations in force at the time the application is made regardless of internal inconsistencies or non compliance by the Growth Management Act. **Caulkins** addressed a line in Sharar's letter that stated the more specific regulation governs the general. **Caulkins** stated that is true if the rules are governing the same issue and one does not repeal the other. **Caulkins** also stated for example rules in a R5 zone would not govern a R3 zone. He also explained that if a new code is less specific than an old code, the old code does not repeal the new one, both codes would have to be active and governing the same thing for this to occur. **Caulkins** explained the County codes and WAC rules that define a water system and sewer system. The systems contained in the application fit within the County and WAC requirements. **Caulkins** stated the County won 2 of 14 issues that were brought to the Hearings Board. They were issued an order of invalidity, first a series of Agricultural D designations and connected to that were UGA expansions one of Ellensburg and one of Kittitas. Applications that are currently submitted and any applications submitted during the period of remand, approximately 180 days from the decision are vested to the current regulations. Subsequent applications would be not be entertained.

Black stated that both applications for the land use in the UGA area had been heard by the Board and confirmed that the Board would not hear anything further regarding them.

Fuller asked if the Snoqualmie issue was at the hearing and asked if it was invalid.

Caulkins stated they were not found invalid but were found non compliant. There were two instances of invalidity and they were related to the agricultural designations and tied to that the UGA expansions around Ellensburg and Kittitas.

III. Approval of Minutes

Fuller asked to add to the minutes that the Board asked for Neil Caulkins to be at the 8-28-07 Planning Commission meeting for legal advice regarding the letter submitted by Sharar.

Kim Green moved to approve the August 14, 2007 minutes as corrected. **Larry Fuller** seconded and the motion carried with all in favor.

IV. Old Business

A. Elk Ridge Estates Plat (P-07-12)

The Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to accept the Findings of Fact as written. **Grant Clark** seconded and the motion carried with all in favor.

B. Cle Elum Properties Preliminary Plat (P-06-15)

The Chair opened the hearing to Planning Commission Deliberation.

Black asked if in order to ask questions about the Fire Marshal's letter would he need to reopen the public testimony.

Caulkins stated that the Fire Marshal is staff and could speak to a closed record.

Black stated the Board had questions about the turnarounds located at lot 6 and 11. He also asked about the blocks on the non motorized vehicle roads.

Brenda Larsen Fire Marshal stated that she has met with Noah Goodrich to discuss the turnarounds in question and they agreed that fire zone and fire lane signage would suffice.

Black asked about looking at all 3 plats.

Larsen stated that was just a comment. The 3 plats together would be greater than 30 lots but have been submitted separately and reviewed separately.

Black stated that the Planning Commission remanded the plats back to staff to look for a second access.

Green verified the changes would be made to the face of the plat.

Piercy offered to provide some clarification to the second access. Initially the 3 plats were submitted separately. The plats were combined for the purpose of applying fire codes and access regulations. Leo Lane

could only provide access to two of the plats. The second access does exist for plat 3 but they are not connected.

Fuller asked if the Department of Health required class A water system on each plat.

Piercy stated that it was suggested but not required and that if the Department of Health wanted to make that a requirement it would be up to that department to follow through not the responsibility of the County. The County did look at this as a cumulative impact situation under the SEPA review. The reason this plat was back before the Board was because of the requirement for the second access that was not Leo Lane.

Fuller stated that he missed this staff presentation.

David Black moved to pass the Cle Elum Properties Preliminary Plat (P-06-15) forward to the Board of County Commissioners with a recommendation of approval. **Kim Green** seconded and the motion carried with a 4/0 poll of the Board with **Aaron Langevin** abstaining.

Findings of Fact will be brought back to the September 11, 2007 meeting for approval.

C. Pine Prairie Cluster Plat (P-07-13)

The Chair opened the hearing to Planning Commission Deliberation

Black stated that the letter from Slothower was discussed and the Board would not reopen the public testimony.

Fuller asked if this was to meet the seven requirements of a rezone.

Black stated that this was a preliminary plat not a rezone.

Clark stated that this was good use of the preliminary plat by having only one additional lot and that he appreciated the additional information provided.

Black stated the reason for not approving at the last meeting was due to needing clarification on the letter that was submitted by **Sharar**.

Kim Green moved to pass the Pine Prairie Cluster Plat (P-07-13) 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 with **Aaron Langevin** abstaining.

Findings of Fact will be brought back to the September 11, 2007 meeting for approval.

D. Hungry Hill Plat (P-07-33)

The Chair opened the hearing to Staff Presentation.

Staff Planner, **Mackenzie Moynahan** 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.

Green asked about the letter that is page 7 in the staff report regarding Currier Creek.

Moynahan stated that **Chris Cruse** will address the letter.

The Chair opened the hearing to Applicant Presentation.

Jeff Slothower, 201 7th Ave, Ellensburg WA, 98926 stated that he agreed with the staff report. He stated that the letter was from Mr. Renfro and that Mr. Renfro just wants to be involved and make sure that Currier Creek remain fish friendly. He stated the culvert will be moved per a Public Works request. Slothower submitted into the record **Exhibits A and B**.

Fuller verified that the driveways would be upgraded to 20 ft.

The Chair opened the hearing to **Public Testimony** there was none.

The Chair opened the hearing to **Planning Commission Deliberation**

The Board discussed the applicant addressing all issues concerning Currier Creek.

Kim Green moved to pass the Hungry Hill Plat (P-07-33) forward to the Board of County Commissioners with a recommendation of approval. **Grant Clark** seconded and the motion carried with a 5/0 poll of the Board.

Findings of Fact will be brought back to the September 11, 2007 meeting for approval.

V. New Business

A. Aztec Estates Preliminary Plat (P-07-09)

The Chair opened the hearing to **Staff Presentation**.

Staff Planner, **Dan Valoff** 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.

Green stated that it looked like this plat was submitted as a single plat but in the staff report it is connected to Eagles Landing.

Valoff referenced the letter from Public Works in the packet as **Exhibit 7**. He stated that the map shows the two plats that are separate but under the same ownership. The 2 plats combined would have 11 total lots.

The Chair opened the hearing to **Applicant Presentation**.

Noah Goodrich representing Encompass, 108 E Second St Cle Elum WA 98922, stated that he agreed with the staff report. He used a PowerPoint slide show to provide the Board with maps and well logs related to the application.

Fuller asked about the connection with Eagle Landing.

Goodrich stated that the plats were physically connected but were considered separate.

Green stated that there was a letter submitted from Holly Duncan regarding sharing a class B water system.

Goodrich stated the landowner would comment on the letter.

Black stated that the applicant would have time at the end of the public testimony.

William Schmidt, 310 Mission View Drive Ellensburg WA, 98926, submitted **Exhibit A** by reading it into the record. He asked the Board to look at the map on page 3 in his exhibit regarding the group B water system being shared by Aztec and Eagle Landing. He stated that he is in the process of getting approval for 7

connections to the well on Eagle Landing. The well will serve new lots on Eagle Landing and not the Aztec Plat.

ack stated that the applicant would have time at the end of the public testimony.

The Chair opened the hearing to Public Testimony.

Harvey Dodge, 1150 Lions Road Ellensburg WA, 98926, asked if each of these properties had an entrance onto Wilson Creek Road. He also asked if there were limits to how many roads enter to Wilson Creek.

Black stated that there was only one entrance onto the Aztec Plat from Wilson Creek.

Goodrich asked for clarification to what the spacing requirements are on Wilson Creek.

Black stated that the Aztec Plat was the only subject in question.

Christina Wolman stated that there were limits to access roads onto Wilson Creek Road. She stated that it is a minor collector and the spacing requirements are 300 ft between driveways. The access road from the Aztec property is in compliance.

The Chair opened the hearing to Planning Commission Deliberation.

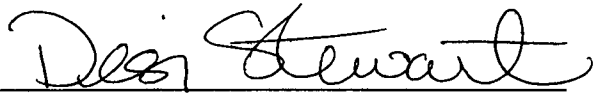
The Board agreed that this was a straight forward request and all of the information required was provided.

Grant Clark moved to pass the Aztec Estates Preliminary Plat (P-07-09) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 5/0 poll of the Board.

Findings of Fact will be brought back to the September 11, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 7:46 p.m.

The next regularly scheduled meeting is September 11, 2007 at 6:30 p.m. at the Commissioner's Auditorium.



Desi Stewart, Planning Commission Clerk

KITTITAS COUNTY PLANNING COMMISSION MEETING

Tuesday, August 14, 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, Kim Green, Matt Anderson, Larry Fuller.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Trudie Pettit, Mike Elkins and Mackenzie Moynihan, Public Works Planner Randy Carbary, Planning Commission Clerk Desi Stewart and approximately 10 individuals representing applicants and public interest.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Grant Clark moved to approve the July 24, 2007 minutes as written. **Matt Anderson** seconded and the motion carried with all in favor.

Staff Planner **Mackenzie Moynihan** requested to continue the Hungry Hill Plat (P-07-33) to the Planning Commission meeting scheduled for August 28, 2007 due to applicant having a medical emergency.

Black stated that we will not be hearing Hungry Hill Plat tonight.

IV. Old Business

A. Gerard Rezone (Z-07-05)

The Chair opened the hearing to Board approval of Findings of Fact.

Matt Anderson moved to accept the Findings of Fact as written. **Kim Green** seconded and the motion carried with all in favor.

B. Cle Elum Properties Preliminary Plat (P-06-15)

The Chair opened the hearing to Planning Commission Deliberation.

Valoff stated he provided documents to support the request of additional information and submitted into the record a letter from Environmental Health as **Exhibit A**.

Black asked if this had been given to applicant.

Valoff said no, it had been submitted today. It is just to provide information for the Board for their consideration of this plat.

Black stated that public testimony was closed but wanted to hear more from the Fire Marshal. The Fire Marshal did request that 3 plats be reviewed.

Valoff stated the Kittitas Foothills plat was granted approval, Cle Elum Properties Plat is under consideration and the Hidden Valley Estates plat is waiting for signatures for final approval.

Black asked if the Fire Marshal's letter was given to the applicant.

Valoff stated there had been no comment pro or con regarding the comments of the Fire Marshal from the applicant.

Anderson asked if an order to move forward the turnaround apparatus' will have to be permitted.

Black stated that the recommendations were for the turnaround to be located in the NE corner of the plat at site 6 and 11. He recognized that site 6 did have a 55 foot radius for the turnaround and site 11 did not. He also asked if there had been any discussion between the Planner and the Fire Marshal regarding the ecology blocks.

Valoff replied that there were discussions about putting up some physical barrier to limit vehicular access to non motorized area. The prior concerns were about the adequate space for the turnaround. He also stated that the code does not distinguish between a driveway and an access. There would have to be some redrafting to show the turnarounds.

Anderson asked if the applicant has not responded to the findings of the Fire Marshal.

Green said they will have to resubmit.

Valoff said the representative from Encompass would speak to that. The original conditions of approval state that the developer would have to comply with International Fire Code. In her letter the Fire Marshal has taken that standard and put it into terms that apply to this case.

Green asked if the Board would see the amended changes.

Black asked if there had been discussion about the water situation.

Valoff replied that the conditions were either or and that Environmental Health would prefer a public water system.

Black asked about the radius for a turnaround and said the ones shown are 55 foot coming from 20 foot wide driveways.

Valoff stated that Traffic Planner Randy Carbary will be here to answer questions related to road standards.

Black requested to speak to Carbary.

Carbary stated that he spoke with the Fire Marshal and **Valoff** about the plat and that it is consistent with code. He supports the Fire Marshal's requests stated in her letter.

Black stated he is confused about a turnout compared to a cul de sac and wanted to know if she is proposing a cul de sac.

Carbary stated that standards are 55 foot radius 110 foot diameter for a cul de sac to allow for a fire truck turnaround which is consistent with the Fire Marshal's recommendations. He then asked the Board if they preferred that the Fire Marshal be present. Any changes to the plat would be reviewed again before signing final approval.

Black stated that public testimony was closed and that you have to ask direct questions.

Anderson requested to know the applicants response to the Fire Marshals requests.

Noah Goodrich representing Encompass at 108 E 2nd Street, Cle Elum WA 98926, stated that he had reviewed the Fire Marshal's recommendations today and did speak to the client. The client is willing to comply with the recommendations. He also stated that the public testimony was closed and the letter that was submitted as **Exhibit A** should be stricken from the record.

Anderson asked if there were any changes drafted based on these recommendations.

Goodrich stated that they would draft those changes based on the requirements found by the Boards resolution and that they would be reviewed by the department to make sure they meet code.

Valoff asked if the Fire Marshal should be at the 08/28/07 meeting.

David Black moved to continue the Cle Elum Properties Plat to the August 28, 2007 meeting. **Matt Anderson** seconded and the motion carried with a 5/0 vote.

Anderson asked if the Board should do something formal regarding the exhibit that was submitted after the record was closed.

Black replied that they could still ask specific questions about it.

V. New Business

A. Pine Prairie Cluster Plat (P-07-13)

The Chair opened the hearing to Staff Presentation.

Staff Planner, **Dan Valoff** 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.

Catherine Dunn, DK Professional Consultants P.O. Box 686, Cle Elum, WA 98922, submitted **Exhibit A** to the Board by reading it into the record and providing a power point presentation.

Black verified the location of the property and who is allowed to use the facilities.

Green asked about the covenants and restrictions.

Dunn stated that the covenants shown are all part of the parent parcel and that they would have all of the conditions and some of their own. **Dunn** also requested to reserve time at the end for rebuttal.

The Chair opened the hearing to Public Testimony.

Jan Sharar representing the Kittitas County Conservation Coalition presented **Exhibit B** to the Board and read it into the record. **Sharar** also stated that she would be submitting the same letter as exhibits in the 3 additional plats on the agenda.

Green asked when the plat was submitted.

Sharar said that it does not matter because the rules stay the same and submitted into the record **Exhibits C, D and E** for Hungry Hill Plat (P-07-33), Elk Ridge Estates Plat (P-07-12) and Happy Trails Plat (P-06-38).

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, representing LCU stated that he is a minor owner of the property. This will be a public water system and LCU will operate the water and the sewer system and it meets all requirements of the Health Department.

Black closed Public testimony and called for Applicant rebuttal.

Jeff Slothower, 201 7th Ave, Ellensburg, WA 98926, representing the applicant stated that **Sharar** had presented the Board with information that did not apply to this application. He feels that she is asking the Board to change the code and asked the Board to please consider their position.

The Chair opened the hearing to Planning Commission Deliberation.

Fuller stated that they should have Neil Caulkins, Kittitas County Deputy Prosecutor clarify what is true in the letter submitted by Sharar. **Anderson** stated that he would also like to have clarification.

David Black moved to continue the Pine Prairie Cluster Plat to the August 28, 2007 meeting. **Matt Anderson** seconded and the motion carried with a 5/0 poll of the Board.

B. Elk Ridge Estates (P-07-12)

The Chair opened the hearing to Staff Presentation.

Larry Fuller asked to abstain from the hearing and excused himself.

David Black stated there was still a quorum to continue.

Staff Planner, **Mike Elkins** 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.

Noah Goodrich with Encompass, 108 E Second Street Cle Elum WA 98926, stated that the owner of parcel 4 has proposed individual wells and septic systems. Lot 4 will be subdivided into 5 lots. They will have access via the easement that is currently in use. KRD water distribution plan has been approved. **Goodrich** requested time for rebuttal.

Green verified that KRD has given access across waterway.

The Chair opened the hearing to Public Testimony. There was no Public Testimony

The Chair opened the hearing to Planning Commission Deliberation.

Black asked if well logs were also in the packet.

Green asked if they all have their own water rights.

Goodrich stated that water supply would be provided by KRD.

David Black moved to pass forward the Elk Ridge Estates (P-07-12) forward to the Board of County Commissioners with a recommendation of approval. **Kim Green** seconded and the motion carried with a 4/0 poll of the Board.

Findings of Fact will be brought back to the August 28, 2007 meeting for Board approval.

C. Happy Trails (P-06-38)

The Chair opened the hearing to Staff presentation.

Staff Planner, **Scott Turnbull**, requested to continue the Happy Trails (P-06-38) to the Planning Commission meeting scheduled for August 28, 2007.

Black suggested moving to 30 days from today due to the applicant requesting the continuation.

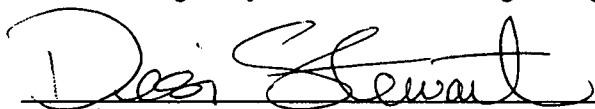
Black asked **Fuller** to return to vote on the continuation.

Slothower stated on behalf of the applicant 30 days is acceptable.

David Black moved to continue the Happy Trails (P-06-38) to the Planning Commission meeting scheduled for September 11, 2007. **Grant Clark** seconded and the motion carried with a 5/0 poll of the Board.

The Planning Commission meeting was adjourned at 7.42 p.m.

The next regularly scheduled meeting is August 28, 2007 at 6:30 p.m. at the Commissioner's Auditorium.


Desi Stewart, Planning Commission Clerk

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, July 24, 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, Kim Green, Matt Anderson, Rick Daugherty.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Mike Elkins and Mackenzie Moynihan, Public Works Planner Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 4 individuals representing applicants and public interest.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Kim Green moved to approve the July 10, 2007 minutes as written. **Matt Anderson** seconded and the motion carried with all in favor.

IV. Old Business.

Assistant Director, **Allison Kimball** stated she received legal opinion from Prosecutor Neil Caulkins regarding packets of information being turned in by applicants at the time of hearing and submitted into the record **Exhibit A**.

Black asked if the hearing can be continued for two weeks without taking testimony.

Kimball stated yes.

Green stated if a packet is turned in like they have been then we can continue them for two weeks.

Daugherty stated he disagrees with this and the applicants should be turning in packets earlier but if they turn in packets continue the hearing for two weeks without taking any testimony.

Black stated he would like to continue the hearing either before or after the testimony.

Daugherty stated we should continue the hearing as soon as they turn in the packet so everyone has time to comment including the public.

Clark stated these packets become part of the public record and continuing the hearing for two weeks would give the public time to review the information.

The board agreed that if a large amount of information is turned in at the hearing the hearing will be continued to the next meeting.

A. Roza View Drive Rezone (Z-07-06)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to accept the Findings of Fact as written. Grant Clark seconded and the motion carried with all in favor.

B. Airport Meadows Plat (P-07-19)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to accept the Findings of Fact as written. Kim Green seconded and the motion carried with all in favor.

C. Jack Pine Plat (P-07-06)

The Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to accept the Findings of Fact as written. Matt Anderson seconded and the motion carried with all in favor.

D. JNG LLC Plat (P-07-04)

The Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to accept the Findings of Fact as written. Matt Anderson seconded and the motion carried with all in favor.

E. Cascade Trails Plat (P-07-14)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to accept the Findings of Fact as written. Grant Clark seconded and the motion carried with all in favor.

F. Gerard Rezone (Z-07-05)

The Chair opened the hearing to Planning Commission deliberation.

The board went through the seven criteria for a rezone.

Daugherty stated his concerns with the irrigation ditch.

Elkins stated he contacted KRD and they confirmed the ditch does run through the property but they do not have irrigation water rights.

Daugherty stated he has concerns with future development around the irrigation ditches.

Clark asked if we can condition this approval regarding the irrigation ditch.

Kimball stated you can't condition a rezone but you can condition a plat when it comes forward for approval.

Daugherty asked if this will trigger approval by the Planning Commission.

Kimball stated that part of the rezone process we have been adding to the findings of fact that future development will be subject to SEPA review.

Daugherty asked if that would address the Planning Commissions concerns.

Kimball stated it depended on what type of subdivision it is, if it is an administrative process the Planner would refer back to the Findings of Fact for the rezone.

Clark stated future impacts on the irrigation ditch be included in the Findings of Fact.

Grant Clark moved to pass forward the **Gerard Rezone (Z-07-05)** forward to the Board of County Commissioners with a recommendation of approval. **Matt Anderson** seconded and the motion carried with a 5/0 poll of the Board.

Black asked to have the Findings of Fact report the Planning Commission is concerned with future development and the irrigation passing through the property.

Findings of Fact will be brought back to the August 14, 2007 meeting for board approval.

G. Cle Elum Properties Preliminary Plat (P-06-15)

The Chair opened the hearing to Staff presentation.

Staff Planner, **Dan Valoff** 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 and submitted into the record **Exhibit A**.

Daugherty asked about the easements to the property.

Valoff gave clarification on the access easement and stated **Randy Carbary** could give more information on the access.

Carbary stated the applicant will address some of these issues in their presentation and asked if anyone had questions.

Daugherty asked about the 30 foot non motorized trail access.

Carbary clarified the non motorized trail access and stated there will be no access off of the non motorized trails.

The Chair opened the hearing to Applicant presentation.

Marc Kirkpatrick, 108 East 2nd Street, Cle Elum, WA, Encompass Engineering and Surveying, representing the applicant explained the project and access issues.

Anderson asked if the Fire Marshal was okay with the access road.

Kirkpatrick stated no comments were received from the Fire Marshal but she did have time to comment.

Black asked how a fire truck will access those lots off of the non motorized trail.

Kirkpatrick stated they will have access to that trail in order to serve those lots.

Anderson stated there was talk of putting up a barrier on the non motorized trail so how will the fire truck get through.

Kirkpatrick stated it will be gated and we received no comments from the Fire Marshal regarding this issue.

Daugherty asked about the wells.

Kirkpatrick clarified the well issue.

Daugherty asked about the concern of the easement.

Kirkpatrick stated additional traffic.

Carbary stated it was after the fact that issues were brought up regarding the access of Leo Lane.

Daugherty asked about Leo Lane only accessing 2 properties and driveways accessing the other lots.

Green asked about transferring from individual wells to a Class B.

Kirkpatrick stated Class B would be more environmentally friendly.

Kimball reminded Planning Commission members that this is the time to ask the applicant questions and not to debate with the applicant.

Carbary gave clarification on the access.

Black stated the Planning Commission remanded these 3 projects and asked for all of them to come back together.

Kirkpatrick stated this was an existing access and the developer needs to improve the access.

Green asked about a note being included on the plat for the right to farm and show they are not able to irrigate 3 acres of land.

Kirkpatrick stated it is on the second sheet and is a standard note.

Valoff stated the board can ask for additional information before they make a decision.

The Chair opened the hearing to Public Testimony.

No public testimony.

The Chair opened the hearing to Board deliberation

Black stated his concerns and stated he would like to see additional information.

Kimball stated she is not clear on the history for these projects but we can get more information for the members.

Discussion followed among Planning Commission members regarding the access issues.

Kimball asked if the members would like to have clarification from the Fire Marshal.

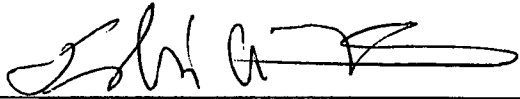
Black stated the members would like to have easement information and Fire Marshal comments.

Valoff clarified the additional information the board wanted.

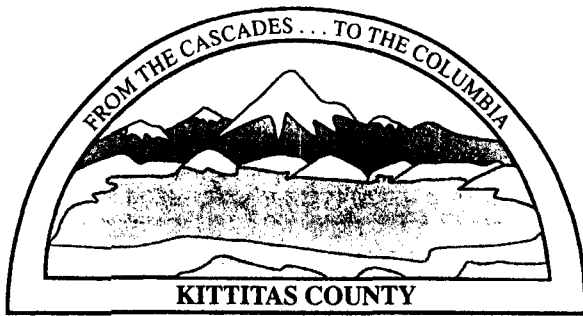
Rick Daugherty moved to continue the Cle Elum Properties Preliminary Plat to the August 14, 2007 meeting. **Grant Clark** seconded and the motion carried with a 4/1 vote with **Matt Anderson** voting against.

The Planning Commission meeting was adjourned at 8:15 p.m.

The next regularly scheduled meeting is August 14, 2007 at 6:30 p.m. at the Commissioner's Auditorium.

A handwritten signature in black ink, appearing to read 'Trudie Pettit', written over a horizontal line.

Trudie Pettit, Planning Commission Clerk



PUBLIC HEALTH DEPARTMENT

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

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

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

Exhibit No. A
Hearing: Cle Elum Properties
Date: 8-14-07
Submitted by: Dan Valloff

August 14, 2007

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

RE: Cle Elum Properties Plat (P-06-15)

Dear Mr. Valloff,

Thank you for the opportunity to comment on the above referenced project. Our department is strongly recommending that a public water system be considered for this plat prior to final plat approval due to the water sensitivity of this area.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Cc: Gwen Clear, Environmental Review Coordinator; DOE
Tom Justus, Regional Engineer; DOH

Dan Valoff

Exhibit No. A

Hearing: Cle Elum Properties

Date: 7-24-07

Submitted by: Dan Valoff

From: Joanna F. Valencia
Sent: Wednesday, July 18, 2007 8:49 AM
To: Charles Peterson [charlespeterson@comcast.net] (charlespeterson@comcast.net); Marc Kirkpatrick; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: Cle Elum Properties and Hidden Valley Estates Update
Importance: High

Hi Everybody,

This email is to hopefully clarify the string of emails and correspondence I've seen come through regarding the Cle Elum Properties and Hidden Valley Estates Plats; especially specific to clarifying the road easements and proposed non-motorized easements, in particular relating to the below email.

First I'll cover the submitted final mylars for the Hidden Valley Estates, and the revisions for the final mylar based on the comments below and County review with CDS and Public Works Staff. Hopefully with this, it will clarify Cle Elum Properties.

In regards to the Hidden Valley Estates Final Mylar the following revisions are needed:

1. To clarify type of access to serve lots 14 and 2.

Replace current plat note "30' Non-motorized trail & utility easement. Easement shall also serve as access Lots 1 & 2 of this Plat. (See Note #6)" with "30' Easement restricted to vehicular access to Lot 14 of Cle Elum Properties Plat, P-06-15, and Lot 2 of Hidden Valley Estates Plat, P-06-19."

The easement shall also be graphically distinguished from the underlying non-motorized trail and utility easement through the use of hashmarks/dots or other identifying marker.

2. To clarify location of Non- motorized trail and utility easement.

Replace current plat note "30' access to lot 14 of the Cle Elum Properties Plat P-06-15 and a non-motorized trail and utility easement. Easement shall also serve as access to lots 1 & 2 of this plat (See note #6)" with "30' Non-motorized trail and utility easement."

The easement shall also be graphically distinguished from the overlay of the graphic used for the 30' easement for vehicular access to lots 14 and 2.

3. To clarify and distinguish the end of the vehicular access to lots 14 and 2 and separation from the two 30' non-motorized trail and utility easement (one 30' being recorded through Cle Elum properties and the other 30' being recorded through Hidden Valley Estates)

A barrier of some sort (i.e. bollards or other barrier) shall be placed near the southeast corner of Lot 2 across the easement and near the northeast corner of Lot 10 across the easement to distinguish the start of the non-motorized access. A graphic representation of the barrier shall be shown on the final mylar (can be also shown as a separate detail). A plat note shall be included referencing the graphical representations of the barrier, and the plat note shall state "Barrier: easement south of the barrier is for non-motorized trail and utility easement."

4. Access to Lot 1 and depiction of Cle Elum Properties Cul-de-Sac.

Per the email below, the access to Lot 1 shall be revised to show access off of the Cle Elum Properties Cul-de-Sac. The Cul-de-sac shall be shown on the final mylar and shall be appropriately referenced.

5. Requirements per resolution and MDNS.

Please refer to the attached documents for additional information. In particular, I was unable to locate a plat note per the Right to Farm.

With this, in regards to Cle Elum Properties, similar plat notes will be required in particular in relation to access to Lots 1, 2

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and 14, where the non-motorized access and utility easements are referenced. Dan will be addressing this in a similar manner as the plat goes before the Planning Commission.

If you have any questions, please feel free to contact myself or Dan Valoff.

Thanks,

Joanna

Joanna Valencia

Planner II
Kittitas County Community Development Services
[P] 509.962.7046
[F] 509.962.7682
joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary
Sent: Friday, July 13, 2007 11:05 AM
To: Joanna F. Valencia
Subject: FW: Cle Elum Properties - Public Works Comments

I didn't know if you had seen this e-mail. I'll forward you the other e-mail I received and come over to see if we can get these moving along.

Thanks,

Randy Carbary, Planner II

Kittitas County Public Works

411 N Ruby, Suite 1

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]
Sent: Wednesday, July 11, 2007 4:47 PM
To: Randy R. Carbary
Cc: Charles Peterson; Dan Valoff
Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.
- 8) I spoke with Mr. Peterson and we decided that Lot 1 of the Hidden Valley Estates Plat does not need to have access off of the Non-motorized easement. There is adequate room to have access directly off of the cul-de-sac or further north. This is a revision we will need to make on the Hidden Valley Estates mylars. How we make that

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revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back CDS. Please let me know your thoughts.

Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419
mkirkpatrick@encompasses.net
www.encompasses.net

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7/24/2007

Cle Elum Properties Plat

P-06-15

Good Evening Chairman Black, members of the Planning Commission

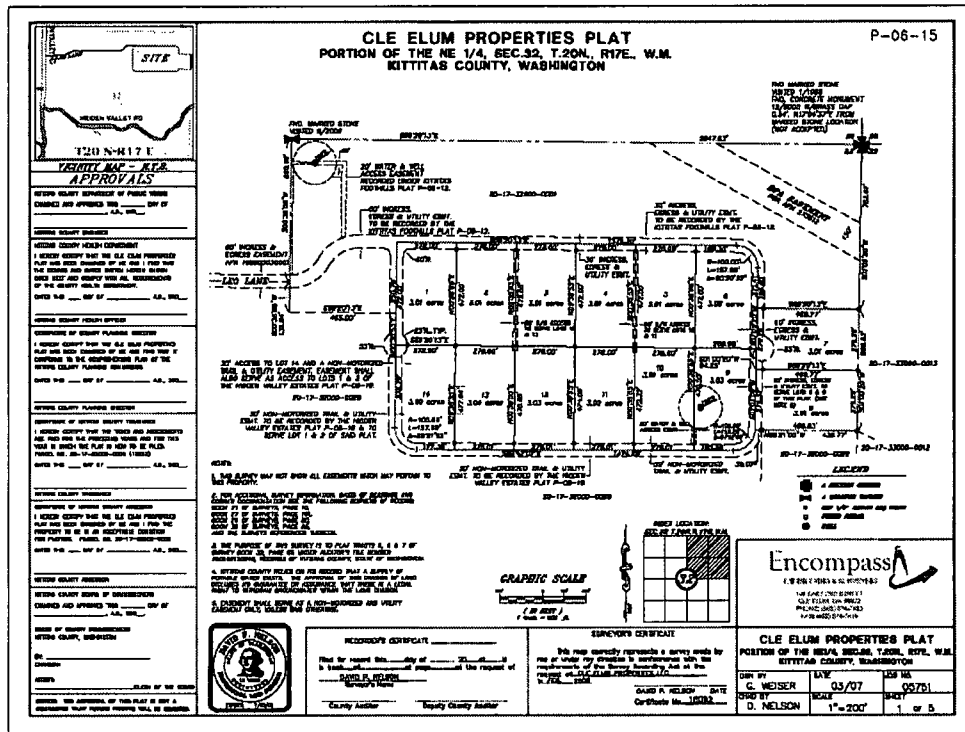
For the record

Before you tonight is the Cle Elum Properties Preliminary Plat

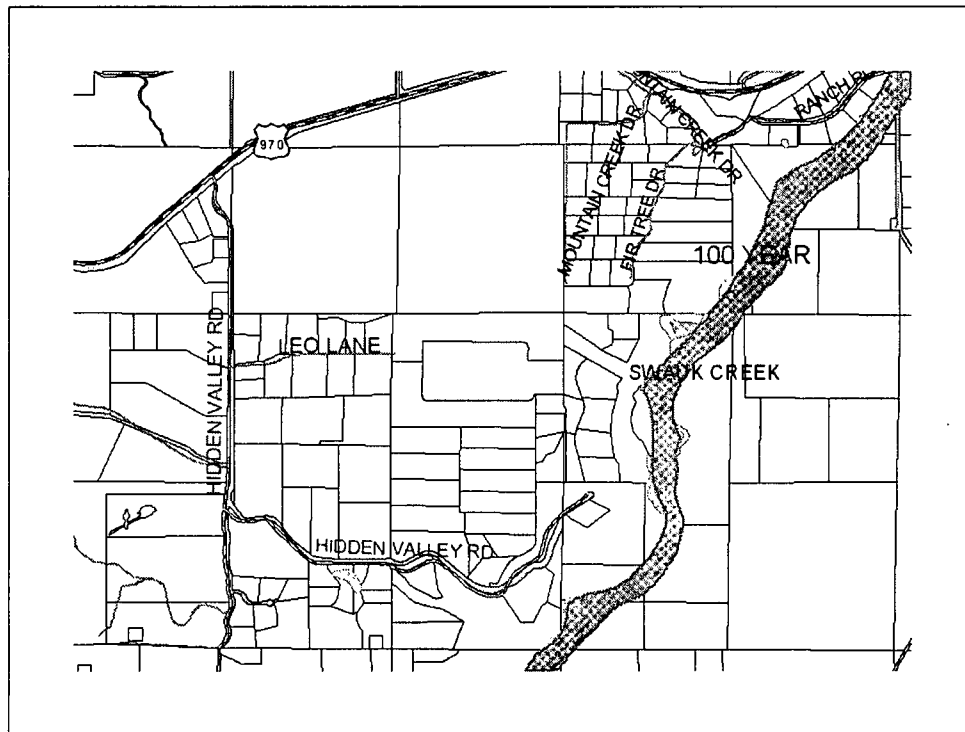
Quick Information

- Zoning AG-3
- Parcel Number 20-17-32000-0005
- Parent Parcel 42.30 Acres.
- 14 Lots. Average lot size is approximately 3 acres in size.

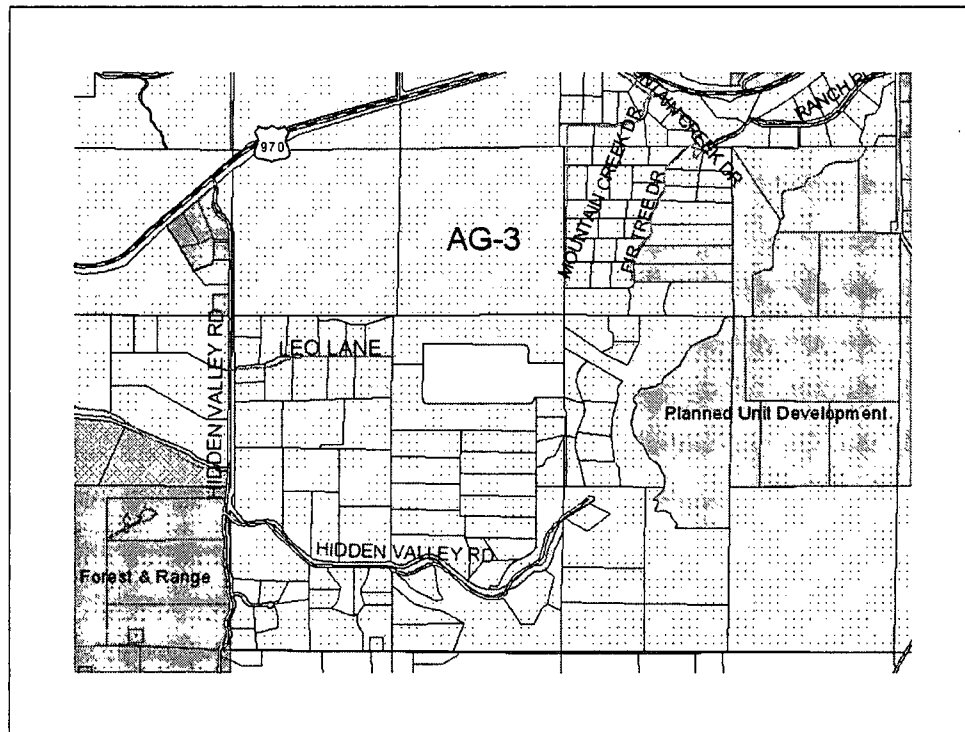
Here is the information on the plat



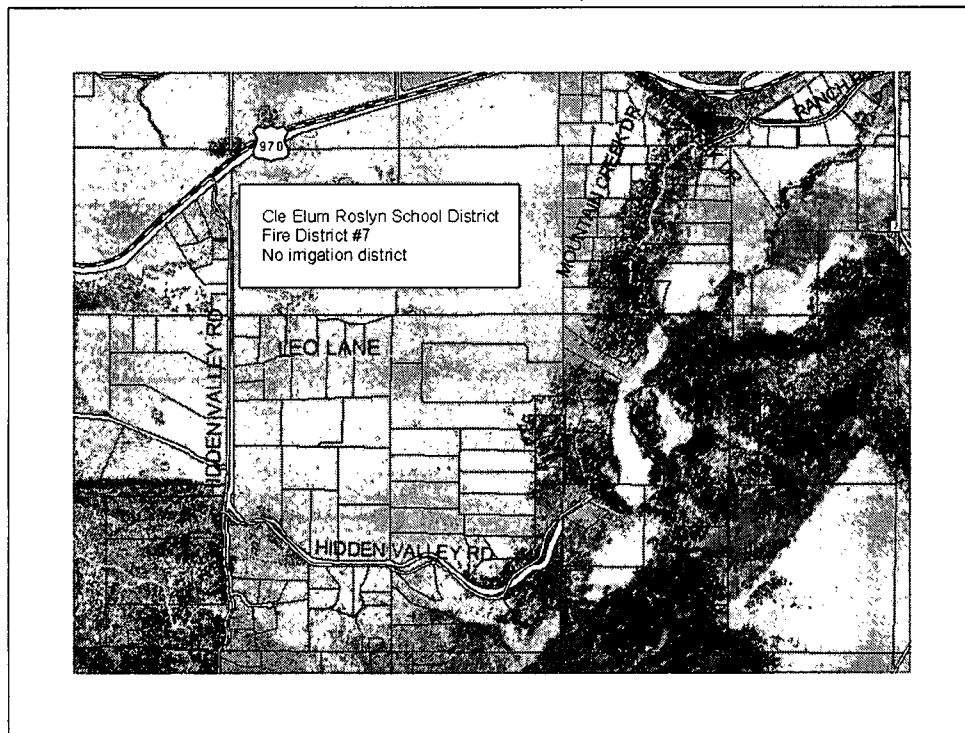
As you can see by the plat map there are 14 lots.



Staff conducted a critical review of the site in compliance with Title 17A. The property does not have any identified critical areas.



The property is zoned AG-3



Here is an air photo of the area. The property is located within the Cle Elum Roslyn School District, Fire District #7 and is not located within any irrigation district.

Project History

- On March 29, 2006 Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.
- A Notice of application was issued on April 18, 2006.. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. A Mitigated Determination of Non Significance (MDNS) was issued on July 24, 2006. No appeals were filed.
- The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.
- The Board of County Commissioners held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.
- On April 20, 2007 Community Development Services and Public Works reviewed the final mylars submitted for the Cle Elum Properties Plat and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval.
- In order to receive final plat approval the project must be brought back before the Planning Commission to facilitate public comment and provide an opportunity for Kittitas County to review the proposed changes.
- On June 7, 2007 Mark Kirkpatrick authorized agent for property owner re-submitted a complete application.
- On June 14, 2007 Community Development Services issued the Notice of Application.

The following is a summary of the projects history with CDS. That concludes my staff presentation, I will be glad to answer any questions you may have.

HIDDEN VALLEY ESTATES PLAT **PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.** **KITTITAS COUNTY, WASHINGTON**

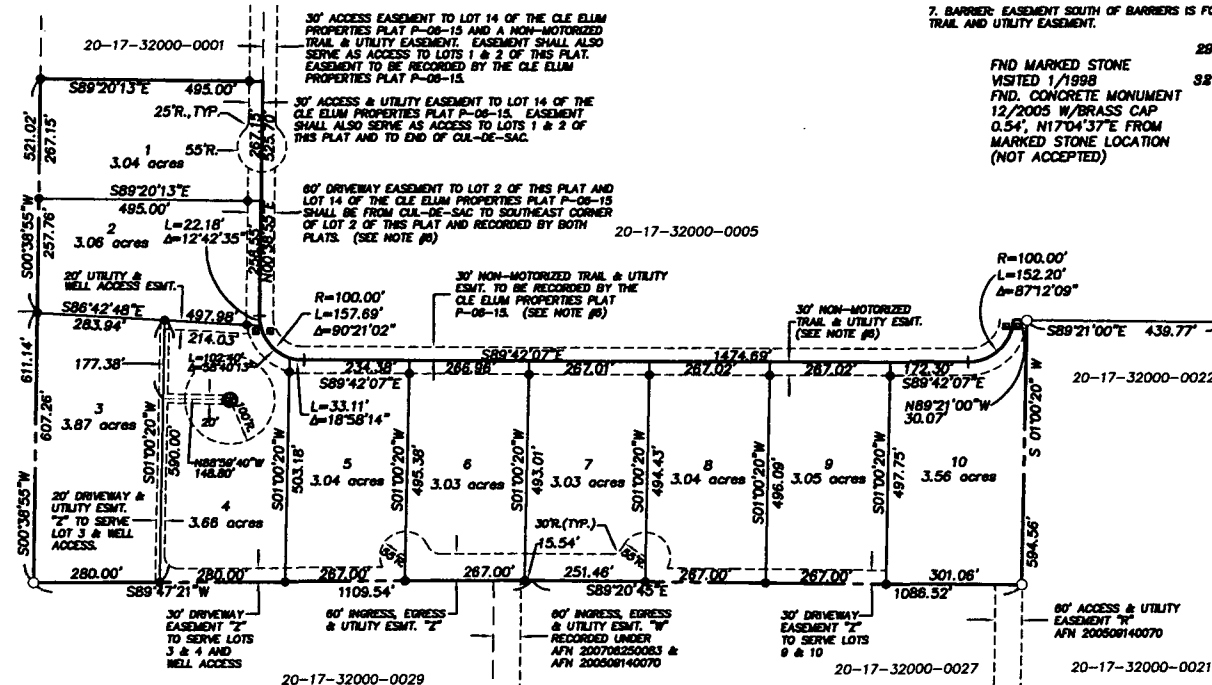
NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
 BOOK 23 OF SURVEYS, PAGE 10,
 BOOK 27 OF SURVEYS, PAGE 101,
 BOOK 29 OF SURVEYS, PAGE 80,
 BOOK 32 OF SURVEYS, PAGE 60,
 AND THE SURVEYS REFERENCED THEREON.
3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 8 OF SURVEY BOOK 32, PAGE 60 UNDER AUDITOR'S FILE NUMBER 200802130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. 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.
5. ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LED LANE.
6. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
7. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.

FIND MARKED STONE
 VISITED 1/1998
 FND. CONCRETE MONUMENT
 12/2005 W/B/BRASS CAP
 0.54', N17°04'37"E FROM
 MARKED STONE LOCATION
 (NOT ACCEPTED)

20-17-32058-0005

20-17-32054-0003



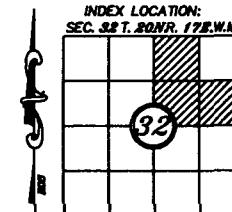
LEGEND

- ✱ SECTION CORNER
- SET 1/4" REBAR LSH 18088
- FOUND REBAR
- WELL
- REMOVABLE BOLLARDS OR BARRIER

GRAPHIC SCALE

(IN FEET)
 1 inch = 800 ft

INDEX LOCATION:
 SEC. 32 T. 20N. R. 17E. W.M.



Encompass
 ENGINEERING & SURVEYING

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

RECORDER'S CERTIFICATE

Filed for record this.....day of..... 20.....at.....M
 In book.....at page.....at the request of

DAVID P. NELSON
 Surveyor's Name

County Auditor

Deputy County Auditor

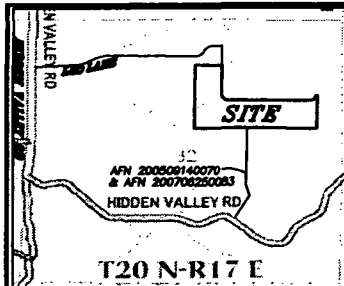
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...HIDDEN VALLEY ESTATES LLC...
 In...FEB...2008.

DAVID P. NELSON DATE
 Certificate No. 18092

HIDDEN VALLEY ESTATES PLAT **PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.** **KITTITAS COUNTY, WASHINGTON**

DWN BY	DATE	JOB NO.
G. WEISER	05/07	05751
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 5



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS.....DAY OF.....
 A.D., 200.....

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT 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., 200.....

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS.....DAY OF.....A.D., 200.....

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0028 (17824)

DATED THIS.....DAY OF.....A.D., 200.....

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0028

DATED THIS.....DAY OF.....A.D., 200.....

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

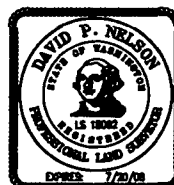
EXAMINED AND APPROVED THIS.....DAY OF.....
 A.D., 200.....

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY:
 CHAIRMAN

ATTEST:
 CLERK OF THE BOARD

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



CERTIFIED TO BE A TRUE COPY
AUDITOR'S FILE NO. 199905030051
RECORDING DATE 5-3-99
RECORDING TIME 4:30.

Filed for Record at the Request of:
AFTER RECORDING MAIL TO:

Brian Frederick, Attorney at Law
604 North Main Street
Ellensburg, WA 98926

DOCUMENT TITLE(S):	Declaration of Easement and Road Maintenance Obligation
GRANTOR(S):	Irwin Family Limited Liability Company
GRANTEE(S):	Public Record
LEGAL DESCRIPTION:	Sec32, Twn20N, Rng17E, W.M., NW¼ and N½ of NE¼
ASSESSOR'S TAX PARCEL NUMBER:	20-17-32000-0007 and 20-17-32000-0005 and 20-17-32000-0006
REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:	None

**DECLARATION OF EASEMENT AND ROAD
MAINTENANCE OBLIGATION**

Real Property: The real property subject to the Declaration is located in Kittitas County, State of Washington and is more particularly described as follows:

→ [Lots 1E, 2E, 3E and 4E as described and/or delineated on that certain Survey a recorded October 23, 1997, in Book 23 of Surveys, page 10, under Auditor's File No. 199710230011, records of Kittitas County, State of Washington.

The Undersigned is the owner of said real property.

Declaration: The Undersigned hereby declares that the following easement is hereby established for the purpose of providing access and for the installation and maintenance of utilities to each of the Lots described above:

A sixty foot (60') strip of land under, over and across the Southerly thirty feet (30') of said Lot 1E and the Northerly thirty feet (30') of said Lot 4E, as delineated on said survey; AND

The South thirty feet (30') of the West thirty (30') feet of said Lot 2E and the North thirty feet (30') of the West thirty feet (30') of said Lot 3E.

Said easement is for the use and benefit of each Lot described above and for no other real property. Each present and future owner of each Lot described above shall pay costs of future maintenance with respect to the easement road, as set forth below. For the purpose of this Declaration a contract purchaser shall be deemed an owner, but the priority of this Declaration shall not be lessened thereby.

Maintenance and Improvements: The term "maintenance", as used herein, shall be defined to mean the filling of potholes, grading, repair of culverts and other maintenance necessary to provide a reasonable smooth, unpaved road as the same now exists. Said term also includes snow plowing. Any improvement of the easement road in excess of required maintenance shall not be undertaken without the express approval of all property owners sharing in the maintenance of the road. If any of the owners do not consent to the improvement of the road and the remainder of the owners desire to improve the road by either paving, oiling or other improvements, such improvements may be accomplished but without charge to the non-consenting party. Upon the first purchase of a Lot from the Undersigned, each owner of a purchased Lot shall initially pay the sum of \$150.00 into the road maintenance fund. Each owner of a purchased Lot shall thereafter on the 15th day of January check dates with Dick and/or Paul each calendar year, commencing January 15, 2000, pay an additional \$150.00 into the road maintenance fund. It is further agreed that until such time as a building permit is obtained with reference to any Lot above described, the assessments with respect to such Lot shall not exceed a cumulative total of \$300.00. At such time as a building permit has been obtained the annual assessment, and extraordinary assessments, if any, shall continue thereafter commencing with the calendar year in which the building permit is obtained.

Emergency or Extraordinary Repair: In the event that because of extraordinary climatic circumstances, emergency or extraordinary road repairs are required, which repairs are in excess of the then available funds in the road maintenance account, each property owner shall pay an equal share of such extraordinary or emergency repair within thirty (30) days of notification of such amount. Any regular or extraordinary assessment not paid within thirty (30) days of its due date shall thereafter be delinquent and bear interest thereof of ten percent (10%) per annum. Upon becoming delinquent such assessment shall constitute a lien upon the Lot for which such assessment is levied. The maintenance manager, in the name of all of the property owners, may, ninety (90) days or more after delinquency, file a lien, foreclosable in the nature of a real estate mortgage against said parcel. All costs incurred in imposing, releasing and foreclosing the lien shall be payable by the owner of the property against which the lien has been filed, such cost including reasonable attorney fees, title search fees, recording costs, and all other costs and fees incurred in the filing and release of such lien.

Road Maintenance Manager: The road maintenance and road maintenance bank account shall be managed by an owner selected by a majority of property owners. The road maintenance manager shall have the authority to incur obligations for emergency repairs and routine road maintenance. The road maintenance account shall be maintained at such banking institution in Kittitas County as shall be agreed upon by the majority of the

property owners. For voting purposes, a property owner shall have one vote for each Lot that is owned (or being purchased under a real estate contract) by that owner.

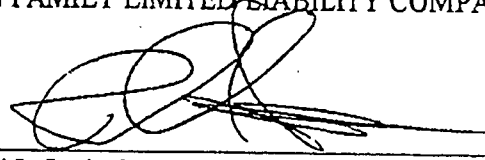
Gate and Name of Road: Any owner may construct and maintain a gate for the road near its intersection with the Hidden Valley County Road, so long as it is sufficiently wide to allow vehicles all to pass. A lock may be placed on the gate so long as keys are provided to all other owners. The first purchaser hereafter of Lots 1E, 3E and 4E from the Undersigned may name the road.

Enforcement: Each owner of a Lot described above shall be bound by the provisions set forth above and if any controversy shall arise between any owner as to their rights, responsibilities or duties, such dispute may be brought before the Kittitas County Superior Court for resolution, and the substantially prevailing party in such action, in addition to any other relief granted, shall be entitled to an award of reasonable attorney fees and all other costs associated with resolving the controversy. The venue of any such action taken to enforce any part of this Declaration shall lie in Kittitas County, State of Washington.

Successors and Assigns: The provisions of this document shall run with the land and shall be binding upon the owners of the above described Lots, their heirs, successors and assigns, and shall inure to the benefit of the owners of said Lots.

DATED as of the 19th day of April, 1999.

IRWIN FAMILY LIMITED LIABILITY COMPANY

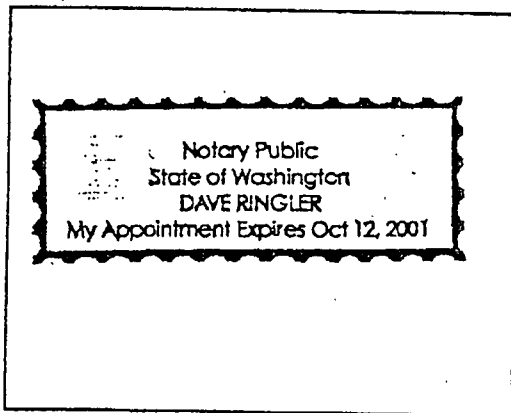


Richard L. Irwin, Manager

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this day personally appeared before me Richard L. Irwin, known to me to be the Manager, of Irwin Family Limited Liability Company, the limited liability company that executed the within and foregoing instrument and acknowledge that he signed the same as his free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the same.

GIVEN under my hand and official seal this 19 day of April, 1999.



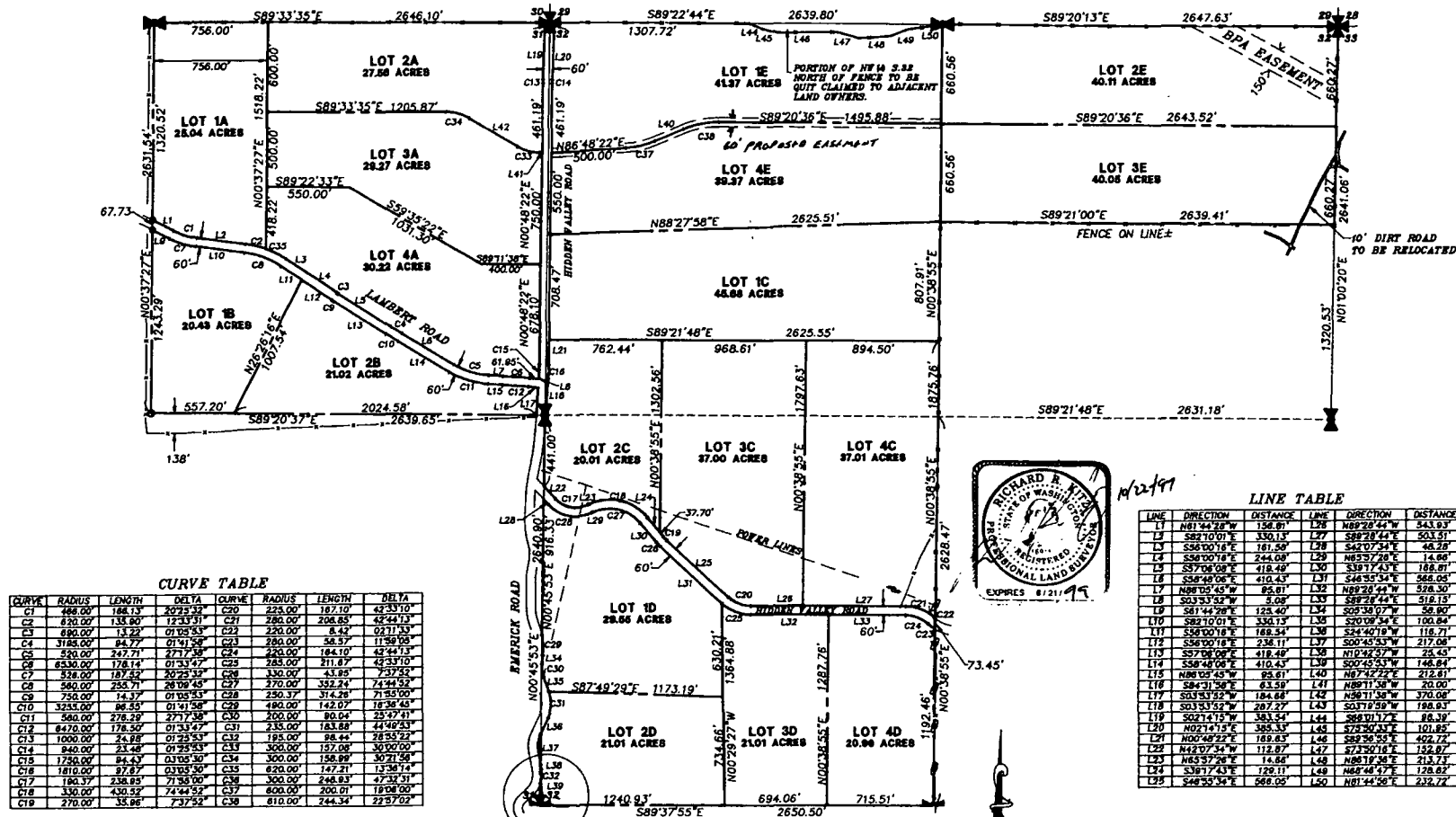
Dave Ringle
NOTARY PUBLIC in and for the State of
Washington, residing at: Puyallup
My Commission expires: 10-12-2001

(Place Notary Seal in Box)

**THE PENKERT RANCH BOUNDARY ADJUSTMENT
AND TAX LOT SEGREGATION
SECTIONS 31 AND 32 T.20N.R.17E. W.M.**

19970230011

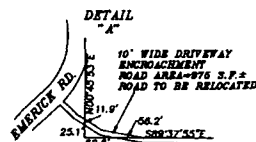
23-10



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	248.00	184.00	202.53	C20	224.00	167.10	42.3370
C2	630.00	135.00	12.3331	C21	280.00	206.85	42.4473
C3	680.00	13.22	01.0553	C22	220.00	6.42	0217133
C4	3185.00	84.77	01.9156	C23	280.00	56.57	11.9909
C5	320.00	247.71	27.7158	C24	220.00	64.10	42.4473
C6	6530.00	176.14	01.3357	C25	285.00	211.87	42.3370
C7	328.00	187.52	20.2532	C26	330.00	43.85	7.3752
C8	580.00	255.71	28.0945	C27	370.00	332.24	74.9452
C9	750.00	14.31	01.0553	C28	290.37	314.28	71.5000
C10	3255.00	86.50	01.9156	C29	480.00	142.07	18.3645
C11	580.00	278.29	27.7158	C30	200.00	80.04	25.4741
C12	6470.00	176.50	01.3357	C31	235.00	163.88	44.4623
C13	1000.00	24.88	01.2853	C32	195.00	98.44	28.5523
C14	840.00	23.48	01.2853	C33	300.00	157.06	30.9200
C15	1750.00	84.43	03.0530	C34	300.00	158.89	30.2156
C16	1810.00	97.87	03.0530	C35	420.00	147.21	13.3674
C17	140.37	236.85	71.5800	C36	300.00	246.83	47.3551
C18	130.00	430.52	74.9452	C37	600.00	200.01	19.0800
C19	270.00	35.86	7.3752	C38	810.00	244.34	22.9702

- LEGEND**
- ▲ SECTION CORNER COMMON TO TWO SECTIONS ONLY
 - ▲ QUARTER CORNER COMMON TO ONE SECTION ONLY
 - ▲ QUARTER CORNER
 - ▲ SECTION CORNER
 - ▲ FOUND REBER W/CAP



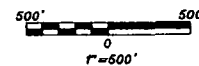
NOTE
THESE SEGREGATIONS ARE PREPARED IN CONFORMANCE WITH THE PROVISIONS OF KITTITAS COUNTY SUBDIVISION CODE, SECTION 16.04.020(1).

BASIS OF BEARING:
HOLDING THE BEARING OF S0°45'50"W ON THE NORTH HALF OF THE WEST LINE OF SECTION 32 AS SHOWN ON THAT RECORD OF SURVEY FILED ON PAGE 196, BOOK 18.

LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N81°54'28"W	136.81	L25	N89°28'44"W	533.93
L2	S82°10'01"E	330.13	L26	N89°28'44"W	503.51
L3	S86°00'18"E	181.50	L27	S84°07'34"E	48.28
L4	S86°00'18"E	244.08	L28	N85°37'28"E	14.06
L5	S87°08'08"E	418.49	L29	S83°17'43"E	188.81
L6	S86°00'18"E	410.43	L30	S84°35'34"E	566.05
L7	N88°05'45"W	85.81	L31	N89°28'44"W	528.30
L8	S03°33'52"W	5.08	L32	S89°28'44"E	518.15
L9	S81°44'56"E	125.40	L33	S89°28'44"E	518.15
L10	S89°10'01"E	330.13	L34	S89°28'44"E	518.15
L11	S86°00'18"E	188.34	L35	S84°40'18"W	116.71
L12	S86°00'18"E	236.11	L36	S00°45'53"W	217.08
L13	S87°08'08"E	418.49	L37	N01°46'37"W	25.43
L14	S86°00'18"E	410.43	L38	S00°45'53"W	146.84
L15	N88°05'45"W	85.81	L39	N87°42'22"E	212.81
L16	S84°31'58"E	83.58	L40	N89°11'38"W	20.00
L17	S03°33'52"W	184.48	L41	N89°11'38"W	370.08
L18	S03°33'52"W	287.27	L42	S03°19'59"W	188.83
L19	S02°14'15"E	383.34	L43	S08°01'17"E	86.38
L20	N02°14'15"E	385.33	L44	S72°50'23"E	101.85
L21	N00°48'22"E	189.83	L45	S89°28'44"E	424.72
L22	N82°07'34"E	112.87	L46	S89°28'44"E	424.72
L23	N85°37'28"E	14.86	L47	S72°50'23"E	122.87
L24	S89°17'43"E	129.11	L48	N86°17'36"E	213.73
L25	S86°55'34"E	988.05	L49	N86°46'47"E	128.82
L50	N81°44'56"E	232.72	L50	N81°44'56"E	232.72

GRAPHIC SCALE



INDEX LOCATION:

SEC. 31	T.20N.R.17E. W.M.	SEC. 32	T.20N.R.17E. W.M.
31		32	

RECORDER'S CERTIFICATE 19970230011

Filed for record this 23rd day of Sept. 1997 at 1:33 PM in book 13 of SURVEYS at page 186 at the request of

RICHARD B. KITZ

Brian Allanbaugh
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 MR. DICK IRWIN in SEPT., 1997.

Certificate No. 16815

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS

516 EAST FIRST
CLM BLVD, WASHINGTON 98622
PHONE (509) 674-7433
FAX 674-7419

TAX LOT SEGREGATION

PREPARED FOR
MR. DICK IRWIN

SECTIONS 31&32 T.20N.R.17E. W.M.

KITTITAS COUNTY

DATE 9/97

SCALE 1"=500'

SHEET 1 OF 1

JOB NO. 96538

DWN BY R. BOGDON

CHKD BY R. KITZ

Randy R. Carbary

From: Scott, Donna [donna.scott@pse.com]
Sent: Wednesday, September 06, 2006 11:04 AM
To: Joanna F. Valencia
Cc: kenwporter@comcast.net; Randy R. Carbary; Scott, Donna; lconner@lwsd.org
Subject: Long Plats P-06-12, P-06-15 and P-06-19

Importance: High

Attachments: 1216_001.pdf



1216_001.pdf (123 KB)

SUBJECT: Proposed Long Plats P-06-12, P-06-15 and P-06-19

Hi, Joanna! Do you remember me (Donna Scott)? You helped me last year with two long plats (Hidden Valley Vistas and Hidden Valley Meadows). I am writing to you today with a concern / question about the long plats referenced in the subject line above (Kittitas Foothills, Cle Elum Properties, and Hidden Valley Estates, respectively).

I own three parcels of land next to the proposed long plats. The tax parcels that I own currently are 20-17-32058-0005, 20-17-32058-0003, and 20-17-32057-0004. I did not receive notice that there was to be a public hearing on August 8th regarding the proposed long plats until yesterday (September 5th) because the notices were mailed to an incorrect address. My concern is with the road access that is shown on the plat maps for the proposed plats referenced in the subject line above.

There is a "Declaration of Easement and Road Maintenance Obligation" that was recorded in 1999 as Auditor's File # 199905030051. Included with this e-mail is a copy of this document in PDF form. Please refer to this document.

This Easement and Road Maintenance Obligation provides for access to tax parcel # 20-17-32000-0006 (Lot 1E per the recorded road agreement) and # 20-17-32000-0007 (Lot 4E per the recorded road agreement). These two lots are the ones that I platted last year into Hidden Valley Vistas and Hidden Valley Meadows. In the process of platting last year, I named the road "Leo Lane".

The Easement and Road Maintenance Obligation also provides access for tax parcel # 20-17-32000-0001 (Lot 2E per the recorded road agreement) and 20-17-32000-0005 (Lot 3E per the recorded road agreement). These are two of the three lots involved in the proposed plats.

Please read the recorded Declaration of Easement and Road Maintenance Obligation that I have attached. It states that the easement is established for the purpose of providing access to Lots 1E, 2E, 3E and 4E, and that "Said easement is for the use and benefit of each Lot described and for no other real property".

If you look at the proposed long plats (particularly the plat map for P-06-19), you will see that the proposed plats are attempting to provide access via Leo Lane for property that is not covered in the recorded Easement and Road Maintenance Obligation.. Specifically, Leo Lane should not be used as access for the proposed Hidden Valley Estates ((P-06-19), nor for access to some parcels on proposed Cle Elum Properties (P-06-15). Such access would be in violation of the recorded Easement and Road Maintenance Obligation.

Members of Hidden Valley Vistas and Hidden Valley Meadows, myself included, are greatly concerned about the increased traffic that will occur on Leo Lane as a result of these proposed plats. We intend to pursue action against any violation of the Easement and Road Maintenance Obligation that was recorded in 1999.

Joanna, can you please help us with this matter? If this is not within the scope of your responsibility, who can help us with this issue? This is urgent because the developer already has equipment out at the proposed plats to start construction on his proposed road access.

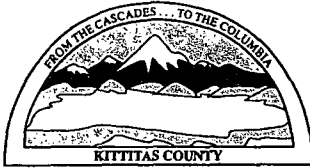
My contact information is as follows: Day Phone: (425) 462-3276, and Correct Address: 13444 64th Terrace NE, Kirkland, WA 98034.

Thank you in advance for your help. Donna Scott.

> Importance: High

>

> > <<1216_001.pdf>>



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 25, 2007

Dan Valoff
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Cle Elum Properties Estates Plat

Dear Mr. Valoff:

After reviewing the above mentioned plat(s), I have the following comments:

- After reviewing the project in its entirety, I have found that the Cle Elum Properties Plat, the Hidden Valley Estates Plat and Kittitas Foothills Plat should be viewed as one land use action.
- A fire apparatus turn-around shall be located at the northeast corner of lots 6 of the Cle Elum Properties Plat and lot 11 of the Kittitas Foothills Plat. Another turn-around shall be located at the southeast lots 8 and 9 of the Cle Elum Properties Plat.
- The non-motorized trail and utility easement proposed at the south end of the Cle Elum Properties Plat shall be completely barricaded with ecology blocks, guardrails, etc., to ensure there is no vehicular access to the Hidden Valley Estates Plat
- The access to lots 10-13 shall consist of all-weather driving surfaces with a minimum width of 20' for fire apparatus access. There shall be either a turn-out on each access road or "No Parking-Fire Lane" signs posted.
- All future development must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

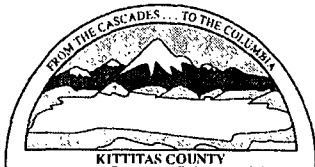
Brenda Larsen
Fire Marshal
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

Cc: Randy Carbary, Public Works

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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: Dan Valoff, Staff Planner
DATE: July 10, 2007
SUBJECT: Cle Elum Properties Preliminary Plat (P-06-15)

I. BACKGROUND INFORMATION

Proposal: Cle Elum Preliminary Plat Application to divide 42.30 acres into 14 lots in the Ag-3 zone. These lots range from 3.01 acres in size to 3.08 acres. Proponent: Cle Elum Properties LLC., landowner.

On March 29, 2006 Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005. A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the Board of County Commissioners.

The Board of County Commissioners held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

On April 20, 2007 Community Development Services and Public Works reviewed the final mylars submitted for the Cle Elum Properties Plat (P-06-15) and determined that the plat was not eligible for final approval. The reason being the roads and access depicted on the final mylars were inconsistent with the roads and access configuration granted by the preliminary plat approval.

In order to receive approval the project must be brought back before the Planning Commission to facilitate public comment and provide an opportunity for Kittitas County to review the proposed changes.

On June 7, 2007 Mark Kirkpatrick authorized agent for David Peterson, property owner re-submitted a complete application.

On June 14, 2007 Community Development Services issued the Notice of Application. 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.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. 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 property is currently zoned Ag-3. The purpose and intent of the agricultural (Ag-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. Ag-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Minimum Lot Size: KCC 17.28.030 the minimum residential lot size shall be three acres in the agricultural zone. The overall density of any residential development shall not exceed one dwelling for each three acres. Structural Setback requirements: KCC 17.28.040- 25' from the front, 5' from the sides, and 25' from the rear property lines.

Environmental Health: Individual wells and onsite individual septic systems are proposed.

Transportation: Access to the plat will be via private access easements off of Leo Lane which again comes off of Hidden Valley road. This proposal must adhere to all current road standards required by Kittitas County Department of Public Works. This proposal must also comply with all guidelines set forth within the International Fire Code (IFC) and all its appendices.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services Department on June 7, 2007. The Notice of application was issued on June 14, 2007. 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.

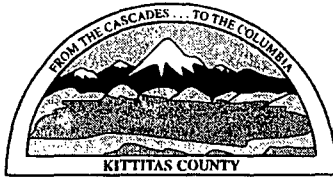
Written Testimony: Comments were received from Department of Ecology, and Kittitas County Department of Public Works.

State Environmental Policy Act: A Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006.

IV. SUGGESTED FINDINGS OF FACT

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

1. The Planning Commission finds that Cle Elum Properties LLC., landowner, re-submitted a complete application to the Community Development Services Department on June 7, 2007.
2. The Planning Commission also finds that said development application included a preliminary plat (Cle Elum Properties Plat P-06-15) depicting the division 42.30 acres into 14 lots. The lots range in size from 3.01 acres to 3.08 acres in size.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 14, 2007.
4. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners as required by law.
5. The Planning Commission finds that a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006.
6. The Planning Commission finds that an open record hearing was held on July 10, 2007 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that additional conditions **are/are not** necessary to protect the interest.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II

DATE: July 9, 2007

SUBJECT: Cle Elum Properties Revised Plat

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

- ☐ "Preliminary Approval" has been granted, based on the information provided.
- ☒ **"Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- ☐ "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

1. Comments Received from WSDOT: During the original comment period for the Cle Elum Properties Plat our department received copies of the comments submitted by Bill Preston, Regional Planning Engineer for the Washington State Department of Transportation (WSDOT). In the letter dated 7/19/06 Mr. Preston mentions the need for improvements at the intersection of Hidden Valley Road and State Highway 970, specifically stating that the intersection has substandard sight distance in the westbound direction and recommends that left-turn channelization would improve the safety and operation of the highway. He goes on to say "The WSDOT does not have any funding for this improvement" and that "Since development is driving the need for channelization, we strongly recommend that the County require pro rata contributions from the developers for improvements to the SR970/Hidden Valley Road intersection".

Kittitas County Public Works does not currently have a mechanism in place that would allow us to collect pro rata contributions from developers to pay for new or future off site improvements. However, we are looking into the matter and have had several discussions with the applicant and WSDOT personnel on the subject.

Our department received a revised plat application on 6/7/07. As I understand it, it was determined that the plat had significantly changed from the original plat application. The plat was re-noticed for public comment and will be going before the Planning Commission on 7/10/07. The following comments are intended to address these revisions:

2. Changes to the Circular Road System: The original preliminary plat depicted a 60' access and utility easement that, essentially, serves the lower lots 9 thru 14. The revised application changes the 60' access and utility easement to a "non-motorized trail and utility easement and provides access to lots 10, 11, 12 and 13 via (2) separate joint-use driveways, which is allowed by current Kittitas County Road Standards.
3. Revised Access to Serve Additional Lots: A note was added to the revised application that states: *Easement shall also serve as access to lots 1 & 2 of the Hidden Valley Estates Plat.* It is my understanding that the existing easement that originates from Leo Lane only allows access to the (2) parent parcels for the Kittitas Foothills Plat (20-17-32000-0001) and the Cle Elum Properties plat (20-17-32000-0005) and access to the Hidden Valley Estates is not allowed. This issue shall be resolved prior to final plat approval.
4. 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 current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
5. Private Road Improvements: The main access road that originates from Leo Lane shall meet or exceed current Kittitas County Road Standards for a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 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 this development or roads that provide access to this 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.
6. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
7. Lots 8 & 9, 10 & 11 and lots 12 & 13 Joint-Access Driveway: Individual joint-use driveways shall serve lots 8 & 9, 10 & 11 and lots 12 & 13, as shown on the face of the plat. These joint-use driveways shall serve no more than two tax parcels each and meet or exceed the requirements for a joint-use driveway as described below.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. Lot 14 Access: The revised application proposes lot 14 to be served via the 30' access easement, as shown on the face of the plat. If it is determined that this access can also serve lots 1 and 2 of the Hidden Valley Estates Plat then 3 or more lots would be served and a High-Density Private Road shall be required. This would require a minimum 40' wide access easement as well as meeting the following requirements:

High-Density Private Road Improvements for 3 to 14 Lots: Access shall be constructed to meet or exceed the requirements of 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 this development or roads that provide access to this 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.
9. Plat Notes: Plat notes shall reflect the following:
- a. 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 building permit for this plat.
 - b. 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. 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. Said easement shall also be used for irrigation
10. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
11. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

12. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
13. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
14. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
15. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

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 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
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.



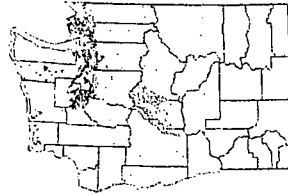
STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

RECEIVED

JUN 28 2007
KITITAS COUNTY
ODS

June 27, 2007



Your address
is in the
Upper
Yakima
watershed

Dan Valoff
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Valoff:

Thank you for the opportunity to comment on the short plat division of 42.30 acres into 14 lots, proposed by David Peterson [P06-15]. We have reviewed the application and have the following comment.

Water Resources

Ecology believes Cle Elum Properties Plat (P-06-15) is related to Kittitas Foothills Plat (P-06-12) and Hidden Valley Estates Plat (P-06-19). All three SEPA checklists were submitted to Kittitas County Community Development Services in Spring 2006. According to WAC 197-11-060(b), proposals that relate to each other shall be evaluated in the same environmental document.

Furthermore, no water right records associated with this property were found in the Central Regional Office.

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.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption. Parcel number 2017320000005 owned by Cle Elum Properties LLC, parcel number 2017320000001 owned by Kittitas Foothills LLC, and parcel number 2017320000028 owned by Hidden Valley Estates LLC, all submitted to Kittitas County Community Development Services, appear to be a single project and would be limited to one exemption withdrawal according to the above AGO Opinions. The adjacency of the parcels, the common road(s) involved all point in the direction of a single project. Therefore, the wells proposed to serve all lots located in all subject subdivisions, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.

All three subdivisions in combination consist of 35 lots. An average residence uses 400 gallons of water per day. If all three subdivisions are the same development, 14,000 gallons per day would be required and would therefore require a permit from the Department of Ecology. Ecology requests the subdivision proponents to factually demonstrate that the three proposed subdivisions are not part of the same development.

According to the Washington State Department of Health Group A regulations, a development is classified as a Group A water system if there are 15 or more connections or if 25 or more people will reside in the proposed development. 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. 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.

Ecology requests a copy of Kittitas County Community Development Services' decision regarding this short plat and copies of all notices or correspondence issued relating to this application. If you have any questions concerning the above comments, please contact Breean Zimmerman at (509) 454-7647 or bzim461@ecy.wa.gov.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the proponent is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to burn trees or debris from the property. Only natural unprocessed vegetation may be burned in an outdoor fire. **If the proponent is inside the UGA, they must use an alternative to burning.**

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before developing property, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

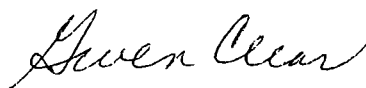
Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre

Mr. Valoff
June 27, 2007
Page 4 of 4

of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Ray Latham (509) 575-2807 with questions about this permit.

Sincerely,



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

08518047		INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
CLASS 998	AD TYPE 1a	INS. 1	AMOUNT \$70.76		
AGATES 10	LINES 65	WORDS 20	INCHES 7.1		
EDITIONS 01				AD TAKER K.M.	
Cust # 20104728					
PHONE (509) 962-7506					
SORTLINE Notice of Application C1a					
START DATE 06/14/07			STOP DATE 06/14/07		

DAILY RECORD

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

20104728 - 08518047

Kititas County Community
Development Services
421 N. Ruby St, Suite 2
ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application Cle Elum Properties P-06-15

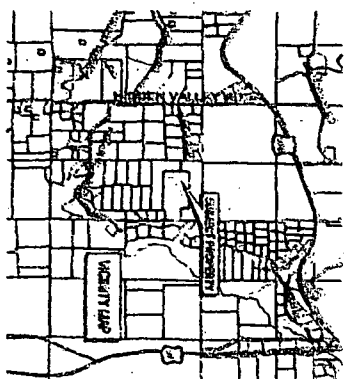
Pursuant to RCW 36.70B, notice is hereby given that Kititas County did on June 7, 2007 receive a complete revised application from David Peterson, landowner, for a 14-lot plat (Cle Elum Properties Plat, file #: P-06-15) on 42.30 acres of land that is zoned AG-3. Location: East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within the NE 1/4 of Section 32, T.20N., R.17E., W.M. in Kititas County, tax parcel numbers 20-17-32000-0005.

Any person desiring to express their views or to be notified of the action taken on this application should contact Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

Written comments from the public may be submitted to CDS no later than June 29, 2007 at 5:00 p.m. Community Development Services pursuant to 43.21.C RCW (State Environmental Policy Act) issued a Mitigated Determination of Nonsignificance (MDNS) for this project on May 9, 2007.

An open record hearing is tentatively scheduled before the Kititas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kititas County Courthouse. Interested persons are encouraged to verify by contacting CDS at (509) 962-7506 prior to attending.

Date: June 11, 2007
Publish: June 14, 2007



AFFIDAVIT OF PUBLICATION

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

NOTICE OF APPLICATION

Cle Elum Properties

P-06-15

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

JUNE 14, 2007

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$70.78 rate of \$4.90 per column inch for each insertion.

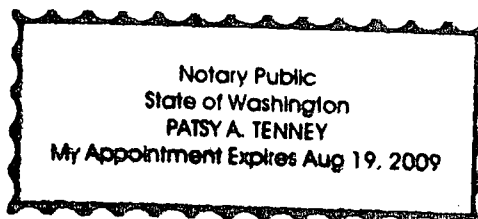
Diane Ewing

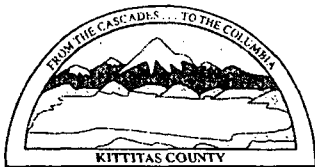
Subscribed to me this 19 day of June, 2007.

Patsy A. Tenney

PATSY A TENNEY

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





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

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME: Cle Elum Properties Preliminary Plat

NOTIFICATION MAIL DATE: Thursday, June 14, 2007

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.


Signature

Subscribed and sworn to before me this 14th day of June, 2007.

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires _____, 20 _____

CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA, WA 98407

ENCOMPASS ENGINEERING &
SURVEYING
108 EAST 2ND ST
CLE ELUM, WA 98922

KITTITAS FOOTHILLS LLC
507 N WELLS
RENTON, WA 98055

SWAUK PINES LLC
3942 HIDDEN VALLEY RD
CLE ELUM, WA 98922

CYNTHIA WATERS
JAY LIVINGSTON
4411 183RD AVE E
SUMNER, WA 98390

JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE, WA 98117

HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON, WA 98058

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

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

Washington Dept. of Ecology
Regional Director
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

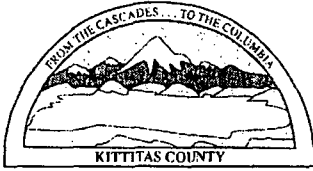
Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

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

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Interested Departments and Agencies with jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner
Community Development Services

Date: June 14, 2007

Subject: **CLE ELUM PROPERTIES PLAT, 14-LOT PLAT (File # P-06-15):**
David Peterson, landowner, has re-applied for a 14-lot preliminary plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within portions of the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

Community Development Services pursuant to 43.21.C RCW (SEPA) issued a Mitigated Determination of Nonsignificance (MDNS) on May 9, 2007. Attached is the Long Plat application and related materials for your review. Please send any comments you may have regarding this application prior by June 29, 2007 at 5:00 p.m. to Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg, WA 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with Kittitas County Community Development Services by calling (509) 962-7506 prior to attending.

Written Comments Must be Submitted No Later than June 29, 2007 at 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Notice of Application

Cle Elum Properties

P-06-15

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 7, 2007 receive a complete revised application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

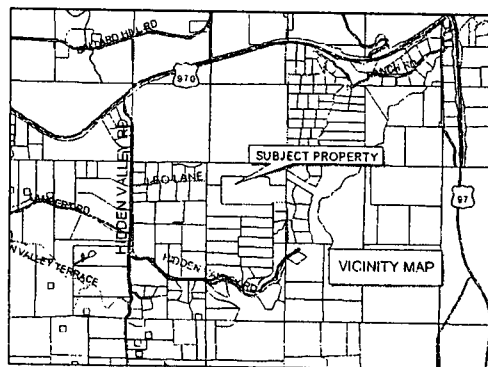
Any person desiring to express their views or to be notified of the action taken on this application should contact Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

Written comments from the public may be submitted to CDS no later than June 29, 2007 at 5:00 p.m. Community Development Services pursuant to 43.21.C RCW (State Environmental Policy Act) issued a Mitigated Determination of Nonsignificance (MDNS) for this project on May 9, 2007.

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Date: June 11, 2007

Publish: June 14, 2007



AFFIDAVIT OF PUBLICATION

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

NOTICE OF APPLICATION Cle Elum Properties P-06-15

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

JUNE 14, 2007

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$70.78 rate of \$4.90 per column inch for each insertion.

Diane Ewing

Subscribed to me this 19 day of June, 2007.

Patsy A. Tenney
PATSY A TENNEY

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

Notary Public
State of Washington
PATSY A. TENNEY
My Appointment Expires Aug 19, 2009

03518047		INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
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AGATES 10	LINES 65	WORDS 25	INCHES 7.1		
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START DATE 06/14/07			STOP DATE 06/14/07		

DAILY RECORD

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Kittitas County Community
Development Services
411 N. Ruby St, Suite 2
ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application Cle Elum Properties P-06-15

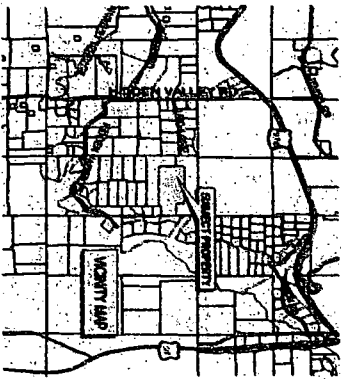
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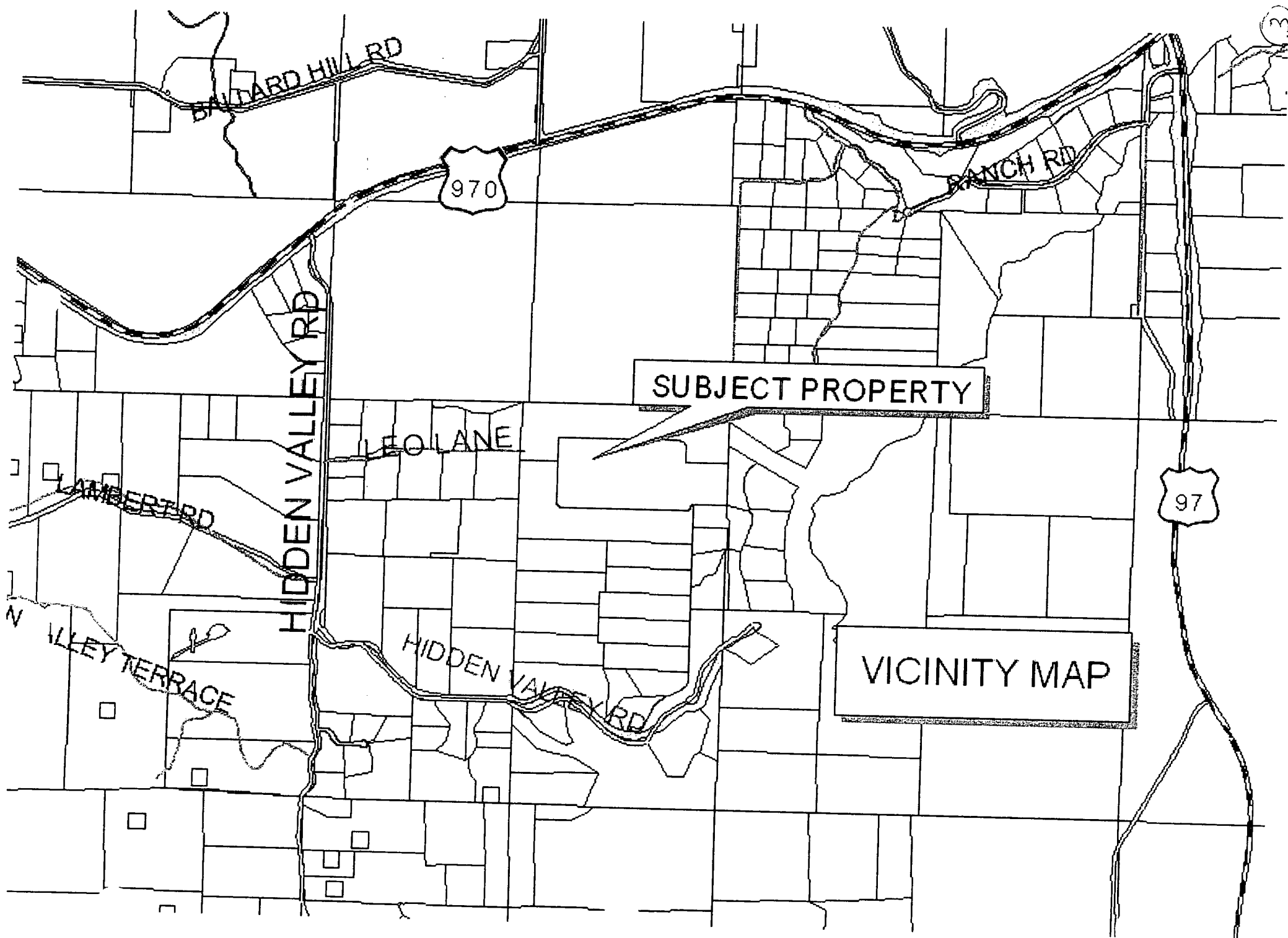
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Date: June 11, 2007
Publish: June 14, 2007





Encompass

ENGINEERING & SURVEYING

108 East 2nd Street
Cle Elum, WA 98922



Phone: (509) 674-7433 Fax: (509) 674-7419

TO

KCCDS

LETTER OF TRANSMITTAL

1458

DATE	5-18-07	JOB NO.	05751
ATTENTION	DARRYL PIERCY		
RE:	CUE FLUM PROPERTIES		
	P-06-15		
	(RE-SUBMITAL)		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ LISTED BELOW

COPIES	DATE	NO.	DESCRIPTION
10		5	PLAT PLAN
1		1	APPLICATION
1		1	SEPA ✓ LIST
1		1	WATER AVAILABILITY LETTER
1		1	SUBDIVISION GUARANTEE
1		1	LOT CLOSURES

THESE ARE TRANSMITTED as checked below:

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

REMARKS

H. DARRYL,

FYI - SOIL TEST LOGS HAVE BEEN COMPLETED
AS WELL.

THANKS,

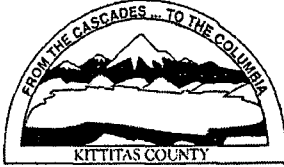
Marc

COPY TO FILE

SIGNED:

Marc K. KIRKPATRICK

If enclosures are not as noted, kindly notify us at once.



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

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

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

REQUIRED ATTACHMENTS

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

FEES: (one check payable to KCCDS)

\$200 plus \$10 per lot to Public Works Department;
\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;
\$800 to Community Development Services Department, PLUS \$200 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.		
SIGNATURE	DATE	RECEIPT #
X		
NOTES		

RECEIVED
DATE STAMP
MAY HERE 2007
KITTITAS COUNTY
CDS

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

Name: CLE ELUM PROPERTIES LLC
Mailing Address: 73 SALMON BEACH
City/State/ZIP: TACOMA WA 98407
Day Time Phone: 425-235-1138

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

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____

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: HIDDEN VALLEY ROAD
City/State/ZIP: CLE ELUM WA 98922

5. Legal description of property:

TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 AFN# 200602130045 SEC.32, TWN.20N.,
RGE.17E.

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

14 LOT PLAT, WATER SOURCE: INDIVIDUAL WELLS, SEWER SOURCE: SEPTIC, ZONE: AG-3

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

10. What County maintained road(s) will the development be accessing from? Hidden Valley RD

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

12. Are there any other pending applications associated with the property associated with this application?
☐ Yes ☐ No

Signature of Authorized Agent:

Date:

X

Paul A. Burton 3-28-04

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

Date:

X

Paul A. Burton 3-28-04



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

PURPOSE OF CHECKLIST:

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

INSTRUCTIONS FOR APPLICANTS:

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

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

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

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

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

FOR STAFF USE

A. BACKGROUND

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

It is proposed that the long plat will be effective as soon as possible.

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

NONE AT THIS TIME.

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

I know of none.

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

I know of none.

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

Kittitas County will approve the long plat.
The approval will be by resolution passed by
the Board of Commissioners.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Rolling

- 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.

Mostly clay

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

None known

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

The private road will require grading and gravel from one of the local pits. A BALANCE OF CUT AND FILLS.

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

No

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

After homes are built and roads constructed about 4%

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

No erosion expected

2. AIR

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

There would be dust when the road is constructed and there would be some automobile traffic.

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

No.

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

Specific measures to control emissions from potential development will be addressed during review of individual project permit applications.
WATER TRUCKS WILL BE AVAILABLE TO REDUCE DUST.

3. WATER

a.

Surface

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

No.

- 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.

Not applicable.

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

Not applicable

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

No.

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

No.

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

No.

b.

Ground

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

INDIVIDUAL OR CLASS B WELL WILL
BE PROPOSED FOR THE PLAT

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

Domestic sewage from a potential of 11 homes, each with its own septic system.

c. Water Runoff (including storm water):

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

Runoff will follow the natural contours of the land.

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

Very unlikely

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

Will be addressed during review of individual project permit applications.

4. PLANTS

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

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

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

Some small pine trees will be removed along with grasses and weeds.

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

None known.

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

None planned.

5. ANIMALS

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

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

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

None Known.

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

No

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

Any necessary measures will be addressed during the application process.

6. ENERGY AND NATURAL RESOURCES

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

Electricity will be used.

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

No.

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

None at this time.

7. ENVIRONMENTAL HEALTH

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

No.

1) Describe special emergency services that might be required.

Not applicable

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

Not applicable

b. Noise

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

None

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

Road Building during normal work hours.

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

None planned.

8. LAND AND SHORELINE USE

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

Rural residential homesites and pasture and farmland.

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

Probably used as pasture and/or farmland, but probably not in the past 10 years.

c. Describe any structures on the site.

None

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

No.

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

Agricultural 3.

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

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?

No.

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

None.

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

14 FAMILIES

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

Not applicable.

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

Project being submitted for approval from the county.

03/06/2006 16:00 425-271-4521

HOUSING

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

14 MIDDLE TO HIGH

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

None

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

Not really applicable.

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?

Up to the county approved height guidelines
Wood exteriors.

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

None

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

CC & R's would control aesthetic impacts.

11.

LIGHT AND GLARE

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

None

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

No

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

None

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

None

12.

RECREATION

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

Hiking, Bird watching, Bicycling

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

No

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

None

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

None

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

Not applicable

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.

Hidden Valley Road

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

No - 9 miles

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

Project would not eliminate parking spots. Some would be created if homes were built.

- 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).

A private road would need to be built to serve the new plot.

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

No

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

140 TRIPS PER DAY MAX. PEAK VOLUMES
WILL BE ON WEEKENDS AND MORNINGS

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

None planned

15. PUBLIC SERVICE

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

If homes were built on the lots the need for public services would likely increase.

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

None planned.

16. UTILITIES

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

These utilities are within 500ft. of property.

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

The project would have electricity and phone. Kittitas PUD and Ellensburg Telephone would be the providers.

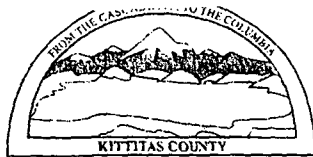
C. SIGNATURE

☐ 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: _____

Jan A. R...

Date: 3-27-06



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*

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

2. *Potable Water*

Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.

3. *Sewage*

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

4. *Water Quality and Erosion Control*

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

25

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. 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.

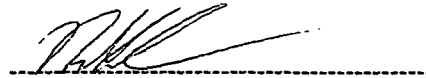
Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less that 12" X 18" high and shall be spaced no more that 150', or, at each elbow in the access road and no more that 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: May 9, 2006



November 14, 2006

Kittitas County Health Department
411 N. Ruby Street Suite 3
Ellensburg, WA 98926

ATTN: Catherine Bambrick, M.S.
RE: Cle Elum Properties Plat

Dear Ms. Bambrick:

This letter is written as a water availability report to present information that would indicate that potable water is likely to be attained by drilling individual wells on the proposed plat lots or that shared wells or a Class "B" well could meet the water demands of the plat.

The proposed plat lies approximately one half of a mile east of Hidden Valley Road and approximately one half mile south of Highway 970 in the northeast quarter of Section 32, Township 20 North, Range 17East, W.M.

Data on existing well logs was gathered within approximately one quarter of a mile of the proposed plat. Well logs were obtained for seven wells in Section 32 and one well in Section 28. One of the wells is located within the proposed plat with a capacity of 5 gallons per minute.

The wells vary in depth from 152 feet to 519 feet with the average depth for the eight wells at 326 feet. The well production quantities vary from 0.5 gallons per minute to 125 gallons per minute with the average for the eight wells at 40 gallons per minute. The static water level in the wells varies from 23 to 216 feet with the average level at 135 feet.

Based on the well log information, I recommend the Cle Elum Properties Plat be approved because of the probability that individual wells could be drilled on the lots or shared wells could be drilled to serve two lots or a Class "B" well(s) could be drilled with a minimum production to serve fourteen lots. This recommendation is based on the existence and productivity of the onsite well and existing wells in the close proximity of the proposed plat. This recommendation should not be construed to be a guarantee that wells can be drilled at any particular location or depth and there is no guarantee on the production of the well(s).

November 14, 2006

Page 2

Thank you for your consideration. Please call me if you have any questions.

Very truly yours,

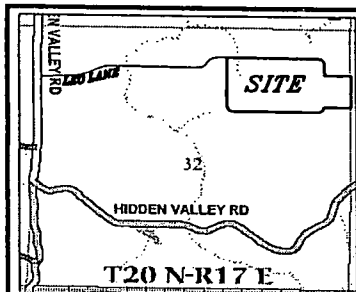
ENCOMPASS ENGINEERING AND SURVEYING

A handwritten signature in black ink, appearing to read 'Chad Allen', followed by a horizontal line.

Chad Allen, P.E.

Enclosures

Cc: Cle Elum Properties, LLC



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

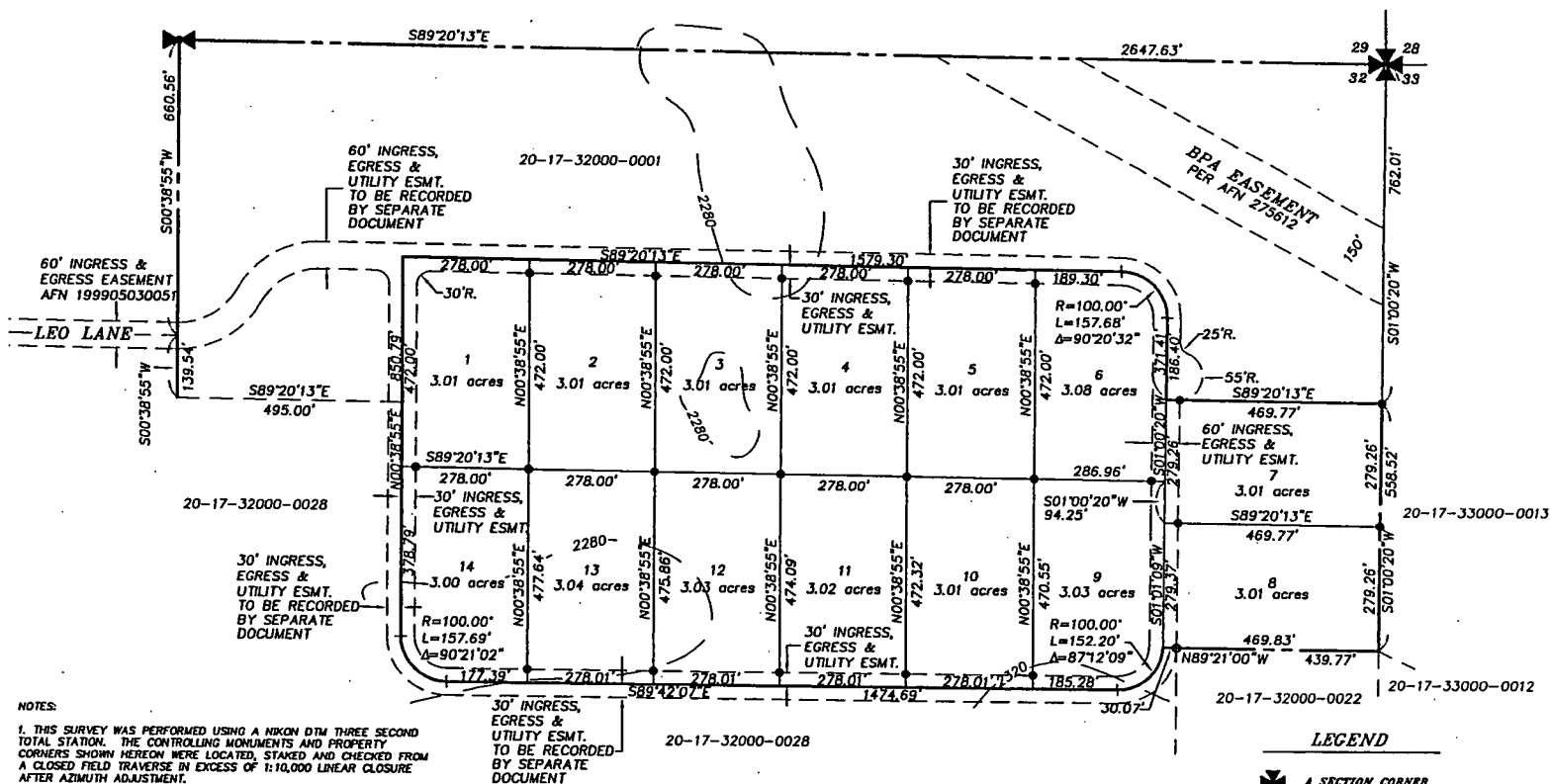
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTONBY: _____
CHAIRMANATTEST: _____
CLERK OF THE BOARD

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

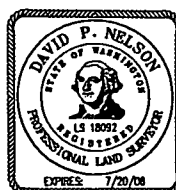
CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON



NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 101, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200002130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- 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.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor

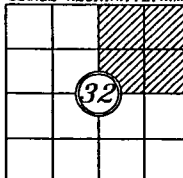
Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC
in FEB. 2008.

DAVID P. NELSON DATE
Certificate No. 18092

GRAPHIC SCALE

INDEX LOCATION:
SEC. 32 T.20N. R.17E. W.M.

LEGEND

- ✱ A SECTION CORNER
- ✱ A QUARTER CORNER
- SET 1/2" REBAR L5# 18092
- FOUND REBAR

Encompass

ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT
PORTION OF THE NE 1/4, SEC. 32, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	03/06	05751
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 5

IN VALLEY RD

LEO LANE

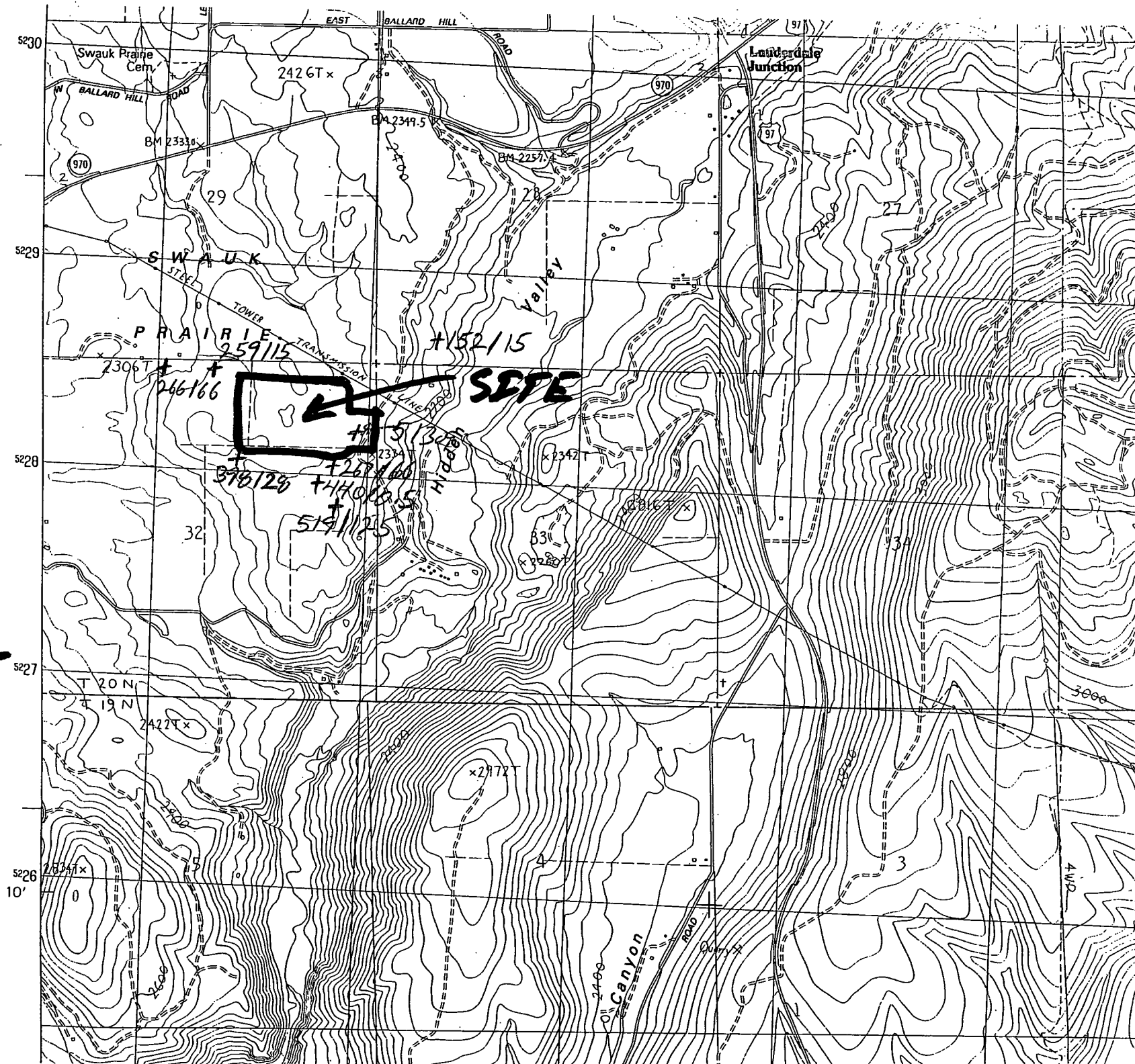
SITE

32

HIDDEN VALLEY RD

T20 N-R17 E

↑
N
1
1"=2000'



WELL LOG SUMMARY **TWN 20N RGE 17E**

Depth (ft)	Flow (gpm)	Static Level (ft)	1/4 1/4 Section
256	15	128	NE/NE Sec. 32
398	28	171	NE/NE Sec. 32
309	5	165	NE/NE Sec. 32 (ONSITE)
266	66	143	NE/NE Sec. 32
267	66	142	NE/NE Sec. 32
519	125	216	SE/NE Sec. 32
440	0.5	23	NE Sec. 32
152	15	93	SE/SW Sec. 28
AVERAGE DEPTH =	AVERAGE FLOW=	AVERAGE S.L. =	
326	40	135	

WATER WELL REPORT

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

WASHINGTON STATE
DEPARTMENT OF
ECOLOGICAL

Construction/Decommission ("x" in circle)

Construction

☐ Decommission *ORIGINAL INSTALLATION* Notice
of Intent Number

CURRENT

Notice of Intent No. W 227100

Unique Ecology Well ID Tag No. APG 169

Water Right Permit No.

Property Owner Name Kittitas Foothills LLC

Well Street Address Mountain Crk. Dr.

City Cle Elum County Kittitas

Location NE 1/4-1/4 NE 1/4 Sec 32 Twn20 R17 ^{EWM} ☒ or ^{WWM} ☐ check one

(Lat/Long (s, t, r) Lat Deg N 47 Lat Min/Sec 11.366

Still **REQUIRED**) Long Deg W 120 Long Min/Sec 44.440

Tax Parcel No. 20 17 32 000 0001

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. (USE ADDITIONAL SHEETS IF NECESSARY.)

[illegible]

Start Date 07-28-06

Completed Date 07-31-06

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) Brett Phythian

Driller/Engineer/Trainee Signature

Driller or trainee License No. 1249

Drilling Company Tumwater Drilling & Pump Inc. 509-548-5361

Address 9290 Hwy 2 / P.O.Box 777

City, State, Zip Dryden / Leavenworth, WA 98826

Contractor's

Contractor's
Registration No. TUMWADP 011 LZ

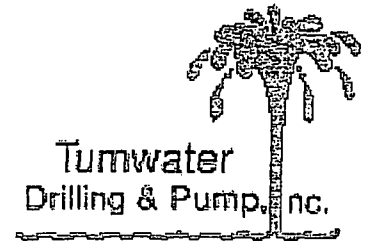
Date 08-01-2006

IF TRAINEE,

Driller's Licensed No.

Driller's Signature

P.O. Box 777
Leavenworth, WA 98826
Phone(509) 548-5361
Fax(509) 548-1100



Pump Test Data Sheet

OWNER: KITITAS FOOTHILLS #1

PAGE 1 OF 1

WELL LOCATION:
MOUNTAIN CRK. RD.

DATE: 8-16-06

PROPOSED USE: Domestic

OPERATOR: LANCE BALLEW

MEASURING POINT IS: Top Of Casing Which Is 2 FEET Above Surface

DEPTH OF WELL: 259

CASING INSTALLED: 255.5

CASING DIAMETER: 6"

DISCHARGE RATE GALLONS PER MINUTE: 15

WELL TAG #APG169

TOTAL GALLONS PUMPED:

CLOCK TIME	ELAPSED TIME	STATIC DRAWDOWN	GPM PUMPED	REMARKS
10:07	0	130	25	LT. BROWN
10:10	3	150	25	
10:13	6	168	25	
10:16	9	195	25	LESS
10:20	13	215	23	
10:27	20	224	23	
10:37	30	236	18.5	
11:07	60	243	18	ALMOST CLEAR
10:37	90	252	15	
11:57	110	252	15	
12:27	140	252	15	
12:57	170	252	15	CLEAR
1:27	200	252	15	CLEAR
1:57	230	252	15	CLEAR
2:37	270	252	15	CLEAR
PUMP OFF-STARTED RECOVERY				
2:39	2	240		
2:41	4	229		
2:43	6	218		
2:45	8	202		
2:50	13	187		
2:55	18	179		



WATER WELL REPORT

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

Construction/Decommission ("x" in circle)

☒ Construction

☐ Decommission ORIGINAL INSTALLATION Notice of Intent Number _____

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 6-5 1/2 inches, drilled 399 ft.
 Depth of completed well 398 1/2 ft.

CONSTRUCTION DETAILS

Casing ☒ Welded 6 **** " Diam. from +2 1/2 ft. to 398 ft.
 Installed: ☐ Liner installed " Diam. from ft. to ft.
☐ Threaded " Diam. from ft. to ft.

Perforations: ☒ Yes ☐ No

Type of perforator used Rotary Mills Knife

SIZE of perfs 1/4 in. by 1 in. and no. of perfs 88 from 278 ft. to 285 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.

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 2345 ft.

Static level 171 ft. below top of well Date 08-04-06

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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

CURRENT

Notice of Intent No. W 227301

Page 1

Unique Ecology Well ID Tag No. APG 171

Water Right Permit No. _____

Property Owner Name Hidden Valley Estates

Well Street Address Mountain Crk. Dr.

City Cle Elum

County Kittitas

Location NE 1/4-1/4 NE 1/4 Sec 32 Twn 20 R 17 EWM or WWM ☒ check one

(Lat/Long (s, t, r Lat Deg N 47 Lat Min/Sec 11.134

Still REQUIRED) Long Deg W 120 Long Min/Sec 44.359

Tax Parcel No. 20 17 32 000 0028

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. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Brown clay	0	29
Brown fine sand	29	40
Brown sandy clay, gravels	40	44
Brown clay	44	48
Gray clay	48	61
Brownish / gray clay	61	93
Brownish / gray clay, broken rock	93	114
Lt. gray hard sandstone	114	117
Brownish / gray clay, broken rock	117	122
Brown silty, sandy multi colored gravel WB	122	130
Brownish / gray clay	130	152
Dk. gray soft clay	152	166
Gray clay, basalt gravel	166	171
Brown silty clay WB	171	181
Dk. gray soft clay	181	211
Gray clay, broken basalt	211	213
Brown silty clay WB	213	215
Gray clay, broken basalt	215	224
Brown clay, broken basalt 1/2 - 1 gpm	224	233
Black broken basalt	233	248
Black sand, broken basalt, clay 2 - 3 gpm	248	267
Brown clay, broken basalt	267	276
Broken basalt 10+ gpm	276	285
Gray claystone	285	290
Brown shale	290	296
Gray sandstone	296	313
Loose broken sandstone	313	329
Gray claystone	329	341
Brown shale	341	344
Gray sandy claystone	344	365
CONT. on P. 2		

Start Date 08-02-06

Completed Date 08-04-06

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) Brett Phythian

Driller/Engineer/Trainee Signature _____

Driller or trainee License No. 1249

IF TRAINEE,

Driller's Licensed No. _____

Driller's Signature _____

Drilling Company Tumwater Drilling & Pump Inc. 509-548-5361

Address 9290 Hwy 2 / P.O.Box 777

City, State, Zip Dryden / Leavenworth, WA 98826

Contractor's

Registration No. TUMWADP 011 LZ

Date 08-07-2006

WATER WELL REPORT

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

Construction/Decommission ("x" in circle)

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

CURRENT

Notice of Intent No. W 227301

Page 2

Unique Ecology Well ID Tag No. APG 171

Water Right Permit No.

Property Owner Name Hidden Valley Estates

Well Street Address Mountain Crk. Dr.

City Cle Elum

County Kittitas

Location NE 1/4-1/4 NE 1/4 Sec 32 Twn20 R17 EWM ☒ or WWM ☐ check one

(Lat/Long (s, t, r Lat Deg N 47 Lat Min/Sec 11.134

Long Deg W 120 Long Min/Sec 44.359

Tax Parcel No. 20 17 32 000 0028

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. (USE ADDITIONAL SHEETS IF NECESSARY.)

[illegible]

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) Brett Phythian

Driller/Engineer/Trainee Signature

Driller or trainee License No. 1249

Drilling Company Tumwater Drilling & Pump Inc. 509-548-5361

Address 9290 Hwy 2 / P.O.Box 777

City, State, Zip Dryden / Leavenworth, WA 98826

Contractor's

Contractor's
Registration No. TUMWADP 011 LZ

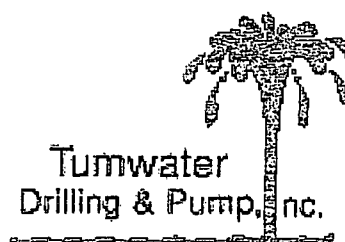
Date 08-07-2006

IF TRAINEE.

Driller's Licensed No.

Driller's Signature

P.O. Box 777
Leavenworth, WA 98826
Phone(509) 548-5361
Fax(509) 548-1100



Pump Test Data Sheet

OWNER: PETERSON, CHARLES

PAGE 1 OF 1

WELL LOCATION:
HIDDEN VALLEY
MOUNTAIN CRK. DR. WELL #3

DATE: 8-24-06

PROPOSED USE: Domestic

OPERATOR: LANCE BALLEW

MEASURING POINT IS: Top Of Casing Which Is 2 FEET Above Surface

DEPTH OF WELL: 398.5 CASING INSTALLED: 398

CASING DIAMETER: 6"

DISCHARGE RATE GALLONS PER MINUTE: 28

WELL TAG # APG171

CLOCK TIME	ELAPSED TIME	STATIC DRAWDOWN	GPM PUMPED	REMARKS
11:40	0	170	33	
11:43	3	N/A	33	
11:49	9	N/A	33	BROWN
11:58	18	235	33	
12:00	20	241	28	LESS
12:10	30	245	28	
12:25	45	245	28	CLEAR WITH SAND
1:00	80	245	28	
1:30	110	245	28	LESS SAND
2:00	140	245	28	
2:30	170	245	28	
3:00	200	245	28	
3:30	230	245	28	
4:00	300	245	28	
4:15	315	245	28	SAMPLED
PUMP OFF/ START RECOVERY				
4:20	320	215		
4:25	325	190		
4:30	330	175		

WATER WELL REPORT

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

Construction/Decommission ("x" in circle)

Construction

☐ Decommission *ORIGINAL INSTALLATION* Notice
of Intent Number

CURRENT

Notice of Intent No. W 227302

Unique Ecology Well ID Tag No. APG 170

Water Right Permit No.

Property Owner Name Cle Elum Properties LLC

Well Street Address Mountain Crk. Dr.

City Cle Elum

County Kittitas

Location NE 1/4-1/4 NE 1/4 Sec 32 Twn 20 R 17 ^{EWM} ☒ or ^{WWM} ☐ check one

(Lat/Long (s, t, r Lat Deg N 47 Lat Min/Sec 11.183

Still REQUIRED) Long Deg W 120 Long Min/Sec 43.985

Tax Parcel No. 20 17 32 000 0005

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. (USE ADDITIONAL SHEETS IF NECESSARY.)

[illegible]

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) Brett Phythian

Driller/Engineer/Trainee Signature

Driller or trainee License No. 1249

Drilling Company Tumwater Drilling & Pump Inc. 509-548-5361

Address 9290 Hwy 2 / P.O.Box 777

City, State, Zip Dryden / Leavenworth, WA 98826

IF TRAINEE,

Driller's Licensed No.

Driller's Signature

Contractor's

Contractor's
Registration No. TUMWADP 011 LZ

Date 08-04-2006

P.O. Box 777
Leavenworth, WA 98826
Phone(509) 548-5361
Fax(509) 548-1100



Pump Test Data Sheet

OWNER: CLE ELUM PROPERTIES

PAGE 1 OF 1

WELL LOCATION:
MOUNTAIN CRK. RD.

DATE: 8-22-06

PROPOSED USE: Domestic

OPERATOR: LANCE BALLEW

MEASURING POINT IS: Top Of Casing Which Is 2 FEET Above Surface

DEPTH OF WELL: 309

CASING INSTALLED: 308.5

CASING DIAMETER: 6"

DISCHARGE RATE GALLONS PER MINUTE: 5

WELL TAG # APG170

CLOCK TIME	ELAPSED TIME	STATIC DRAWDOWN	GPM PUMPED	REMARKS
9:02	0	162	16.6	LT. GREEN
9:04	2	177	16.6	
9:06	4	N/A	16	
9:08	6	N/A	16	LT. BROWN
9:10	8	N/A	15	
9:12	10	244	15	CLEARER
9:14	12	256	14	
9:16	14	261	14	
9:18	16	266	13	
9:20	18	276	12.75	SAME
9:22	20	283	12.5	
9:24	22	282	12.5	
9:26	24	286	11.75	SUCKED AIR
9:28	26	286	5	
9:30	28	286	5	SOME SILT
9:45	43	286	5	
10:00	58	286	5	
10:30	88	286	5	LESS
11:00	118	286	5	
11:30	148	286	5	
12:00	178	286	5	
12:30	208	286	5	
1:00	238	286	5	CLEARER
1:30	268	286	5	CLEAR

PUMP TURNED OFF—SAMPLED AND STARTED RECOVERY DOCUMENTATION				
1:38	276	286		
1:40	278	282		
1:44	282	270		
1:54	292	255		
2:04	312	242		
2:14	322	220		
2:24	332	206		
2:34	342	195		
2:44	352	189		

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

File Original with
Department of Ecology
Second Copy Owner's Copy
Third Copy Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Notice of Intent

UNIQUE WELL ID # W109385

Water Right Permit No

(1) OWNER Name FRANK SCOTT Address PO BOX 3157 PLEASANT, WA 98073

(2) LOCATION OF WELL County KITTITAS N12 1/4 NE 1/4 Sec 32 T 20 N R 17 E WM

(2a) STREET ADDRESS OF WELL (or nearest address)

TAX PARCEL NO

(3) PROPOSED USE ☒ Domestic ☐ Industrial ☐ Municipal
☐ Irrigation ☐ Test Well ☐ Other
☐ DeWater

(4) TYPE OF WORK Owner's number of well (if more than one) 1
☒ New Well ☐ Method ☐ Dug ☐ Bored
☐ Deepened ☐ Cable ☐ Driven
☐ Reconditioned ☐ Rotary ☐ Jetted
☐ Decommission

(5) DIMENSIONS Diameter of well 6 inches
Drilled 266 feet Depth of completed well 266 ft

CONSTRUCTION DETAILS

Casing Installed ☒ Welded 6 Diam from 12 ft to 259 ft
☒ Liner installed 51 Diam from 248 ft to 259 ft
☐ ~~Uninstalled~~ 51 Diam from 264 ft to 266 ft

Perforations ☐ Yes ☒ No

Type of perforator used

SIZE of perforations _____ in by _____ in
_____ perforations from _____ ft to _____ ft

Screens ☒ Yes ☐ No ☐ K Pac Location 248

Manufacturer's Name

Type SPRINKLES Model No _____
Diam 51 Slot Size 07 from 259 ft to 264 ft
Diam _____ Slot Size _____ from _____ ft to _____ ft

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

Material placed from _____ ft to _____ ft

Surface seal ☒ Yes ☐ No To what depth? 20 ft

Material used in seal

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off

(7) PUMP Manufacturer's Name

Type _____ H P _____

(8) WATER LEVELS Land surface elevation above mean sea level _____ ft

Static level 143 ft below top of well Date 9/25/99

Artesian pressure _____ lbs per square inch Date _____

Artesian water is controlled by _____

(Cap valve etc)

(9) 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 66 gal/min with P ft drawdown after _____ hrs

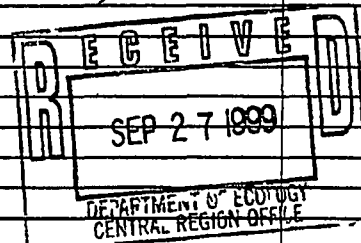
Airtest 66 gal/min with P ft drawdown after 4 hrs

Artesian flow _____ g p m Date _____

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

(10) WELL LOG or DECOMMISSIONING PROCEDURE DESCRIPTION
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

MATERIAL	FROM	TO
BRN CLAY & BLOCKS H-	0	5 1/2
BLK SANDY CLAY WB H	5 1/2	7
BRN CLAY	7	10
CLAY & BLOCKS	10	20
CLAY BRN	20	50
BLK GRL IN CLAY BRN H	50	51
SANDY CLAY BRN	51	55
CLAY GRL	55	160
CLAY & GRL GRL BLK & GR	160	171
SEP M	171	178
CLAY GRL	178	179
BLK BLK & CLAY	179	182
BLK GRL CLAY SAND/GRL	182	188
CLAY GRL	188	192
GRY BRN SAND & CLAY	192	195
TRAC W GRL RK	195	258
CLAY GRL	258	264
SAND & WATER	264	266
TAN CLAY		



Work Started 9/22/99 Completed 9/25/99

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

Type or Print Name JOHN RIEBE License No 0422
(Licensed Driller/Engineer)

Trainee Name _____ License No _____

Drilling Company RIEBE Well Drilling INC

(Signed) John Riebe License No 0422
(Licensed Driller/Engineer)

Address PO BOX 10566 YAKIMA, WA 98909

Contractors Registration No PHW 132H1 Date 9/26/99

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer For special accommodation needs contact the Water Resources Program at (360) 407 6600 The TDD number is (360) 407 6006

File Original with
Department of Ecology
Second Copy Owners Copy
Third Copy Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Notice of Intent

UNIQUE WELL ID #

Water Right Permit No

(1) OWNER Name Good Earth Landscaping Address PO BX 8157 Pullman, WA 99003

(2) LOCATION OF WELL County MULTI-TAS NE 1/4 NE 1/4 Sec 32 T 20 NR 17 WM

(2a) STREET ADDRESS OF WELL (or nearest address)

TAX PARCEL NO

(3) PROPOSED USE ☒ Domestic ☐ Industrial ☐ Municipal
☐ Irrigation ☐ Test Well ☐ Other
☐ DeWater

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

(5) DIMENSIONS Diameter of well 6 inches
Drilled 267 feet Depth of completed well 267 ft

CONSTRUCTION DETAILS

Casing installed
☒ Welded 6 Diam from 44 ft to 267 ft
☐ Liner installed Diam from _____ ft to _____ ft
☐ Threaded Diam from _____ ft to _____ ft

Perforations ☐ Yes ☒ No

Type of perforator used

SIZE of perforations _____ in by _____ in
perforations 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

Material placed from _____ ft to _____ ft

Surface seal ☐ Yes ☒ No To what depth? _____ ft

Material used in seal

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off

(7) PUMP Manufacturer's Name

Type _____ HP _____

(8) WATER LEVELS Land surface elevation above mean sea level _____ ft

Static level 142 ft below top of well Date 10/24/99

Artesian pressure _____ lbs per square inch Date _____

Artesian water is controlled by _____ (Cap valve etc)

(9) WELL TESTS Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes by whom? Imaging Sales

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

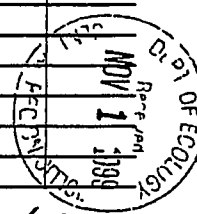
Artest 66 gal/min with ? ft drawdown after 1 hrs

Artesian flow _____ g p m Date _____

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

(10) WELL LOG or DECOMMISSIONING PROCEDURE DESCRIPTION
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

MATERIAL	FROM	TO
TOP SOIL & CLORS	H	0
BROWN CLAY & FLOTTING	H	10
BROWN CLAY	M	12
GRAVEL IN SAND	M	27
SANDY BROWN CLAY & GRAVEL	M	42
GRAY CLAY & SAND	S	90
GRAY CLAY	S	110
GRAY CLAY w/ gravel	S	133
GRAY CLAY w/ gravel	S	154
GRAY CLAY MIX GRAVEL	S	169
GRAY CLAY	S	189
GRAY FINE GRAVEL	M	191
GREEN BLUE CLAY	S	195
GRAY CLAY MIX / SAND	S	213
GRAY CLAY & GRAVEL	S	215
GRAY CLAY	M	240
GRAY CLAY	M	250
GRAY CLAY MIX w/ SAND	M	255
GRAY CLAY MIX w/ SAND	M	261
GRAVEL SAND w/ BOLT	H	267



Work Started 10/11/99 Completed 10/24/99

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

Type or Print Name John P. Rieck License No 0422
(Licensed Driller/Engineer)

Trainee Name _____ License No _____

Drilling Company PIERCE WEST Drilling Inc

(Signed) John P. Rieck License No 0422
(Licensed Driller/Engineer)

Address PO BX 10866 Yakima WA

Contractors

Registration No PRWD 13241 Date 10/24/99

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer For special accommodation needs contact the Water Resources Program at (360) 407 6600 The TDD number is (360) 407 6006

WATER WELL REPORT

Start Card No W 163885
 Unique Well I D # AKJ630
 Water Right Permit No

153058

STATE OF WASHINGTON

(1) OWNER Name LOPLIN, STEVEN Address 1719 BEACH DR NE TACOMA, WA 98422
 (2) LOCATION OF WELL County KITTITAS SE 1/4 NE 1/4 Sec 32 T 20 N, R 17E WM
 (2a) STREET ADDRESS OF WELL (or nearest address) HIDDEN VALLEY RD LOT# 7, CLR ELUM

(3) PROPOSED USE DOMESTIC

(10) WELL LOG

(4) TYPE OF WORK

Owner's Number of well
 (If more than one)
 Method ROTARY

NEW WELL

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

(5) DIMENSIONS

Drilled 519 ft Diameter of well 6 5 5 inches
 Depth of completed well 519 ft

(6) CONSTRUCTION DETAILS

Casing installed 6 " Dia from +2 5 ft to 519 ft
 WELDED W/TUBEX " Dia from ft to ft
 " Dia from ft to ft

Perforations YES

Type of perforator used ROTRY MILL KNIF
 SIZE of perforations 125 in by 1 in
 60 perforations from 225 ft to 234 ft
 203 perforations from 275 ft to 300 ft
 52 perforations from 371 ft to 376 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

Gravel placed from ft to ft Size of gravel ft

Surface seal YES

To what depth? 23 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 H P

(8) WATER LEVELS

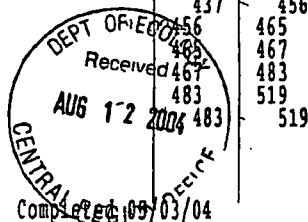
Land surface elevation ft
 above mean sea level

Static level 216 ft below top of well Date 05/26/04

Artesian Pressure lbs per square inch Date

Artesian water controlled by

Work started 04/28/04



(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 125 gal/min w/ stem set at 480 ft for 2 hrs
 Artesian flow g p m Date
 Temperature of water Was a chemical analysis made? NO

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 777

[SIGNED] License No 1249

Contractor's
 Registration No TUMWADP 011 LZ Date 06/18/04

EC1 080-1-80 02700 2/2

89955

WATER WELL REPORT

Amended
Notice of Intent W128065

Date Printed 11-Oct-2001

Unique Well I D No AFQ891

Log No 0

State of Washington

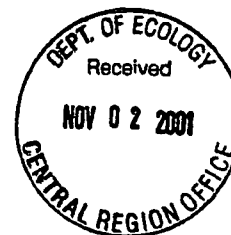
Water Right Permit Number

(1) OWNER	SCHNEIDER, JOHN	Address	188 W ANDERSON Sequim, WA 98382			
(2) LOCATION OF WELL	County KITTITAS	1/4	SW 1/4	Sec 28	T 20	R 17E WM
(2a) Street Address of well	LOT 14					
Tax Parcel No.:	20-17-28030-0027					
(3) PROPOSED USE	DOMESTIC					
(4) TYPE OF WORK	NEW WELL	Owners's Well Number	1			
		(If more than one well)				
		Method	ROTARY			
(5) DIMENSIONS	Diameter of well 6 inches					
Drilled 155 ft	Depth of completed well 152 ft					
(6) CONSTRUCTION DETAILS	Casing installed	WELDED				
Liner installed	6 " Dia from	+2 ft to	152 ft			
" Dia from	ft to	ft	ft			
Perforations used?	No	Used In				
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	K-Pac Location				
Manufacture'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 19.5 ft				
Seal method	Material used in seal BENTONITE					
Did any strata contain unusable water?	No					
Type of water	Depth of strata					
Method of sealing strata off						
(7) PUMP	Manufacture's name					
Type	HP	0				
(8) WATER LEVELS	Land-surface elevation	0 ft				
Static level 93 ft	below top of well	Date	12/20/2000			
Artesian Pressure	lbs per square inch	Date				
Artesian water controlled by						
(9) WELL TEST	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				
Recovery data	Test Date					
Time	Water Level	Time	Water Level	Time	Water Level	
Bailer test	gal/min	ft drawdown after	hrs			
Air test 15	gal/min w/ stem set at	150 ft for 1/2	hours			
Artesian flow	gpm	Date				
Temperature of water	Was a chemical analysis made No					

(10) Well Log

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

Material	From	To
CLAY HARDPAN BROWN	0	37
CLAY GRAY	37	51
BASALT BROKEN CLAY	51	70
BROWN	70	70
SAND FINE BROWN	70	95
SILT GRAY WET	95	148
BASALT BROKEN W/WATER	148	152
CLAY GRAY	152	152



Notes

Work started 12/19/2000 Completed 12/20/2000

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 are true to my best knowledge and belief

JON RICARD

License No 2341

(Driller/Licensed Engineer)

Trainee Name

License No

NAME FOGLE PUMP & SUPPLY, INC

Shop COLVILLE

ADDRESS 316 W 5TH

Colville, WA 99114

Phone 509-684-2569

Toll Free 800-533-6518

E-Mail

FAX 509-684-3032

WEB Site www.foglepump.com

[SIGNED]

Jon Ricard / Km
(Driller/Licensed Engineer)

License No 2341

Contractor's

Registration No

FOGLEPS095L4

Date Log Created 1/3/01



208 West 9th Avenue, Suite 6
Ellensburg, Washington 98926
Phone (509) 933-4324 ♦ Fax (509) 933-4329

Updated Subdivision Guarantee

rec'd by
E-mail 3-12-07
05751

Dated: February 13, 2007

Attention: Mark Kirkpatrick
Encompass Engineering
214 Pennsylvania Ave
Cle Elum, WA 98922

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 20240

Order No. 20240

OWNERS: Lincoln Trust Company, custodian FBO Leo Annest and The Doyle Family
Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle,
Co-trustees and Matthew D. Coe, as his separate estate

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

Amy Anaya

Exhibit "B"

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.
2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.
3. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2007**
Amount billed: \$2,604.28
Amount paid: \$0.00
Amount due: \$2,604.28
Levy code: 44
Tax account no.: 20-17-32000-0005
Assessed value of land: \$347,750.00
Assessed value of improvement: \$0.00

4. PENDING ACTION in Kittitas County Superior Court.
Plaintiff: Western Tile and Marble Contractors, Inc.
Defendant: Susan L. Walker; aka Susan L. Madsen; Johnny Walker;
Kert Zavar; Jane Doe Zavar; Kittitas Foothills LLC; Frank Scott; Rebecca Scott; and Cle
Elum Properties
Cause no: 07-2-00094-4
Filed: February 16, 2007
Action for: Complaint to foreclose
Attorney for plaintiff: Robert C. Kelley
5. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:
Seller: Irwin Family Limited Liability Company
Purchaser: Steven N. & Rebecca L. Turcotte, husband and wife
as to an undivided 33.4% interest, Christopher S. and
Susan L. Madsen, husband and wife as to an undivided
51.4% interest, and Frank A. and Donna J. Scott, husband
and wife, as to an undivided 15.2% interest

Recorded: June 23, 1999
Recording number: 199906230032
Excise Tax receipt No.: 8215, Dated June 23, 1999

SELLER'S INTEREST is now held of record by Lincoln Trust Company, custodian FBO Leo Anest, Account NO. 61063710

By instrument dated: February 12, 2002
Recorded: February 15, 2002
Recording no.: 200202150041
Excise Tax receipt no. 8215, dated: June 23, 1999

PURCHASER'S INTEREST is now held of record by Rebecca L. Turcotte, as her separate estate as to an undivided 33.4% interest; Susan L. Madsen, as her separate estate as to an

Exhibit "B"

undivided 51.4% interest, and Frank A. Scott, as his separate estate as to an undivided 15.2% interest:

by Decree of Dissolution entered: May 14, 2001
in Lincoln County Superior Court cause no.: 01-3-01417-4 and 03-3-06714-1

6. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Christopher S. and Susan L. Madsen, husband and wife
Grantee: Western Tile and Marble Contractors, Inc.
Dated: June 28, 2005
Recorded: July 8, 2005
Recording no.: 200507080021

7. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Christopher S. and Susan L. Madsen aka Susan L. Walker, husband and wife
Grantee: Kert A. Zavar
Dated: June 19, 2006
Recorded: September 20, 2006
Recording no.: 200609200062

8. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, as to a undivided 48.6 % interest and Susan L. Madsen, a married woman but whose interest in the hereinafter described property is as her sole and separate property, as to a undivided 51.4%
Purchaser: Kittitas Foothills, L.L.C.
Recorded: October 6, 2005
Recording number: 200510060046
Excise Tax receipt No.: 2005-2764, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, a 81.9% interest and Susan L. Madsen as to 18.1% interest.

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180069
Excise Tax receipt no. 2005-2764, dated: November 11, 2005

Said assignment is a re-recorded of Auditor's File No. 200510060047.

9. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Irwin Family Limited Liability Company
Purchaser: Frank A. Scott and Donna J. Scott, husband and wife
Recorded: May 3, 1999

Exhibit "B"

Recording number: 199905030052
Excise Tax receipt No.: 7898, Dated May 3, 1999

SELLER'S INTEREST is now held of record by The Doyle Family Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle, Co-trustees.

By instrument dated: March 7, 2002
Recorded: March 11, 2002
Recording no.: 200203110038
Excise Tax receipt no. 7898, dated: March 11, 2002

PURCHASER'S INTEREST is now held of record by Frank A. Scott:

By instrument dated: June 23, 2004
Recorded: July 1, 2004
Recording no.: 200407010004
Excise Tax receipt no.: 2004-1384, dated: June 28, 2004

10. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Irwin Family Limited Liability Company
Grantee: Robert L. Doremus and Shannon M. Doremus, husband and wife dba Sound Investments Company
Dated: July 7, 1999
Recorded: July 9, 1999
Recording no.: 199907090025

11. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Cle Elum Properties, LLC
Recorded: October 6, 2005
Recording number: 200510060048
Excise Tax receipt No.: 2005-2765, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, as to an 81.9% interest and Susan L. Madsen, a married woman as her sole and separate property, as to an 18.1% interest

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180070
Excise Tax receipt no. 2005-2765, dated: November 18, 2005

Said assignment is a re-record of Auditor's File No. 200510060049.

12. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Matthew D. Coe, a widower
Purchaser: Frank Scott, a married man

Exhibit "B"

Recorded: March 14, 2005
Recording number: 200503140001
Excise Tax receipt No.: 2005-558, Dated March 11, 2005

13. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Hidden Valley Estates, LLC
Recorded: October 6, 2005
Recording number: 200510060050
Excise Tax receipt No.: 2005-2766, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte) husband and wife as to an 81.9% interest and Susan L. Madsen as to an 18.1% interest.

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180071
Excise Tax receipt no. 2005-2766, dated: October 6, 2005

Said assignment is a re-record of Auditor's File No. 200510060051.

14. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Frank Scott
Trustee: Chicago Title Insurance Company
Beneficiary: Dennis J. Kinch and Edith H. Warner
Amount: \$220,000.00
Dated: December 10, 2003
Recorded: December 24, 2003
Recording No.: 200312240031

NOTE: We find no reconveyance of record for said deed of trust.

As to a portion of said premises

15. EASEMENT, including terms and provisions contained therein:

Recorded: April 23, 1959
Recording no.: 275612
In favor of: United State of America
For: Electric transmission and/or distribution system and incidental purposes
Affects: Refer to said instrument for the exact location.

16. DECLARATION OF EASEMENT AND ROAD MAINTENANCE OBLIGATION, including terms and provisions contained therein:

Recorded: May 3, 1999

Exhibit "B"

Recording no.: 199905030051
In favor of: Present and future owners
For: Access and for the installation and maintenance of utilities.
Affects: Refer to said instrument for the exact location.

Said easement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Refer to the record of said instrument for full particulars.

17. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 3, 1997
Recording number(s): 199712030008

18. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 17, 2004
Recording number(s): 200412170017

19. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: Joseph L. Hull and A.S. Hull, husband and wife
Recorded: February 13, 1908
Recording no.: Volume 15 of Deeds, page 615

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

20. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: July 3, 1997
Recording no.: 199707030004
Book: 22
Page: 215

21. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230010
Book: 23
Page: 9

Exhibit "B"

22. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230011
Book: 23
Page: 10

23. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 26, 1999
Recording no.: 199903260003
Book: 24
Page: 49

24. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 31, 1999
Recording no.: 199903310059
Book: 24
Page: 53

25. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: April 26, 2001
Recording no.: 200104260014
Book: 26
Page: 60

26. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: June 12, 2002
Recording no.: 200206120052
Book: 27
Page: 181

27. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: November 17, 2005
Recording no.: 200511170008
Book: 32
Page: 8

28. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: February 13, 2006
Recording no.: 200602130045
Book: 32
Page: 65

29. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: October 10, 2003
Recording no.: 200310100060
Book: 29

Exhibit "B"

Page: 80

An amendment to location easement was file of record by instrument 200509140070.

EXHIBIT "A"

Tracts 2, 6 and 7 as described and/or delineated on that certain Boundary Line Adjustment Survey as recorded February 13, 2006 in Book 32 of Surveys, page 65, under Auditor's File No. 200602130045, records of Kittitas County, State of Washington, being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Abbreviated Legal: being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M.

PARENT

Point # 1						10000.000		10000.000
S	89	20	13	E		1579.300		
Point # 2						9981.724		11579.194
S	0	39	47	W		100.000		
Radius Point # 3						9881.731		11578.037
					Delta = 90 20 32	Length = 157.677		Tangent = 100.599
S	88	59	41	E		100.000		
Point # 4						9879.976		11678.022
S	1	0	20	W		186.400		
Point # 5						9693.605		11674.750
S	89	20	13	E		469.770		
Point # 6						9688.169		12144.489
S	1	0	20	W		558.520		
Point # 7						9129.735		12134.687
N	89	21	0	W		439.770		
Point # 8						9134.724		11694.946
N	89	21	0	W		30.070		
Point # 9						9135.065		11664.878
N	86	54	16	W		100.000		
Radius Point # 10						9140.465		11565.023
					Delta = 87 12 9	Length = 152.197		Tangent = 95.233
S	0	17	53	W		100.000		
Point # 11						9040.466		11564.503
N	89	42	7	W		1474.690		
Point # 12						9048.138		10089.833
N	0	17	53	E		100.000		
Radius Point # 13						9148.136		10090.353
					Delta = 90 21 2	Length = 157.691		Tangent = 100.614
N	89	21	5	W		100.000		
Point # 14						9149.268		9990.360
N	0	38	55	E		378.790		
Point # 15						9528.034		9994.648
N	0	38	55	E		472.000		
Point # 16						10000.004		9999.991

AREA = 1,842,477.91 sf (42.2975 acres)

LENGTH = 5589.31

NORTHING ERROR = +0.004

EASTING ERROR = -0.009

LINEAR ERROR = N 67 55 22 W 0.010

LOT 1

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

LOT 2

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

LOT 3

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

LOT 4

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

LOT 5

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

LOT 6

Point # 1						10000.000		10000.000
S	89	20	13	E		189.300		
Point # 2						9997.809		10189.287
S	0	39	47	W		100.000		
Radius Point # 3						9897.816		10188.130
						Length = 157.677		Tangent = 100.599
S	88	59	41	E		100.000		
Point # 4						9896.062		10288.115
S	1	0	20	W		371.410		
Point # 5						9524.709		10281.597
N	89	20	13	W		286.960		
Point # 6						9528.030		9994.656
N	0	38	55	E		472.000		
Point # 7						9999.999		9999.999

AREA = 133,963.19 sf (3.0754 acres)

LENGTH = 1319.67

NORTHING ERROR = -0.001

EASTING ERROR = -0.001

LINEAR ERROR = S 55 55 14 W 0.001

LOT 7

Point # 1						10000.000	10000.000
S	89	20	13	E		469.770	
Point # 2						9994.564	10469.739
S	1	0	20	W		279.260	
Point # 3						9715.347	10464.838
N	89	20	13	W		469.770	
Point # 4						9720.783	9995.099
N	1	0	20	E		279.260	
Point # 5						10000.000	10000.000

AREA = 131,185.63 sf (3.0116 acres)

LENGTH = 1498.06

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 16 40 56 W 0.000

LOT 8

Point # 1						10000.000	10000.000
S	89	20	13	E		469.770	
Point # 2						9994.564	10469.739
S	1	0	20	W		279.260	
Point # 3						9715.347	10464.838
N	89	21	0	W		469.830	
Point # 4						9720.677	9995.038
N	1	1	9	E		279.370	
Point # 5						10000.002	10000.007

AREA = 131,218.08 sf (3.0124 acres)

LENGTH = 1498.23

NORTHING ERROR = +0.002

EASTING ERROR = +0.007

LINEAR ERROR = N 70 50 4 E 0.007

2/14/2006

LOT 9

Point # 1						10000.000		10000.000
S	89	20	13	E		286.960		
Point # 2						9996.679		10286.941
S	1	0	20	W		94.250		
Point # 3						9902.444		10285.287
S	1	1	9	W		279.370		
Point # 4						9623.118		10280.318
N	86	54	16	W		100.000		
Radius Point # 5						9628.518		10180.464
						Length = 152.197		Tangent = 95.233
S	0	17	53	W		100.000		
Point # 6						9528.519		10179.943
N	89	42	7	W		185.280		
Point # 7						9529.483		9994.666
N	0	38	55	E		470.550		
Point # 8						10000.003		9999.993

AREA = 131,990.78 sf (3.0301 acres)

LENGTH = 1316.41

NORTHING ERROR = +0.003

EASTING ERROR = -0.007

LINEAR ERROR = N 67 19 39 W 0.008

2/14/2006

LOT 10

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		470.550	
Point # 3						9526.263	10272.655
N	89	42	7	W		278.010	
Point # 4						9527.709	9994.648
N	0	38	55	E		472.320	
Point # 5						9999.999	9999.995

AREA = 131,061.34 sf (3.0088 acres)

LENGTH = 1498.88

NORTHING ERROR = -0.001

EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

LOT 11

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.320	
Point # 3						9524.493	10272.635
N	89	42	7	W		278.010	
Point # 4						9525.939	9994.628
N	0	38	55	E		474.090	
Point # 5						9999.999	9999.995

AREA = 131,553.40 sf (3.0201 acres)

LENGTH = 1502.42

NORTHING ERROR = -0.001 EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

LOT 12

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		474.090	
Point # 3						9522.723	10272.615
N	89	42	7	W		278.010	
Point # 4						9524.170	9994.608
N	0	38	55	E		475.860	
Point # 5						9999.999	9999.995

AREA = 132,045.47 sf (3.0313 acres)

LENGTH = 1505.96

NORTHING ERROR = -0.001

EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

LOT 13

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		475.860	
Point # 3						9520.953	10272.595
N	89	42	7	W		278.010	
Point # 4						9522.400	9994.588
N	0	38	55	E		477.640	
Point # 5						10000.009	9999.995

AREA = 132,537.54 sf (3.0426 acres)

LENGTH = 1509.51

NORTHING ERROR = +0.009

EASTING ERROR = -0.005

LINEAR ERROR = N 27 32 46 W 0.010

LOT 14

Point # 1						10000.000		10000.000
S	89	20	13	E		278.000		
Point # 2						9996.783		10277.981
S	0	38	55	W		477.640		
Point # 3						9519.174		10272.574
N	89	42	7	W		177.390		
Point # 4						9520.096		10095.187
N	0	17	53	E		100.000		
Radius Point # 5						9620.095		10095.707
						Length = 157.691		Tangent = 100.614
N	89	21	5	W		100.000		
Point # 6						9621.227		9995.713
N	0	38	55	E		378.790		
Point # 7						9999.993		10000.001

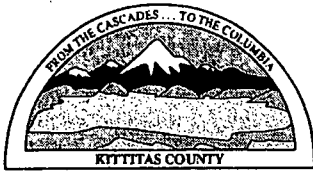
AREA = 130,852.58 sf (3.0040 acres)

LENGTH = 1311.82

NORTHING ERROR = -0.007

EASTING ERROR = +0.001

LINEAR ERROR = S 10 50 24 E 0.007



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITITITAS 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
- ☐ 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)

Already submitted

OPTIONAL ATTACHMENTS

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

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

\$ 952.50

FEES:

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

\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;

\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

*Please Expedite
Thanks!*

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE		
SIGNATURE	DATE	RECEIPT
<i>[Signature]</i>	<i>6/7/07</i>	<i>[Initials]</i>
NOTES		

RECEIVED

DATE STAMP HERE

KITITITAS COUNTY

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: David Peterson
Mailing Address: 73 Salmon Beach
City/State/ZIP: Tacoma, WA 98407
Day Time Phone: 253-222-8480
Email Address: dpeterson@windermere.com

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

Agent Name: Marc Kirkpatrick
Mailing Address: 108 E. 2nd Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

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: xxx Hidden Valley Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: See attached from Stewart Title

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

This is a re-submittal so all the information should be available to you on the mylars. There are 14 lots at the end of Leo Lane. Water will be supplied by individual wells and there will be septic systems with drain fields on each lot. Underground utilities are being provided (electric & phone) and the roads will meet private county road standards

9. Are Forest Service roads/easements involved with accessing your development? Yes ☐ No ☒ (Circle)

If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Hidden Valley Road

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

Signature of Authorized Agent:

Date:

X Mark Kirkpatrick

6-7-07

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

Date:

X Jaime D. Renteria

6-07-07

I have submitted $\frac{1}{2}$ fee as Dan Valoff said I would need to do, however I would like to talk more about the validity of charging a fee again for the minor change that CDS is requiring.

Thanks!



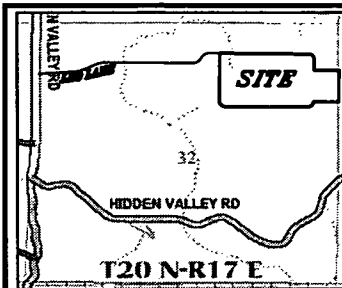
Parcels 2, 6 & 7 of that certain survey recorded February 13, 2006, in Book 32 of Surveys, Page 65, under Auditor's File No. 200602130045, records of Kittitas County, State of Washington; being a portion of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington.

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.

KITTITAS COUNTY, WASHINGTON

FIND MARKED STONE
VISITED 1/1998
FIND CONCRETE MONUMENT
12/2005 W/BRASS CAP
0.54' N17°04'37"E FROM
MARKED STONE LOCATION
(NOT ACCEPTED)



VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0005 (12362)

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0005

DATED THIS _____ DAY OF _____ A.D., 200__

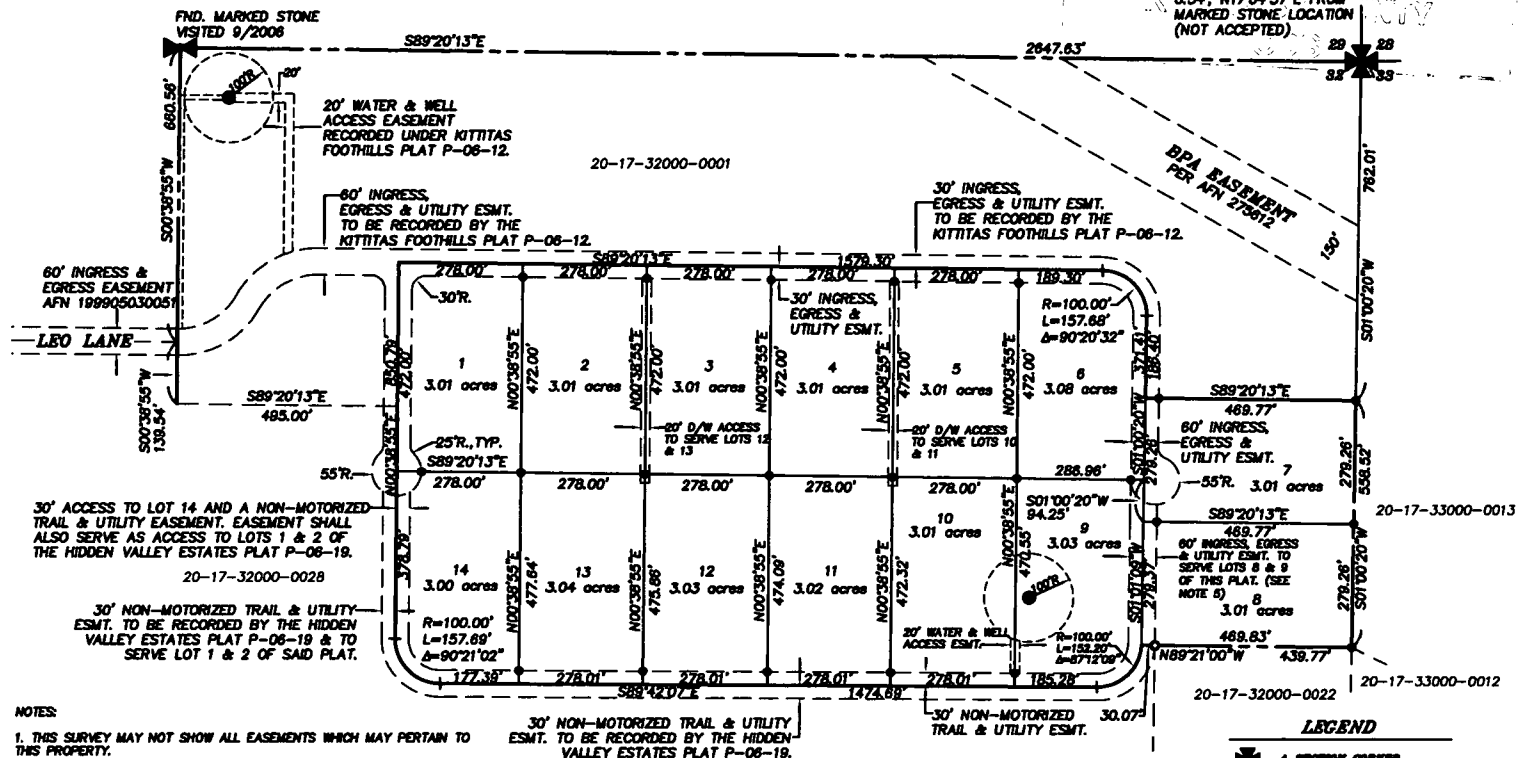
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTONBY: _____
CHAIRMANATTEST: _____
CLERK OF THE BOARD

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



NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

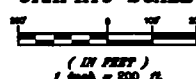
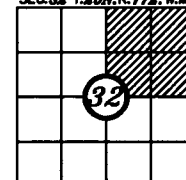
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.

3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200802130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

4. 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.

5. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.

GRAPHIC SCALE

INDEX LOCATION:
SEC.32 T.20N. R.17E. W.M.

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____, at _____ M.
In book _____ of _____ at page _____ at the request of _____

DAVID P. NELSON
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES, LLC in FEB, 2008.

DAVID P. NELSON DATE
Certificate No. 18092

Encompass

ENGINEERING & SURVEYING

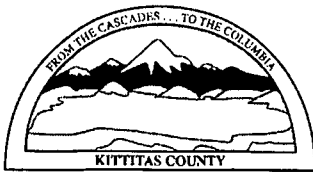
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.

KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*

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

2. *Potable Water*

Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.

3. *Sewage*

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

4. *Water Quality and Erosion Control*

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.

Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less than 12" X 18" high and shall be spaced no more than 150', or, at each elbow in the access road and no more than 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: May 9, 2006

Encompass

ENGINEERING & SURVEYING

108 East 2nd Street
Cle Elum, WA 98922

LETTER OF TRANSMITTAL

1213

Phone: (509) 674-7433 Fax: (509) 674-7419

TO

Kittitas CO CDS
Attn: Dan Valoff

DATE	6-7-77	JOB NO.	05751
ATTENTION	Dan Valoff		
RE:	Cle Elum prop. plat P-06-15		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			COPIES w/ contours
1			8 1/2 x 11 map

THESE ARE TRANSMITTED as checked below:

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

REMARKS

no new closures

COPY TO _____

SIGNED:

Gmogh Jensen

If enclosures are not as noted, kindly notify us at once.

Encompass Engineering & Surveying
108 East 2nd Street, Cle Elum, Washington 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL

TO Kittitas Co Planning
Ellensburg WA

DATE: <u>3-29-06</u>	JOB NO. <u>05751</u>
ATTENTION	
RE: <u>Cleelum Properties PLAT</u>	

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10		5	Bluelines w/contours
1			8 1/2" X 11" map
1			Closures
1			Sub-DIV. Guarantee
1			County fees
1			SEPA Checklist
1			Application

THESE ARE TRANSMITTED: as checked below:

☐ For approval	☐ Approval as submitted	☐ Resubmit _____ copies for distribution
☐ For your use	☐ Approval as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Returned for corrections	☐ Return _____ corrected prints
☒ For review and comment	☐ _____	
☐ FOR BIDS DUE _____ 20____ ☐ PRINTS RETURNED AFTER LOAN TO US		

REMARKS _____

RECEIVED

MAR 29 2006

KITTITAS COUNTY
CDS

COPY TO _____

SIGNED: Ginger Weiser

If enclosures are not as noted, kindly notify us at once.



208 West 9th Avenue, Suite 6
Ellensburg, Washington 98926
Phone (509) 933-4324 ♦ Fax (509) 933-4329

Subdivision Guarantee

Dated: February 14, 2006

Attention: Mark Kirkpatrick
Encompass Engineering
214 Pennsylvania Ave
Cle Elum, WA 98922

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 20240

Order No. 20240

OWNERS: Lincoln Trust Company, custodian FBO Leo Annest and The Doyle Family
Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle,
Co-trustees and Matthew D. Coe, as his separate estate

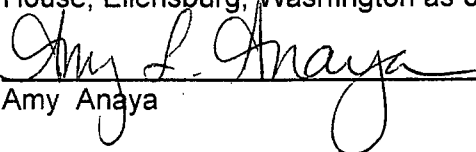
LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.



Amy Anaya

RECEIVED

MAR 29 2006

KITTITAS COUNTY
CDS

EXHIBIT "A"

Tracts 2, 6 and 7 as described and/or delineated on that certain Boundary Line Adjustment Survey as recorded February 13, 2006 in Book 32 of Surveys, page 65, under Auditor's File No. 200602130045, records of Kittitas County, State of Washington, being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Abbreviated Legal: being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M.

Exhibit "B"

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.
2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.

3. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,633.56
Amount paid: \$0.00
Amount due: \$2,633.56
Levy code: 44
Tax account no.: 20-17-32000-0001
Assessed value of land: \$319,220.00
Assessed value of improvement: \$0.00

As to a portion of said premises

4. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,728.98
Amount paid: \$0.00
Amount due: \$2,728.98
Levy code: 44
Tax account no.: 20-17-32000-0005
Assessed value of land: \$330,830.00
Assessed value of improvement: \$0.00

As to a portion of said premises

5. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,266.57
Amount paid: \$0.00
Amount due: \$2,266.57
Levy code: 32
Tax account no.: 20-17-32000-0028
Assessed value of land: \$296,080.00
Assessed value of improvement: \$0.00

As to the remainder of said premises

Exhibit "B"

6. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Irwin Family Limited Liability Company
Purchaser: Steven N. & Rebecca L. Turcotte, husband and wife
as to an undivided 33.4% interest, Christopher S. and
Susan L. Madsen, husband and wife as to an undivided
51.4% interest, and Frank A. and Donna J. Scott, husband
and wife, as to an undivided 15.2% interest
Recorded: June 23, 1999
Recording number: 199906230032
Excise Tax receipt No.: 8215, Dated June 23, 1999

SELLER'S INTEREST is now held of record by Lincoln Trust Company, custodian FBO Leo
Annest, Account NO. 61063710

By instrument dated: February 12, 2002
Recorded: February 15, 2002
Recording no.: 200202150041
Excise Tax receipt no. 8215, dated: June 23, 1999

PURCHASER'S INTEREST is now held of record by Rebecca L. Turcotte, as her separate
estate, as to an undivided 33.4% interest; Christopher S. and Susan L. Madsen, husband and
wife, as to an undivided 51.4% interest, and Frank A. Scott, as his separate estate, as to an
undivided 15.2% interest:

by Decree of Dissolution entered: May 14, 2001
in Lincoln County Superior Court cause no.: 01-3-01417-4

7. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the
terms and conditions thereof:

Grantor: Irwin Family Limited Liability Company
Grantee: Robert L. Doremus and Shannon M. Doremus, husband
and wife dba Sound Investments Company
Dated: July 7, 1999
Recorded: July 9, 1999
Recording no.: 199907090025

Exhibit "B"

8. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, as to a undivided 48.6 % interest and Susan L. Madsen, a married woman but whose interest in the hereinafter described property is as her sole and separate property, as to a undivided 51.4%
Purchaser: Kittitas Foothills, L.L.C.
Recorded: October 6, 2005
Recording number: 200510060046
Excise Tax receipt No.: 2005-2764, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, a 81.9% interest and Susan L. Madsen as to 18.1% interest.

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180069
Excise Tax receipt no. 2005-2764, dated: November 11, 2005

Said assignment is a re-recorded of Auditor's File No. 200510060047.

9. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Christopher S. and Susan L. Madsen, husband and wife
Grantee: Western Tile and Marble Contractors, Inc.
Dated: June 28, 2005
Recorded: July 8, 2005
Recording no.: 200507080021

Exhibit "B"

10. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Irwin Family Limited Liability Company
Purchaser: Frank A. Scott and Donna J. Scott, husband and wife
Recorded: May 3, 1999
Recording number: 199905030052
Excise Tax receipt No.: 7898, Dated May 3, 1999

SELLER'S INTEREST is now held of record by The Doyle Family Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle, Co-trustees.

By instrument dated: March 7, 2002
Recorded: March 11, 2002
Recording no.: 200203110038
Excise Tax receipt no. 7898, dated: March 11, 2002

PURCHASER'S INTEREST is now held of record by Frank A. Scott:

By instrument dated: June 23, 2004
Recorded: July 1, 2004
Recording no.: 200407010004
Excise Tax receipt no.: 2004-1384, dated: June 28, 2004

11. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Cle Elum Properties, LLC
Recorded: October 6, 2005
Recording number: 200510060048
Excise Tax receipt No.: 2005-2765, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, as to an 81.9% interest and Susan L. Madsen, a married woman as her sole and separate property, as to an 18.1% interest

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180070
Excise Tax receipt no. 2005-2765, dated: November 18, 2005

Said assignment is a re-record of Auditor's File No. 200510060049.

12. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Matthew D. Coe, a widower
Purchaser: Frank Scott, a married man
Recorded: March 14, 2005
Recording number: 200503140001
Excise Tax receipt No.: 2005-558, Dated March 11, 2005

Exhibit "B"

13. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Hidden Valley Estates, LLC
Recorded: October 6, 2005
Recording number: 200510060050
Excise Tax receipt No.: 2005-2766, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte) husband and wife as to an 81.9% interest and Susan L. Madsen as to an 18.1% interest.

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180071
Excise Tax receipt no. 2005-2766, dated: October 6, 2005

Said assignment is a re-record of Auditor's File No. 200510060051.

14. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Frank Scott
Trustee: Chicago Title Insurance Company
Beneficiary: Dennis J. Kinch and Edith H. Warner
Amount: \$220,000.00
Dated: December 10, 2003
Recorded: December 24, 2003
Recording No.: 200312240031

NOTE: We find no reconveyance of record for said deed of trust.

As to a portion of said premises

15. EASEMENT, including terms and provisions contained therein:

Recorded: April 23, 1959
Recording no.: 275612
In favor of: United State of America
For: Electric transmission and/or distribution system and incidental purposes
Affects: Refer to said instrument for the exact location.

Exhibit "B"

16. DECLARATION OF EASEMENT AND ROAD MAINTENANCE OBLIGATION, including terms and provisions contained therein:

Recorded: May 3, 1999
Recording no.: 199905030051
In favor of: Present and future owners
For: Access and for the installation and maintenance of utilities.
Affects: Refer to said instrument for the exact location.

Said easement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Refer to the record of said instrument for full particulars.

17. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 3, 1997
Recording number(s): 199712030008

18. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 17, 2004
Recording number(s): 200412170017

19. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: Joseph L. Hull and A.S. Hull, husband and wife
Recorded: February 13, 1908
Recording no.: Volume 15 of Deeds, page 615

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

20. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: July 3, 1997
Recording no.: 199707030004
Book: 22
Page: 215

Exhibit "B"

21. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230010
Book: 23
Page: 9

22. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230011
Book: 23
Page: 10

23. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 26, 1999
Recording no.: 199903260003
Book: 24
Page: 49

24. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 31, 1999
Recording no.: 199903310059
Book: 24
Page: 53

25. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: April 26, 2001
Recording no.: 200104260014
Book: 26
Page: 60

26. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: June 12, 2002
Recording no.: 200206120052
Book: 27
Page: 181

27. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: November 17, 2005
Recording no.: 200511170008
Book: 32
Page: 8

Exhibit "B"

28. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: February 13, 2006
Recording no.: 200602130045
Book: 32
Page: 65

29. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: October 10, 2003
Recording no.: 200310100060
Book: 29
Page: 80

An amendment to location easement was file of record by instrument 200509140070.

2/13/2006

AREA = 1,842,477.91 sf (42.2975 acres)

LENGTH = 5589.31

NORTHING ERROR = +0.004

EASTING ERROR = -0.009

LINEAR ERROR = N 67 55 22 W 0.010

2/13/2006

LOT 1

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

LOT 2

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

LOT 3

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

LOT 4

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

LOT 5

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.000	
Point # 3						9524.813	10272.638
N	89	20	13	W		278.000	
Point # 4						9528.030	9994.657
N	0	38	55	E		472.000	
Point # 5						10000.000	10000.000

AREA = 131,216.00 sf (3.0123 acres)

LENGTH = 1500.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 11 51 24 W 0.000

2/13/2006

Point # 1	S	89	20	13	E	10000.000	10000.000
						189.300	
Point # 2						9997.809	10189.287
	S	0	39	47	W	100.000	
Radius Point # 3						9897.816	10188.130
			Delta = 90	20	32	Length = 157.677	Tangent = 100.599
	S	88	59	41	E	100.000	
Point # 4						9896.062	10288.115
	S	1	0	20	W	371.410	
Point # 5						9524.709	10281.597
	N	89	20	13	W	286.960	
Point # 6						9528.030	9994.656
	N	0	38	55	E	472.000	
Point # 7						9999.999	9999.999

AREA = 133,963.19 sf (3.0754 acres)

LENGTH = 1319.67

NORTHING ERROR = -0.001 EASTING ERROR = -0.001

LINEAR ERROR = S 55 55 14 W 0.001

LOT 7

Point # 1						10000.000	10000.000
S	89	20	13	E		469.770	
Point # 2						9994.564	10469.739
S	1	0	20	W		279.260	
Point # 3						9715.347	10464.838
N	89	20	13	W		469.770	
Point # 4						9720.783	9995.099
N	1	0	20	E		279.260	
Point # 5						10000.000	10000.000

AREA = 131,185.63 sf (3.0116 acres)

LENGTH = 1498.06

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 16 40 56 W 0.000

2/13/2006

LOT 8

Point # 1						10000.000	10000.000
S	89	20	13	E		469.770	
Point # 2						9994.564	10469.739
S	1	0	20	W		279.260	
Point # 3						9715.347	10464.838
N	89	21	0	W		469.830	
Point # 4						9720.677	9995.038
N	1	1	9	E		279.370	
Point # 5						10000.002	10000.007

AREA = 131,218.08 sf (3.0124 acres)

LENGTH = 1498.23

NORTHING ERROR = +0.002

EASTING ERROR = +0.007

LINEAR ERROR = N 70 50 4 E 0.007

2/14/2006

LOT 9

Point # 1						10000.000		10000.000
S	89	20	13	E		286.960		
Point # 2						9996.679		10286.941
S	1	0	20	W		94.250		
Point # 3						9902.444		10285.287
S	1	1	9	W		279.370		
Point # 4						9623.118		10280.318
N	86	54	16	W		100.000		
Radius Point # 5						9628.518		10180.464
						Delta = 87 12 9		Length = 152.197
S	0	17	53	W		100.000		Tangent = 95.233
Point # 6						9528.519		10179.943
N	89	42	7	W		185.280		
Point # 7						9529.483		9994.666
N	0	38	55	E		470.550		
Point # 8						10000.003		9999.993

AREA = 131,990.78 sf (3.0301 acres)

LENGTH = 1316.41

NORTHING ERROR = +0.003

EASTING ERROR = -0.007

LINEAR ERROR = N 67 19 39 W 0.008

LOT 10

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		470.550	
Point # 3						9526.263	10272.655
N	89	42	7	W		278.010	
Point # 4						9527.709	9994.648
N	0	38	55	E		472.320	
Point # 5						9999.999	9999.995

AREA = 131,061.34 sf (3.0088 acres)

LENGTH = 1498.88

NORTHING ERROR = -0.001

EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

2/14/2006

LOT 11

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		472.320	
Point # 3						9524.493	10272.635
N	89	42	7	W		278.010	
Point # 4						9525.939	9994.628
N	0	38	55	E		474.090	
Point # 5						9999.999	9999.995

AREA = 131,553.40 sf (3.0201 acres)

LENGTH = 1502.42

NORTHING ERROR = -0.001 EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

2/14/2006

LOT 12

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		474.090	
Point # 3						9522.723	10272.615
N	89	42	7	W		278.010	
Point # 4						9524.170	9994.608
N	0	38	55	E		475.860	
Point # 5						9999.999	9999.995

AREA = 132,045.47 sf (3.0313 acres)

LENGTH = 1505.96

NORTHING ERROR = -0.001 EASTING ERROR = -0.005

LINEAR ERROR = S 78 28 49 W 0.005

2/14/2006

LOT 13

Point # 1						10000.000	10000.000
S	89	20	13	E		278.000	
Point # 2						9996.783	10277.981
S	0	38	55	W		475.860	
Point # 3						9520.953	10272.595
N	89	42	7	W		278.010	
Point # 4						9522.400	9994.588
N	0	38	55	E		477.640	
Point # 5						10000.009	9999.995

AREA = 132,537.54 sf (3.0426 acres)

LENGTH = 1509.51

NORTHING ERROR = +0.009

EASTING ERROR = -0.005

LINEAR ERROR = N 27 32 46 W 0.010

LOT 14

Point # 1						10000.000		10000.000
S	89	20	13	E		278.000		
Point # 2						9996.783		10277.981
S	0	38	55	W		477.640		
Point # 3						9519.174		10272.574
N	89	42	7	W		177.390		
Point # 4						9520.096		10095.187
N	0	17	53	E		100.000		
Radius Point # 5						9620.095		10095.707
Delta = 90 21 2						Length = 157.691		Tangent = 100.614
N	89	21	5	W		100.000		
Point # 6						9621.227		9995.713
N	0	38	55	E		378.790		
Point # 7						9999.993		10000.001

AREA = 130,852.58 sf (3.0040 acres)

LENGTH = 1311.82

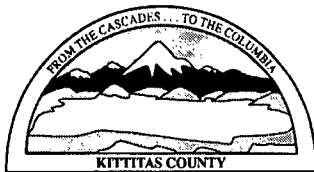
NORTHING ERROR = -0.007

EASTING ERROR = +0.001

LINEAR ERROR = S 10 50 24 E 0.007

2/14/2006

Oversize
document
to be inserted
here



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 STAFF REPORT

AGENDA DATE: November 21, 2006

ACTION REQUESTED: Sign the Resolution giving preliminary approval to the Cle Elum Properties Preliminary Plat (P-06-15) at 2:00 p.m., Commissioner's Auditorium

BACKGROUND: Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005.

A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the BOCC.

INTERACTION: The BOCC held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval.

RECOMMENDATION: Review and sign the attached resolution giving preliminary plat approval to the Cle Elum Properties Preliminary Plat.

ATTACHMENTS: Resolution approving the Cle Elum Properties Preliminary Plat.

LEAD STAFF: Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION

NO. 2006-

To give preliminary plat approval to the

Cle Elum Properties Plat (P-06-15)

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 August 29, 2006 for the purpose of considering a preliminary plat known as the **Cle Elum Properties Plat** and described as follows:

Division of parcel number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

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

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

WHEREAS, the Planning Commission recommended **approval** of said proposed subdivision in a 5-0 decision and,

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

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Kittitas Foothills LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 42.30 acres into 14 lots ranging in size from 3.01 acres to 3.08 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. This plat was re-noticed with the Kittitas Foothills and Hidden Valley Estates Plats. A Re-notice of Application was issued July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and

that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Cle Elum Properties Plat (P-06-15) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-15.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0005.
8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

ADOPTED this _____ day of _____ 2006.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

David B. Bowen, Chairman

Alan A. Crankovich, Vice-Chairman

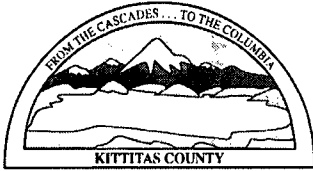
Perry D. Huston, Commissioner

**ATTEST:
CLERK OF THE BOARD**

APPROVED AS TO FORM:

Julie A. Kjorsvik

James Hurson, Prosecuting Attorney
(WSBA#12686)



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 STAFF REPORT

AGENDA DATE: October 17, 2006

ACTION REQUESTED: Conduct the Closed Record Meeting for the Cle Elum Properties Preliminary Plat (P-06-15) at 2:00 p.m., Commissioner's Auditorium

BACKGROUND: Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005.

A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the BOCC.

INTERACTION: The BOCC did on October 5, 2006 set a Closed Record Meeting for the October 17, 2006 agenda.

RECOMMENDATION: Conduct the Closed Record Meeting of the Cle Elum Properties Preliminary Plat.

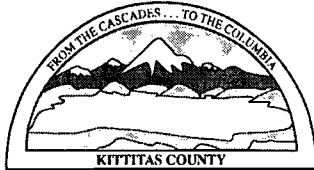
ATTACHMENTS: Full project record was prepared and delivered to the BOCC as part of the October 5, 2006 agenda.

LEAD STAFF: Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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AGENDA STAFF REPORT

AGENDA DATE: October 5, 2006

ACTION REQUESTED: Set Closed Record Meeting for the Cle Elum Properties Preliminary Plat (P-06-15) for October 17, 2006 at 2:00 p.m., Commissioner's Auditorium

BACKGROUND: Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005.

A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

INTERACTION: The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the BOCC.

RECOMMENDATION: Set Closed Record Meeting for October 17, 2006.

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

LEAD STAFF: Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

PROJECT NAME: Cle Elum Properties Plat P-06-15

Index # *Numbers in lower right hand corner	Document Name
1	Planning Commission Staff Report
2	Maps
3	Original Notice of Application Materials
4	Original SEPA Notice of Decision
5	Original SEPA MDNS
6	Department of Ecology Comments
7	Washington State DOT Comments
8	Kittitas County Environmental Health Comments
9	Lila Hanson Comments
10	Steve & Leslie Loflin
11	Charles Peterson Comments
12	Re-Notice of Application materials
13	Re-Notice SEPA Notice of Decision
14	Re-Notice SEPA MDNS
15	Investigation & Enforcement Comments
16	PW Comments
17	Planning Commission Minutes

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, August 29, 2006 @ 6:30 P.M.
COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

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

Also present: Community Development Services Director Darryl Piercy, Community Development Services Assistant Director Allison Kimball, Staff Planners Patrick Butler, Noah Goodrich, Joanna Valencia and Scott Turnbull, Public Works Planner Randy Carbary, Planning Commission Clerk Susan Barret and approximately 20 individuals representing applicant and public interest.

IV. New Business

E. CLE ELUM PROPERTIES PRELIMINARY PLAT (P-06-15)

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 presentation

Mark Kirkpatrick, 108 East 2nd Street, Cle Elum, representing Encompass Engineering and Surveying and the applicant, stated this project meets the designation of R-3, and will meet county road standards, the property has a well at 5 gallons per minute, but the applicant plans to re-drill for a more sufficient water source.

Black asked for clarification of the water. Kirkpatrick stated that test wells have been drilled but they will continue to look for a more sufficient water source. Williamson asked about the slope. Kirkpatrick stated the topography is relatively flat. Perna questioned the hard surfacing through the project. Kirkpatrick gave specifics on the current status and future plans.

The Chair opened the hearing to Public testimony.

Lila Hanson, 1302 Swauk Prairie Road, commented on the nature of the independent plats and that they are not really separate. She stated that one does not really get a true and accurate picture of what is going on by addressing these as separate projects.

The Chair opened the hearing to Planning Commission deliberation and motion

Harris commented on the lack of water being completely unreasonable issue. Williamson commented that this should be looked at as one project as opposed to smaller projects meeting smaller requirements. It is obviously one project divided into three projects. Black acknowledged that potable water must be demonstrated before final approval but he feels that the commission should be able to look at the whole project and have it in order, complete to the point that it looks like a viable project. Goodrich brought up the well logs of the area and stated that as a condition for

final approval the project does have to meet the Department of Health criteria. **Williamson** stated that the well information presented is ambiguous. **Goodrich** conceded that the data is raw but it is an attempt to give more information. **Clark** asked what the health department standard requires. **Pernaa** stated that the plat meets the ag-3 standard and the road standards are met for this plat, and feels that this application meets the requirements. **Goodrich** suggested a condition that could be added "all proposals of the applicant as presented and that are contained within the application that are not in conflict with the SEPA mitigations shall be conditions of approval and shall be considered as mitigations." **Black** stated that there are certain things that he would like to see on the mylars. **Goodrich** addressed specific items including Environmental Health; aesthetics; transportation subject to county road standards; planning and the Right to Farm ordinance; Department of Ecology approval of ground water withdrawals. **Pernaa** spoke to the completion of the roads and the burden to the third plat. **Harris** reiterated his concerns.

Scott Pernaa moved to pass the CLE ELUM PROPERTIES PRELIMINARY PLAT (P-06-15) forward to the Board of County Commissioners with a recommendation for approval. Grant Clark seconded and the motion passed with a 3/2 poll of the board. Pernaa, Williamson and Clark voted for approval; Harris and Black voted against.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the additional findings.

The meeting was adjourned at 11:08 p.m. The next scheduled meeting is September 12, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Susan Barret, Planning Commission Clerk

PLANNING COMMISSION ITEM: CLE ELLUM PROPERTIESMOTION: For Approval. (P-06-15)

DOUG HARRIS-(Vice-Chair)

YES

NO

F.O.F

SCOTT PERNA

YES

NO

GRANT CLARK

YES

NO

DON WILLIAMSON

YES

NO

~~WELL BARTSMA~~

YES

NO

YES

NO

DAVID BLACK-(Chair)

YES

NO

EXHIBITS:

Planner

PLANNING COMMISSION ITEM: HIDDEN VALLEY ESTATES (P-06-19)MOTION: TO DENY

DOUG HARRIS-(Vice-Chair)

YES

NO

F.O.F

SCOTT PERNA

YES

NO

GRANT CLARK

YES

NO

DON WILLIAMSON

YES

NO

~~WELL BARTSMA~~

YES

NO

YES

NO

DAVID BLACK-(Chair)

YES

NO

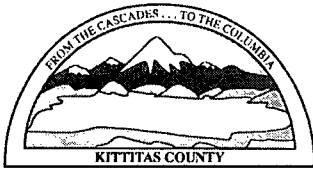
EXHIBITS:

Conditions added -
Specifically -
* "all proposals -" in testimony.
* - The SEPA comments *
Carried forward also -
* Financial Condition - requirements.
Transportation threshold
if the 3rd one passes all
have to financially responsible.

⑦ - No Adverse test.

⑧ Did not meet the
General
County Road
Requirements

4:08



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Noah Goodrich
Kittitas County Community Development Services
Planner I

DATE: July 31, 2006

SUBJECT: Cle Elum Properties Preliminary Plat (P-06-15)

I. BACKGROUND INFORMATION

Proposal: Cle Elum Preliminary Plat Application to divide 42.30 acres into 14 lots in the Ag-3 zone. These lots range from 3.01 acres in size to 3.08 acres. Proponent: Cle Elum Properties LLC., landowner.

Location: South of Hwy 970 and east of Hidden Valley road, off of Leo Lane, Cle Elum, WA. 98922, within the NE ¼ of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel number 20-17-32000-0005. (See attached maps)

Environmental Health: Individual wells and onsite individual septic systems are proposed.

Transportation: Access to the plat will be via private access easements off of Leo Lane which again comes off of Hidden Valley road. This proposal must adhere to all current road standards required by Kittitas County Department of Public Works. This proposal must also comply with all guidelines set forth within the International Fire Code (IFC) and all its appendices.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Zoning Code: The property is currently zoned Ag-3. The purpose and intent of the agricultural (Ag-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. Ag-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Minimum Lot Size: KCC 17.28.030 the minimum residential lot size shall be three acres in the agricultural zone. The overall density of any residential development shall not exceed one dwelling for each three acres. Structural Setback requirements: KCC 17.28.040- 25' from the front, 5' from the sides, and 25' from the rear property lines.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. The Planning Commission heard the Kittitas Foothills Plat and future subsequent adjoining plats (including this plat) on May 23, 2006 and remanded the project back to staff for further review and to address cumulative impacts. The application was re-noticed on July 3, 2006 with a July 19, 2006 comment deadline.

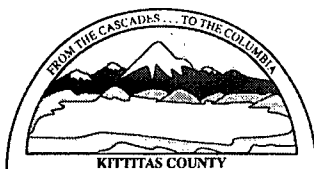
Written Testimony: Comments were received from the KC Environmental Health Department, WA. St. Department of Ecology, WA. St. Department of Transportation, KC Enforcement and Investigation, KC Department of Public Works, Lila Hanson and Steve & Leslie Loflin.

State Environmental Policy Act: Based on further review and the re-notice of the application and 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 July 24, 2006.

IV. SUGGESTED FINDINGS OF FACT

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

1. The Planning Commission finds that Cle Elum Properties LLC., landowner, submitted a complete application to the Community Development Services Department on March 29, 2006.
2. The Planning Commission also finds that said development application included a preliminary plat (Cle Elum Properties Plat P-06-15) depicting the division 42.30 acres into 14 lots. The lots range in size from 3.01 acres to 3.08 acres in size.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

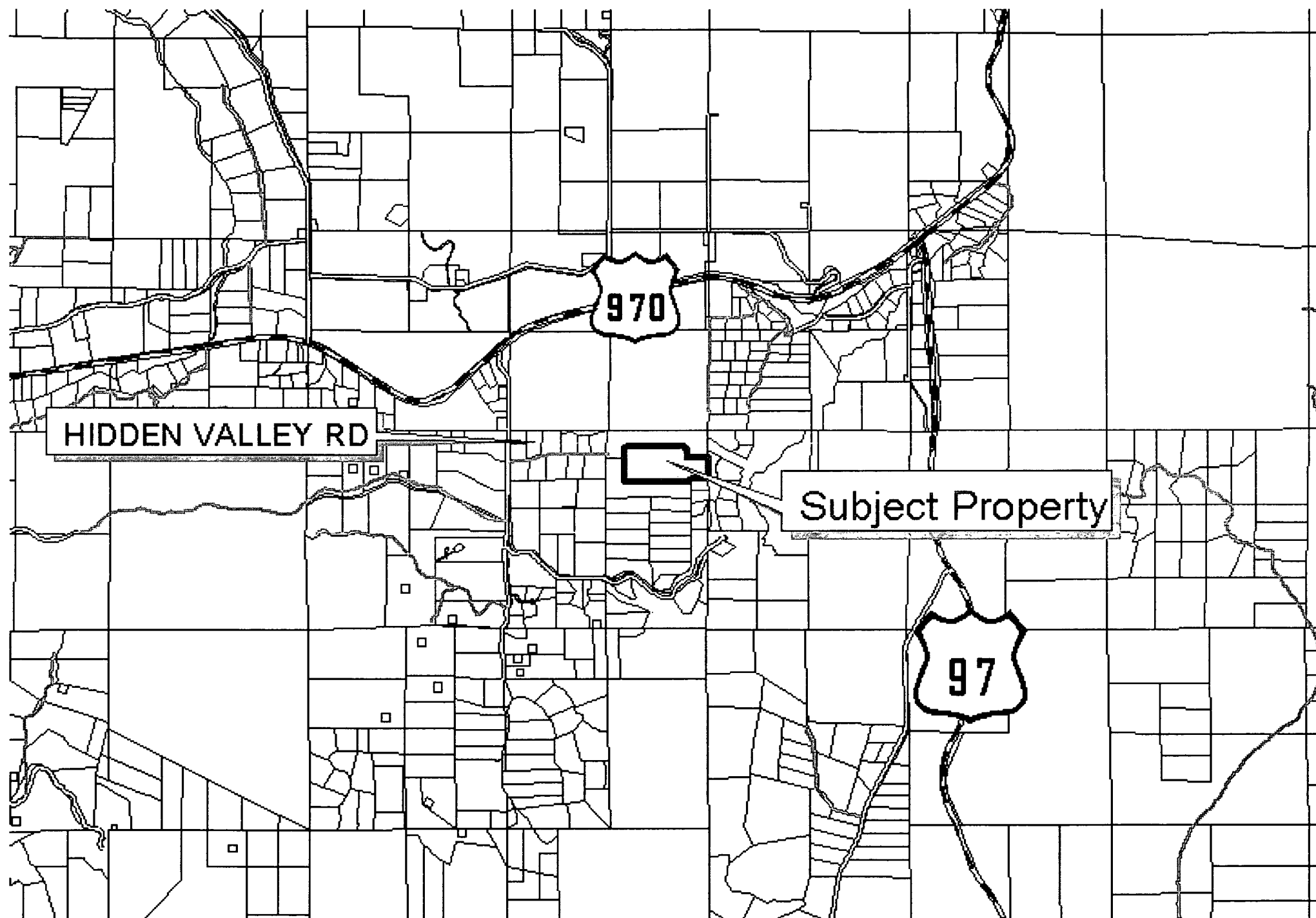
Fax (509) 962-7682

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. The project was re-noticed on July 3, 2006.
The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners as required by law.
4. The Planning Commission finds that based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006.
5. The Planning Commission finds that an open record hearing was held on August 8, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
6. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
7. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with the SEPA mitigations, shall be conditions of approval.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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KITTITAS COUNTY
CDS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 200_____

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT 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.

I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-17-32000-0005

I HEREBY CERTIFY THAT THE CLELLUM PROPERTIES
PLAT HAS BEEN EXAMINED BY ME AND I FIND THE
PROPERTY TO BE IN AN ACCEPTABLE CONDITION
FOR PLATTING. PARCEL NO. 20-17-32000-0005

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 200__

ATTEST: _____ CLERK OF THE BOARD

NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

LEGEND

SECTION CORNER

 A SECTION CORNER
 A QUARTER CORNER
 SET 1/2" REBAR LSP 18092
 FOUND REBAR

Encompass
ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT
PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/06	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1" = 200'	SHEET 1 of 5

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

3. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
BOOK 23 OF SURVEYS, PAGE 10,
BOOK 27 OF SURVEYS, PAGE 181,
BOOK 29 OF SURVEYS, PAGE 80,
BOOK 32 OF SURVEYS, PAGE 63,
AND THE SURVEYS REFERENCED THEREON.

4. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 85 UNDER AUDITOR'S FILE NUMBER 200802130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

5. 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.

(IN FEET)
1 inch = 200 ft

INDEX LOCATION:
SEC 88 T 20N R 12E WM

SURVEYOR'S CERTIFICATE

RECORDED'S CERTIFICATE _____

Filed for record this.....day of 20.....at.....M
in book.....of.....at page.....at the request of

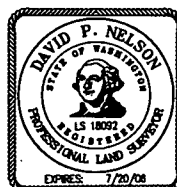
DAVID P. NELSON
Surveyor's Name

.....
County Auditor

.....
Deputy County Auditor

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 CLE FLUM PROPERTIES LLC in FEB, 2006.

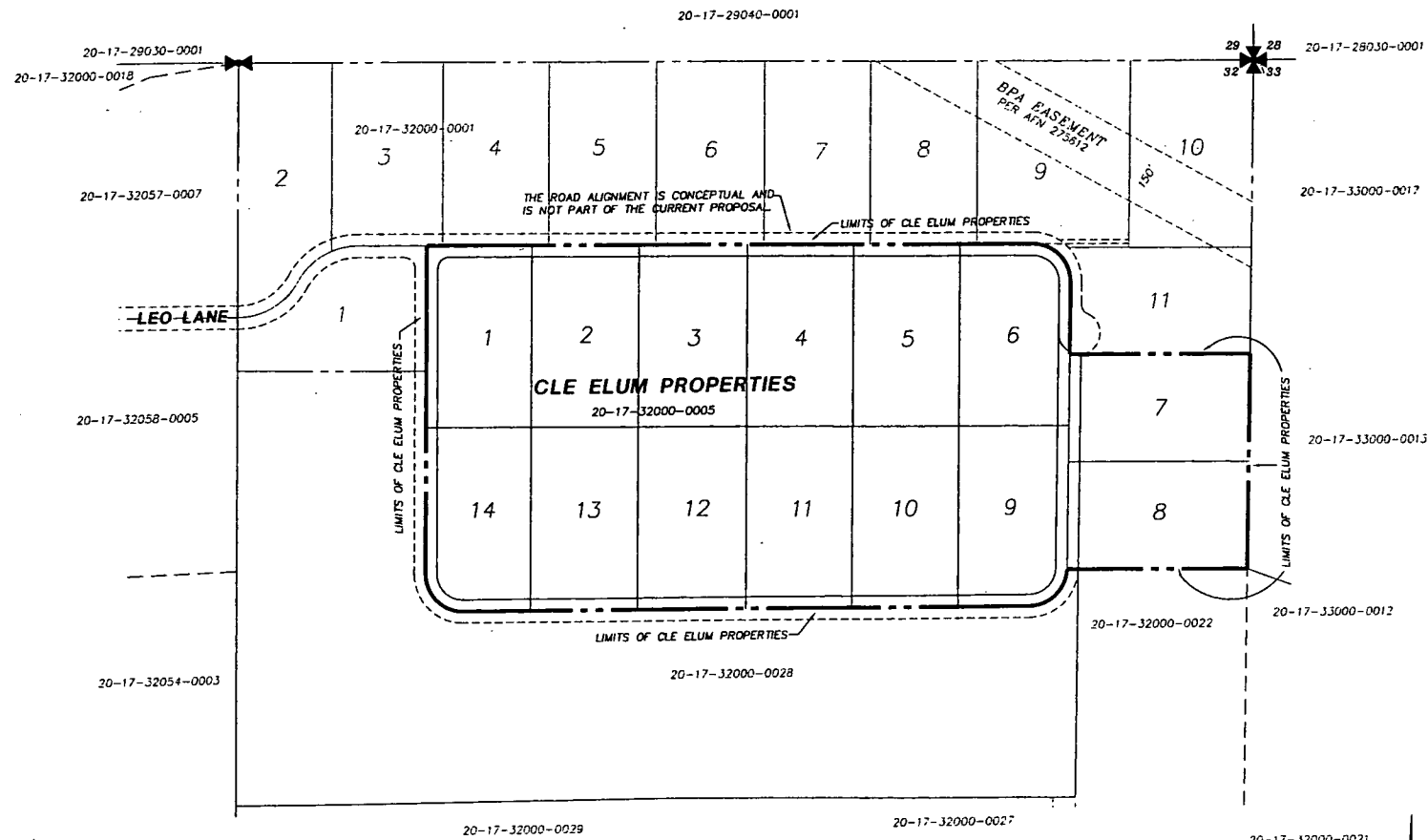
DAVID P. NELSON DATE
Certificate No. 18092



CLE ELUM PROPERTIES PLAT SHADOW PLAN

A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

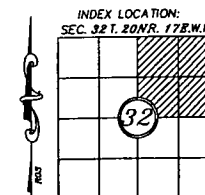
NOTE:
THE OFFSITE ROAD INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS IN NO WAY TO BE CONSIDERED PART OF THE CLE ELUM PROPERTIES PROPOSED PROJECT. THE PURPOSE OF THIS INFORMATION IS TO SHOW HOW A POSSIBLE ROAD ALIGNMENT COULD PROVIDE ACCESS TO ADJOINING PROPERTIES AND SHOULD NOT BE USED IN THE REVIEW AND ANALYSIS OF IMPACTS FOR THE CLE ELUM PROPERTIES PRELIMINARY PLAT.

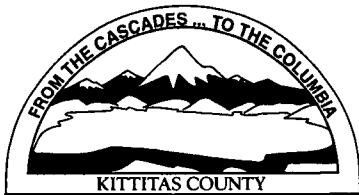


Encompass
ENGINEERING & SURVEYING

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

GRAPHIC SCALE
1 inch = 200 ft.





Kittitas County Community Development Services

Darryl Piercy, Director

To: WA Dept. of Ecology - Yakima
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
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
School District 401
Adjacent Property Owners
Applicant

From: Noah Goodrich, Planner I *mg*
Kittitas County Community Development Services

Date: April 18, 2006

Subject: APPLICATION FOR A 14-LOT PLAT (Cle Elum Properties Plat P-06-15): Cle Elum Properties, landowners, have applied for a 14-lot plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of Hwy 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

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

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

Please send comments regarding SEPA prior to May 4, 2006 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been **tentatively** set for Tuesday, June 27, 2006 @ 6:30 p.m. at the Commissioners Auditorium, 205 W 5th Ave Ellensburg, WA 98926. Interested parties should verify date and place prior to attendance

Notice of Application

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29th, 2006 receive a complete application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of Hwy 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

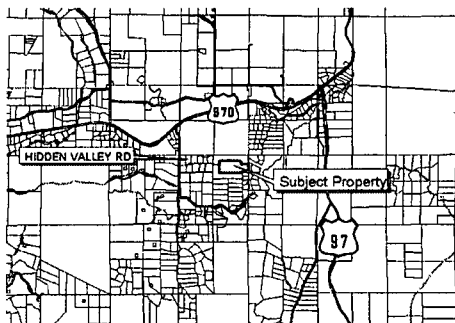
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than May 4 2006, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared

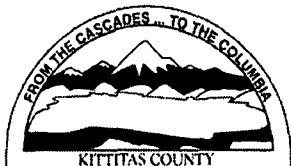
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department. The submitted application and related filed documents may be examined by the public at the Community Development Services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

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Tuesday, June 27, 2006 @ 6:30 PM, at the Commissioners Auditorium, 205 W 5th Ave, Ellensburg WA. 98926

Date: April 18, 2006

Publish: April 20, 2006





**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

Amber Allen

DATE:

3/29/06

RECEIPT #

045600

NOTES:



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

Name: CLE ELUM PROPERTIES LLC
Mailing Address: 73 SALMON BEACH
City/State/ZIP: TACOMA WA 98407
Day Time Phone: 425-235-1138

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

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____

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: HIDDEN VALLEY ROAD
City/State/ZIP: CLE ELUM WA 98922

5. Legal description of property:

TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 AFN# 200602130045 SEC.32, TWN.20N.,
RGE.17E.

6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

14 LOT PLAT, WATER SOURCE: INDIVIDUAL WELLS, SEWER SOURCE: SEPTIC, ZONE: AG-3

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

10. What County maintained road(s) will the development be accessing from? Hidden Valley RD

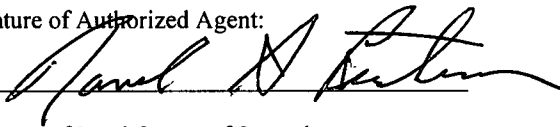
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess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

12. Are there any other pending applications associated with the property associated with this application?
☐ Yes ☐ No

Signature of Authorized Agent:

Date:

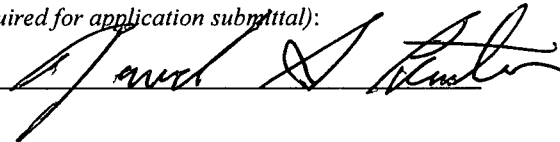
X

 3-28-0

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

Date:

X

 3-28-0



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

PURPOSE OF CHECKLIST:

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

INSTRUCTIONS FOR APPLICANTS:

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

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

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

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

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

FOR STAFF USE

A. BACKGROUND

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

It is proposed that the long plat will be effective as soon as possible.

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

NONE AT THIS TIME.

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

I know of none.

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

I know of none.

RECEIVED

MAR 29 2006

KITITITAS COUNTY
CDS

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

Kittitas County will approve the long plat.
The approval will be by resolution passed by
the Board of Commissioners.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Rolling

- 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.

mostly clay

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

None known

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

The private road will require grading and
gravel from one of the local pits. A BALANCE
OF CUT AND FILLS.

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

No

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

After homes are built and roads
constructed about 4%

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

No erosion expected

2. Air

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

There would be dust when the road
is constructed and there would be
some automobile traffic.

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

No.

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

Specific measures to control emissions from potential development will be addressed during review of individual project permit applications. WATER TRUCKS WILL BE AVAILABLE TO REDUCE DUST.

3. WATER

a.

Surface

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

No.

- 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.

Not applicable.

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

Not applicable

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

No.

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

No.

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

No.

- b. Ground

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

INDIVIDUAL OR CLASS B WELL WILL BE PROPOSED FOR THE PLAT

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

Domestic sewage from a potential of 11 homes, each with its own septic system.

c. Water Runoff (including storm water):

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

Runoff will follow the natural contours of the land.

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

Very unlikely

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

Will be addressed during review of individual project permit applications.

4. PLANTS

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

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

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

Some small pine trees will be removed along with grasses and weeds.

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

None known.

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

None planned.

5. ANIMALS

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

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

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

None known.

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

No

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

Any necessary measures will be addressed during the application process.

6. ENERGY AND NATURAL RESOURCES

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

Electricity will be used.

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

No.

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

None at this time.

7. ENVIRONMENTAL HEALTH

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

No.

1) Describe special emergency services that might be required.

Not applicable

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

Not applicable

b. Noise

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

None

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

Road Building during normal work hours.

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

None planned.

8. LAND AND SHORELINE USE

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

Rural residential homesites and pasture and farmland.

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

Probably used as pasture and/or farmland, but probably not in the past 10 years.

c. Describe any structures on the site.

None

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

No.

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

Agricultural 3.

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

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?

No.

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

None.

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

14 FAMILIES

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

Not applicable.

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

Project being submitted for approval from the county.

- 03/05/2005 10:30 425-271 4521
9. HOUSING
a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

14 MIDDLE TO HIGH

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

None

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

Not really applicable.

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?

Up to the county approved height guidelines
Wood exteriors.

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

None

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

CC&R'S would control aesthetic impacts.

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

None

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

No

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

None

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

None

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

Hiking, Bird watching, Bicycling

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

No

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

None

13.

HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

None

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

Not applicable

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.

Hidden Valley Road

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

No - 9 miles

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

Project would not eliminate parking spots. Some would be created if homes were built.

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).

A private road would need to be built to serve the new plot.

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

No

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

140 TRIPS PER DAY MAX. PEAK VOLUMES
WILL BE ON WEEKENDS AND MORNINGS

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

None planned

15. PUBLIC SERVICE

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

If homes were built on
the lots the need for public
services would likely increase.

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

None planned.

16. UTILITIES

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

These utilities are within 500 ft.
of property.

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

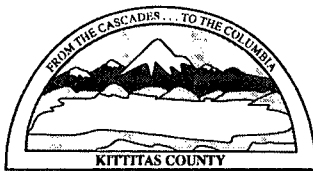
The project would have electricity and
phone. Kittitas PUD and Ellenburg
Telephone would be the providers.

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: Janet A. Rutter

Date: 3-27-06



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
2. *Potable Water*
Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.
3. *Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
4. *Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites. The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. 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.

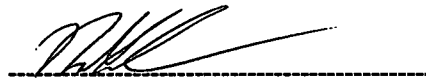
Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less that 12" X 18" high and shall be spaced no more that 150', or, at each elbow in the access road and no more that 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

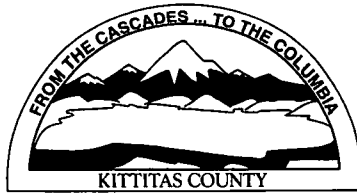
RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: May 9, 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
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
Cle Elum- Roslyn School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas County Fire District #6
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Noah Goodrich, Staff Planner *NG*
Kittitas County Community Development Services

Date: May 9, 2006

Subject: **SEPA NOTICE OF ACTION**

Cle Elum Properties 14-Lot Plat (P-06-15): Application from Cle Elum Properties, for a 14-lot plat on 42.30 acres of land that is zoned Ag-3, located south of Hwy 970 and east of Hidden Valley road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County. Tax parcel #20-17-320000-0005

Enclosed please find a SEPA Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced project permit application (File No. P-06-12). Copies of the submitted application, environmental checklist, and other related materials were routed to you with a Notice of Application on April 18, 2006. If you did not receive any of these documents, or require additional information, please contact our office.

A public hearing on said application has been scheduled to go before the Kittitas County Planning Commission for Tuesday, June 27, 2006 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

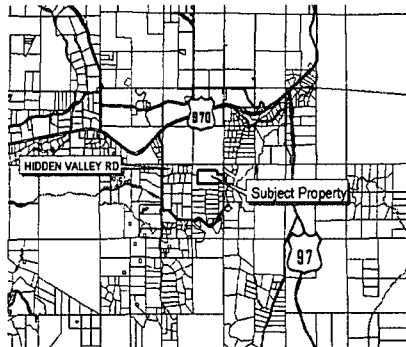
Notice of SEPA Action/Public Hearing

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on May 9, 2006 make a Determination of Mitigated Non-Significance (MDNS) on an application from Cle Elum Properties, for a 14-lot plat on 42.30 acres of land that is zoned AG-3, located south of Hwy 970 and east of Hidden Valley Road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County, tax parcel # 20-17-32000-0005.

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 May 24, 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-06-15) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Noah Goodrich.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Tuesday, June 27, 2006 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: May 9, 2006, Publish: May 11, 2006 and May 18, 2006 Daily Record





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

RECEIVED
JUL 13 2006
KITITAS COUNTY
CDS

July 12, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the optional determination of nonsignificance for the Cle Elum Properties Plat, proposed by Cle Elum Properties [P-06-15]. We have reviewed the documents and have the following comments.

Water Resources

Ecology has previously submitted comments on the Kittitas Foothills LLC and the Cle Elum Properties LLC in April and May 2006. Ecology comments for the Cle Elum Properties checklist included information on the limitations of using Group B water systems. It stated that if the two proposals were part of the same development, both subdivisions would only be entitled to a single groundwater exemption. Based on the Campbell and Gwinn decision and the 1997 Attorney General Opinion on the groundwater exemption, the individual wells are not entitled to the use of separate groundwater exemptions.

In July 3, 2006, Kittitas County resubmitted the first two subdivisions to Ecology along with an adjacent parcel to be subdivided, owned by Hidden Valley Estates LLC. Ecology's comments on the previous two checklists for Kittitas Foothill LLC and Cle Elum Properties LLC apply to all three of these checklists. According to Ecology records, the three subdivisions appear to be part of the same development. The combination of the three subdivisions would create 35 new residential lots.

An average residence uses 400 gallons of water per day. If all three subdivisions are the same development, 14,000 gallons per day would be required. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Noah Goodrich

Page 2 of 2

July 12, 2006

Ecology requests the subdivision proponents to factually demonstrate that the three proposed subdivisions are not part of the same development.

If you have any questions concerning the Water Resources comments, please contact Virginia Stone at 509.454.7289.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 ac. of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45 -60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities.

If you have any questions concerning the Water Quality comments, please contact Ray Latham at 509.575.2807.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
509.575.2012

1081



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

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

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

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APR 26 2006
KITITAS COUNTY
CDS

April 24, 2006

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

Attention: Noah Goodrich, Planner I

Subject: P-06-15; Cle Elum Properties, LLC (14-Lot Plat)
About 3/4 Mile S of SR 970, MP 8.03 Right (Hidden Valley Rd Intersection)
(At East End of Leo Lane)

We have reviewed the proposed plat. The plat site is not adjacent to any state highways, but will access State Highway 970 at the Hidden Valley Road intersection (milepost 8.03). We have the following comments.

This segment of SR 970 is a Class 1 access managed highway with a posted speed limit of 60 miles per hour. The Route Development Plan for SR 970 identifies the need for left-turn channelization at the SR 970/Hidden Valley Road intersection. There is no funding available for this improvement at this time. This plat, along with recent subdivision in the area, will generate additional traffic at this intersection. As development continues to occur in this area, safety improvements to the intersection will become an increasing concern.

Thank you for the opportunity to review and comment on this plat. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #4, SR 970
Rick Gifford, Traffic Engineer
Terry Kukes, South Central Area 1 Maintenance Superintendent

p:\planning\devrev\sr970\kittco_cle elum properties_lp.doc



Health Department

Kittitas County Health Department

Administration

Personal Health

507 Nanum Street, Rm. 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health

507 Nanum Street, Rm. 30
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052

July 19, 2006

Noah Goodrich, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15), Hidden Valley Estates (P-06-19)

Dear Noah,

Thank you for the opportunity to comment on the above referenced projects. On April 21, 2006, I met with Mr. Charles Peterson and approved the location of three different well sites for the proposed plats. The Cle Elum Properties is proposed to serve 14 lots, Hidden Valley Estates is proposed to serve 10 lots and Kittitas Foothills is to serve 11 lots. I specified to Mr. Peterson that I was unable to approve multiple Group B wells on properties adjacent to each other and multiple Group B wells owned by the same individual(s) and representing one project. For billing purposes he had me bill a Mr. Aaron Peterson for Kittitas Foothills, a Mr. David Peterson for Cle Elum Properties and himself for Hidden Valley Estates. These plats have the appearance of being all part of one project.

All three of the systems are proposed to exceed 10 connections and must be reviewed and approved by the Washington State Department of Health in Spokane. It is quite possible that they may even be considered Group A community systems and therefore will have more stringent approval processes and ongoing requirements than a Group B system would otherwise have.

The proposed plats are also in an area of our county that has proven over the years to be a somewhat difficult area in which to find water. They are located in Section 32 of Township 20, Range 17. I am providing the information I have on file for wells in Sections 30, 31 and 32 in Township 20, Range 17 and Section 25 in Township 20, Range 16 hoping that the data given will present a realistic picture of what the water supply in that area is like.

Section 30- 10 wells

3 wells – no water
1 well – 5-10 gpm
1 well – 7.5 gpm
1 well – 6 gpm
1 well – 11 gpm
2 wells – 30 gpm
1 well – 60 gpm

Section 31- 22 wells

9 wells – no water
1 well – ½ gpm
2 wells – 1 gpm
1 well – 2 gpm
1 well – 4 gpm
2 wells – 5 gpm
1 well – 10 gpm
1 well – 15 gpm
1 well – 21 gpm
1 well – 24 gpm
1 well – 25 gpm
1 well – 27 gpm

Section 25 – 16 wells

3 wells – 7-10 gpm
2 wells – 25 gpm
1 well – 8 gpm
1 well – 3 ½ gpm
2 wells – 15 gpm
1 well – 4 gpm
1 well – 30 gpm
1 well – 17 gpm
1 well – 33 gpm
2 wells – 5 gpm
1 well – 20 gpm

Section 32- 16 wells

2 wells – 12 gpm
1 well – 20 gpm
1 well – 15 ½ gpm
1 well – 35 gpm
1 well – 65 gpm
1 well – 9 gpm
1 well – 0 gpm
2 wells – 66 gpm
1 well – 28 gpm
2 wells – 14.5 gpm
1 well – 5 gpm
1 well – 2 ½ gpm
1 well – 60 gpm

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,



Holly Duncan
Environmental Health Specialist

1302 Swauk Prairie Road
Cle Elum, WA 98922
May 22, 2006

Kittitas County Planning Commission
c/o: Noah Goodrich, staff planner
Kittitas County CDS
411 North Ruby - Suite 2
Ellensburg, WA 98926

Re: Kittitas Foothills P-06-12 - scheduled for hearing 5/23/06

Swauk Prairie Farms is in Sec 29, Twn 20, R 17 EWM immediately north of this plat. Since 1887 the farm has been in the Hanson family and actively farmed.

We made specific comments prior to SEPA determination but they were not addressed in the MDS. We hereby ask that those comments be made a part of the record of this hearing along with our testimony and the information we submit to you tonight.

This is the most recent of many plats along the fences of that portion of our farm that is south of 970 and ~~west~~^{east} of Hidden Valley Road. We used to have two farmer-neighbors in this area but in the last year and a half a dozen or so "independent" short and long plats have created over 30 small acreage building lots abutting our fences and over 100 in the area. We have commented on each plat and opposed none of them. But, as you may imagine, it creates concern and a need for addressing potential problems.

Our concerns have been, and continue to be, these two:

- 1) that the change of land use being facilitated by the county not be allowed to damage or eliminate our farming, and
- 2) that if it should, we have the same legal ability you grant this applicant to develop or make profitable use of our family lands.

Seems simple huh? Don't harm us and treat us fairly. Hasn't been so easy. But there seem to be at least two ways this could be addressed. 1) Legislatively involving documents now in force, and 2) by taking actions and attaching conditions during the process at hearings like this one. We are dealing here with the latter.

Please add at least the following conditions if you approve this application:

- 1) Setbacks from section 29 will be 50 feet (exempting fences). (Findings: Testimony was given and not refuted that structures, drains etc. may negatively impact adjoining farming.)
- 2) The mylars must highlight information on Right to Farm, that the powerline is not a public easement or right of way, that in addition to other weeds there is a need to contain goatgrass, and that there is three acre minimum zoning in Section 29. (Findings: We find that some facts need to be presented to potential purchasers and placement on the mylars is one way of doing that.)
- 3) Purchasers will agree in writing not to oppose hunting or other wildlife damage controls or plant protection measures in Section 29. (Finding: Potential exists for significant damage to the adjacent farm from elk or other wildlife due to disruption of traditional migration routes by a line of up-scale homes within a short distance of each other.)

In addition will you consider again adding findings similar to those adopted in Lipo Long Plat #P-05-26:

- 1) The county finds that it does not intend that permitting homes on small acreages adjacent to farms should cause the conversion of those farms out of agriculture, especially active farms existing prior to the plats.
- 2) There has been testimony that farming has taken place in Section 29 for decades (raising a variety of livestock and crops including but not limited to cattle, horses, bison, hogs, chickens, potatoes, wheat, grains, hay, canola, peas, grass cover, timber, habitat, pasture and green manure crops) therefore, we find this application to be immediately adjacent to an existing and active farm.
- 3) We find in granting this application that the county should in addition to the right to farm ordinance, enforce and encourage rules which assist agriculture, prevent trespass, and refuse objections against farming activities that are legal and allowed.
- 4) We find, in allowing this plat, that the large number of residential lots already vested and approved has changed the character of Swauk Prairie south of Highway 970 to the extent that similar future development would not be injurious to the character of the area.

We appreciate that all of this on every application becomes burdensome to the Planning Commission (as it is also to us) but we do not see any other way to make meaningful comment and inform new country residents so that they do not destroy what they move here to enjoy and that way of life which is important to so many of us.

Lila Hanson for Swauk Prairie Farms

Swauk Prairie Farms - 1302 Swauk Prairie Road - 98922 July 18, 2006

Attn: Noah Goodrich, staff planner
KCCDS - 411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: SEPA comments on P-06-12, 15, & 19 all in Sec. 32, T20, R17 E

We commented on Kittitas Foothills the last time you did a SEPA review on it. Since these 3 SEPA Checklists are all photocopies of that prior one we ask that our previous comments apply again to P-06-12 and also to 15 and 19 where appropriate and that all of that and this letter be part of the record of these plat applications. Except for 8-j they are identical. Even the failure to provide any answer at all to 8-f is repeated. Since we had called that to your attention before it is surprising that you are allowing an incomplete application in this matter despite your statement that incomplete applications will not be accepted (underlining is yours). Our objection to this incorrect procedure should provide us with standing in all future procedures regarding these plats and for that reason we hereby make our objections known.

Some of our environmental concerns include, but are not limited to, the following:

1) Recreation activities for lot holders are listed as hiking, biking and bird watching. No snowmobiling, cross-country skiing, motorcycles are to be allowed? Since there are no trails etc. within the development, should we assume that hiking and biking is to take place on the 3 acre lots and Leo Road? At the very least, the mylars should contain the information that the BPA electrical line does not include public access of any kind. What other ways can the county mitigate off-site recreational use and protect the farm and private property from trespass?

2) Wildlife includes elk herds that may become domestic when their migration routes are blocked by rows of upscale housing on small lots. WDFW does not now do any effective damage control or make payments that cover the considerable damage that resident herds do to farms. Being able to apply hunting pressure is vital. How will the county mitigate the elk damage and make sure that hunting will not be banned because of the 35 additional house lots being created?

continued

*received
July 18, 2006
@ 1:35 PM
KCDS*

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JUL 18 2006

KITTITAS COU
CDS

3) In addition to the noxious weeds whose control is required by the notes on the mylars, there is a weed called "goat grass" on many of the lots being permitted. It spreads easily to adjacent fields and mimics wheat – to the extent that it may make raising wheat (the traditional non-CRP crop for Swauk Prairie) physically impossible. How will the county mitigate for the control of goat grass on these plats and from the plats to the farm?

4) Water, land use, aesthetics, erosion control would all benefit from additional set-backs. As part of the mitigation could the county ask at least an additional 25 foot set-back from the farm fences for any construction, drains, ponds, sheds, berms, wells, or land-sculpturing etc. that would negatively impact the farm fields or farm crossings and access roads.

In summary, we ask that you mitigate to prevent added elk damage and off-site recreation on adjacent farm and for control of goat grass and by increased setbacks from section 29 and also by reconsidering our earlier comments.

Heading off potential problems is one of the goals of the SEPA process and of planning in general. While we do not wish to burden the procedure, we also recognize that it provides an important opportunity for us to have some of these critical issues addressed. Thank you for your attention to these concerns and whatever mitigation measures you employ so that the creation of these house sites does not force existing farms out of agriculture.

Sincerely,

Lila Hanson

Lila Hanson, Swauk Prairie Farms – 509 - 674 - 2748

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

7/17/06

RECEIVED
JUL 19 2006
KITITAS COUNTY
CDS

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15) & Hidden Valley Estates (P-06-19).

Dear Noah Goodrich,

Hidden Valley Estates is my main concern as it was part of 8 lots that share a common road easement of which two of these lots are ours and we neighbor HVE. I am told the proposed 110-acre development needs a secondary emergency ingress/ egress besides Leo Lane.

Charlie Peterson purchased a 30-acre lot that was at the end of a road easement that serviced 8 lots. Said 30-acre parcel once was identified as lot B and the 7 other lots that share the easement are 8 .4 acres each.

The developer to the west of Hidden Valley Estates on Leo Lane divided her lots in 5 to 9 acres.

This 30-acre parcel that has easement rights is now 32.37 acres and known as Hidden Valley Estates LLC. Charlie Peterson bought 3 contiguous lots from Frank Scott for a total of 110 acres. It was the 30-acre parcel "B" only that had easement rights to use our road so I would argue allowing this easement to be used by all 3 long plats to meet your requirements.

My concern is that Charlie Peterson has divided the 110 acres into 3 different long plats registered to his brother, son and himself to avoid having to pave Leo Lane.

Charlie Peterson should have to take the responsibility to pave Leo Lane and our road easement could be used as a fire exit for Hidden Valley Estates only.

If a developer is going to come into an area where all the surrounding lots are larger and divide a 110-acre parcel down into its smallest possible size to maximize profits then they should not be allowed to burden other surrounding land owners with increased traffic. Especially increasing traffic on dusty gravel roads.

I don't understand how Kittitas County can allow a developer to chop up 110 acres into 3-acre minimum size lots then take the money and leave the traffic burden on the surrounding neighbors.

For a combined project of this size all owned by the same family we feel it should be required for Leo Lane to be paved first before granting any long plat application.

Our fear is if each long plat is approved separately Leo lane could never be paved or worst yet the paving responsibility be left to the new lot owners.

Regards,
Steve & Leslie Loflin
714 Sumner Ave.
Sumner, Wa. 98390
206-392-2251
steve.loflin@alaskaair.com

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

7/17/06

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15) & Hidden Valley Estates (P-06-19).

Dear Noah Goodrich,

I wrote the below letter in a hurry and mailed it out to you on Monday so it would arrive on time. I would like to try to tie it together as my issue/ complaint/ problem is to stop or limit more traffic on the road easement that services my property.

The best solution that we would like to see is the 3 proposed long plats are divided into larger lots of over 5 acres each. I feel that would solve many issues and potential problems. That would then equal 22 lots plus what is already on Leo Lane of about 13 for a total of 35 lots, which is under 40 so no second road access is required and Leo Lane could be gravel.

Individual septic systems and wells on 35 lots on 110 acres are too tight. It is proven in this area that water is hard to find. As a direct neighbor we drilled 520 feet and found 1/8 of a gallon of water per minute. As far as septic systems go the soil is clay with hardpan at 3 to 6 feet. This area should be re-zoned AG-5.

The point I was trying to make in the below letter is that this Hidden Valley area is at 2700 feet above sea level and often very windy, the added traffic of a development of this size will kick up a lot of dust. If they propose to add so many more drivers to existing roads then they should take the responsibility to pave it or reduce the number of drivers.

Letter sent Monday:

Hidden Valley Estates is my main concern as it was part of 8 lots that share a common road easement of which two of these lots are ours and we neighbor HVE. I am told the proposed 110-acre development needs a secondary emergency ingress/ egress besides Leo Lane.

Charlie Peterson purchased a 30-acre lot that was at the end of a road easement that serviced 8 lots. Said 30-acre parcel once was identified as lot B and the 7 other lots that share the easement are 8 .4 acres each.

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Especially increasing traffic on dusty gravel roads.

I don't understand how Kittitas County can allow a developer to chop up 110 acres into 3-acre minimum size lots then take the money and leave the traffic burden on the surrounding neighbors.

For a combined project of this size all owned by the same family we feel it should be required for Leo Lane to be paved first before granting any long plat application.

Our fear is if each long plat is approved separately Leo lane could never be paved or worst yet the paving responsibility be left to the unsuspecting new lot owners.

Regards,

Steve & Leslie Loflin

714 Sumner Ave.

Sumner, Wa. 98390

206-392-2251

steve.loflin@alaskaair.com

July 25, 2006

Randy Carbary
Kittitas County Public Works
411 N. Ruby, Suite 1
Ellensburg, WA 98926

RE: Kittitas Foothills, Cle Elum Properties, Hidden Valley Estates

Dear Randy,

Marc Kirkpatrick, from Encompass Engineering, and I have been discussing the access issues raised in the meeting we had with you, Noah and Darryl on June 2, 2006 at the CDS offices in Ellensburg. We have gone over your concerns and have the following comments:

1. We understand that all three of these plats together would exceed the 40 lot threshold you cited from the Kittitas County Code 12.01.095. However they were submitted separately and only the last plat, Hidden Valley Estates would put us over the 40 lot limit. We would anticipate approval from the County on the first two plats and if the emergency access was still an issue we would address it on the Hidden Valley Estates Plat. Then we believe that the issue should be addressed only when the 41st building permit is applied for.
2. Again, remembering that the 40 lot threshold will not be reached until Hidden Valley Estates is approved, it still would seem to us that by constructing the loop road we have proposed, rather than ending the road in cul-de-sacs, would give the county the two ingress-egress routes they want.
3. Then, when I think of all the other upper county roads that dead-end and have no secondary or emergency access, and have many more people using them than there will ever be using our road, I wonder just how the 40 lot threshold was arrived at by the county. Hidden Valley Road, Emerick Road, Wehl Road, Hart Road, Teanaway Road, Lannigan Springs, Cassasa Road, Hart Road: I could keep going, but I am sure you get the picture. It would seem to us that given the fact we are only exceeding the threshold by 7 lots, and we are proposing a loop road to address the access issue, a variance would be a very reasonable thing to grant.

4. As a practical matter, it would seem to us that if the road did happen to be blocked, a vehicle could get around by moving off the shoulder of the road and going around because of the flat terrain. I have done some preliminary checking with the police and fire departments and they cannot recall any kind of incident that resulted in a road being blocked that resulted in emergency vehicles not being able to get through.
5. We have talked with all landowners adjacent to the property and have determined that a secondary access would not be practical or reasonable.

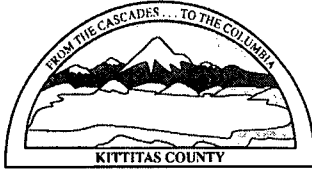
We have given much time, energy and thought about this issue and we believe our position is correct and trust that the County agrees with us.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Peterson", with a large, stylized loop at the end.

Charles Peterson

Cc: Darryl Piercy
Noah Goodrich
Marc Kirkpatrick
David Peterson
Aaron Peterson



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

To: WA Dept. of Ecology - Yakima
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
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
School District 404
Adjacent Property Owners
Applicant

From: Noah Goodrich, Planner I
Kittitas County Community Development Services

Date: July 3, 2006

Subject: APPLICATION FOR A 14-LOT PLAT (Cle Elum Properties Plat P-06-15): Cle Elum Properties, landowners, have applied for a 14-lot plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

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

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

Please send comments regarding SEPA prior to July 19, 2006 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been **tentatively** set for Tuesday, August 8, 2006 @ 6:30 p.m. at the Commissioners Auditorium, 205 W 5th Ave Ellensburg, WA 98926. Interested parties should verify date and place prior to attendance

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Re-Notice of Application

Cle Elum Properties
P-06-15

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on March 29th, 2006 receive a complete application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

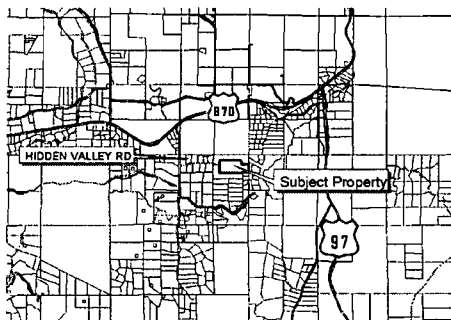
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than July 19 2006, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold measure determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared

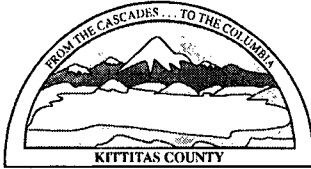
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department. The submitted application and related filed documents may be examined by the public at the Community Development Services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

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on Tuesday, August 8, 2006 @ 6:30 PM, at the Commissioners Auditorium, 205 W 5th Ave, Ellensburg WA. 98926

Date: July 3, 2006

Publish: July 5, 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

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
Cle Elum- Roslyn School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas County Fire District #6
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Bonneville Power
CWU Library
Adjacent Property Owners
Applicant

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: July 24, 2006

Subject: SEPA NOTICE OF ACTION

Cle Elum Properties 14-Lot Plat (P-06-15): Application from Cle Elum Properties LLC., for a 14-lot plat on 42.30 acres of land that is zoned Ag-3, located south of Hwy 970 and east of Hidden Valley road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County. Tax parcel #20-17-32000-0005.

Enclosed please find a SEPA Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced project permit application (File No. P-06-15). Copies of the submitted application, environmental checklist, and other related materials were routed to you with a Notice of Application on July 3, 2006. If you did not receive any of these documents, or require additional information, please contact our office.

A public hearing on said application has been scheduled to go before the Kittitas County Planning Commission for Tuesday, August 8, 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Notice of SEPA Action/Public Hearing

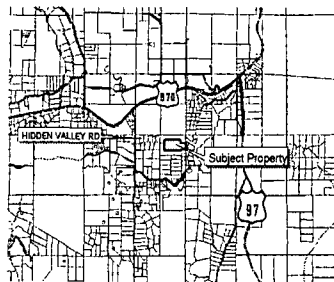
Cle Elum Properties P-06-15

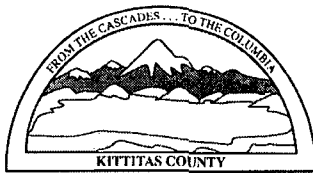
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on July 24, 2006 make a Determination of Mitigated Non-Significance (MDNS) on an application from Cle Elum Properties LLC., for a 14-lot plat on 42.30 acres of land that is zoned A-3, located south of Hwy 970 and east of Hidden Valley Road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County, tax parcel # 20-17-32000-0005.

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 August 4, 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-06-15) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Noah Goodrich.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Tuesday, August 8, 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: July 24, 2006, Publish: July 26, 2006 and August 2, 2006 Daily Record





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPOSER: Cle Elum Properties LLC.
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*

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

2. *Potable Water*

Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.

or

Group B Well: All proposed Group B wells proposed by the applicant must comply with the Washington State Department of Ecology and must be reviewed and approved by the Washington State Department of Health prior to final plat approval.

3. *Sewage*

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

4. *Water Quality and Erosion Control*

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Aesthetics

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

Transportation

1. All road improvements will be subject to Kittitas County Road Standards.
2. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane, based on county road standards require that if a development or group of developments are serving more that 40 lots, a secondary access will be required.

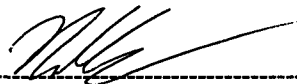
Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. All proposals of the applicant, as contained in their application that are not in conflict with these SEPA mitigations, shall be conditions of approval and shall be considered as mitigations.
3. Turnarounds are required at each of the following corners:
 - a) Where lots 1, 1, 3 and 4 intersect.
 - b) Where lots 11, 9 and 10 intersect.
 - c) Where lots 8, 9 and 10 intersect.
 - d) Where lots 2, 14, 4 and 5 intersect.
4. This plat must comply with the International Fire Code (IFC) and Appendices.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., August 4, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, August 8, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: July 24, 2006



KITTITAS COUNTY

COMMUNITY DEVELOPMENT SERVICES

Darryl Piercy
Director

Allison Kimball
Assistant Director

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

April 25, 2006

Noah Goodrich
Community Development Services
411 N. Ruby St.
Ellensburg, WA 98926

Dear Noah:

After reviewing the preliminary long plat application for the Cle Elum Properties Plat, I have the following comment(s):

"No Parking—Fire Lane" signs posted on one side of the access road. The signs shall be no less than 12" w x 18" h and shall be spaced no more than every 150', or, at each elbow in the access road and no more than 150' from the primary access road.

The proposed turnaround located adjacent to Lot 6 and parcel 20-17-32000-0001 must have a minimum 50 foot radius. An approved fire apparatus turn-around must be provided on the southeast and southwest corners of the access road (Lots 14 and 9, respectively).

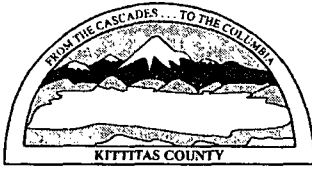
If you have any questions, please feel free to contact me at 509-962-7000.

Sincerely,

Brenda Larsen
Investigations/Enforcement

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

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 14, 2006

Noah Goodrich
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Kittitas Foothills, Cle Elum Properties and Hidden Valley Estates Plat

Dear Mr. Goodrich:

After reviewing the Kittitas Foothills, Cle Elum Properties and Hidden Valley Estates Plat, I have the following conditions:

- The road widths are not shown. Depending on the final determination of road width, "No Parking-Fire Lane" signs may have to be posted.
- Turnarounds are required at each of the following corners;
 - Where lots 1, 1, 3 and 4 intersect;
 - Where lots , 11, 9 and 10 intersect;
 - Where lots 9, 8 and 10 intersect; and
 - Where lots 2, 14, 4 and 5 intersect.
- This plat must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

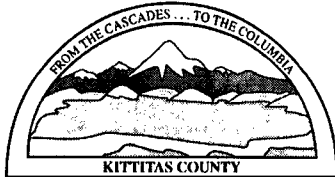
Sincerely,

Brenda Larsen
Investigations/Enforcement
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Darryl Piercy, Director, Community Development Services

Cc: Noah Goodrich, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II

DATE: August 23, 2006

SUBJECT: Update on Hidden Valley Area Secondary Access for Cle Elum Properties Plat, Kittitas Meadows Plat & the Hidden Valley Estates Plat

The Applicant shall demonstrate they have the ability to meet or exceed current Kittitas County Road Standards or identify mitigation that will satisfy the requirements of Kittitas County Department of Public Works and the Kittitas County Fire Marshal prior to preliminary plat approval.

Background: The applicant and his representative met with county staff on 7/27/06 to discuss these (3) proposed plats which would all access from Leo Lane, an existing private road, that originates from Hidden Valley Road, a county maintained road. The easement for Leo Lane grants access to the lots within these (3) proposed plats but does not grant access for any other properties. The applicant has stated that a Plat Amendment would be required, in order for the access to serve any other lots, which would include providing a secondary access for these properties. The applicant has contacted a number of the property owners and they have not been in favor of a Plat Amendment or providing a secondary access.

Proposed Mitigation: We have discussed the possibility of a left turn lane on Hidden Valley Road, at the Leo Lane intersection. The applicant has also met with representatives from the WSDOT to discuss possible access locations for any secondary access that would connect with State Route 970. The applicant also stated that WSDOT may require channelization at the intersection of State Route 970 and Hidden Valley Road if the vehicle traffic turning south onto Hidden Valley Road warranted that. The applicant is in the process of gathering traffic data information to address this issue. As of the date of this letter the applicant continues to explore their options for secondary access or proposed mitigation.

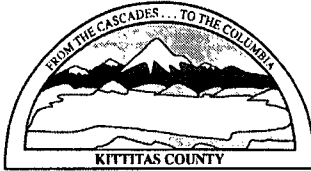
Please let me know if you have any questions or need further information.

Page 1 of 1

411 North Ruby Suite 1
Ellensburg, WA 98926

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

C:\Documents and Settings\n Noah.Goodrich\Local Settings\Temporary Internet Files\OLK14F\Secondary Access Memo.doc



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

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

FROM: Noah Goodrich, Staff Planner

DATE: November 29, 2006

SUBJECT: Notice of Decision
Cle Elum Properties Preliminary Plat (P-06-15)

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 Highlands of Cle Elum Plat on November 21, 2006. The project consists of the division of parcel number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres. The subject property is located east of the City of Cle Elum and South of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County.

Copies of the Kittitas County Board of Commissioners Resolution 2006-162 (see attached) 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 at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

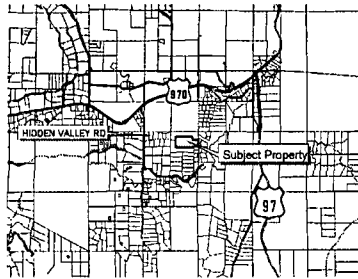
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Notice of Decision

Preliminary Approval of the Cle Elum Properties Plat P-06-15

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 Cle Elum Properties Plat on November 21, 2006. The project consists of the division of parcel number 20-17-32000-0005 into 14 lots ranging in size from 3.01 to 3.08 acres. The subject property is located east of the City of Cle Elum and south of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2006-162 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.

Dated: November 29, 2006, Publish: December 1, 2006 Daily Record



BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 2006- *602*

To give preliminary plat approval to the

Cle Elum Properties Plat (P-06-15)

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 August 29, 2006 for the purpose of considering a preliminary plat known as the Cle Elum Properties Plat and described as follows:

Division of parcel number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

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

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

WHEREAS, the Planning Commission recommended **approval** of said proposed subdivision in a 5-0 decision and,

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

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 42.30 acres into 14 lots ranging in size from 3.01 acres to 3.08 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. This plat was re-noticed with the Kittitas Foothills and Hidden Valley Estates Plats. A Re-notice of Application was issued July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and

that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Cle Elum Properties Plat (P-06-15) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-15.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0005.
8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

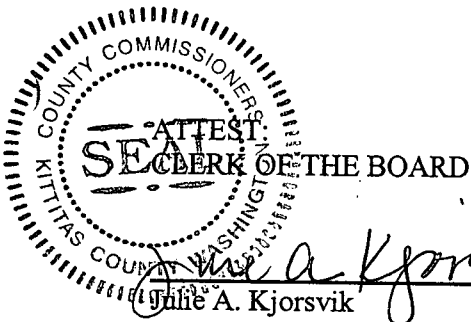
ADOPTED this 21st day of November 2006.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

David B. Bowen
David B. Bowen, Chairman

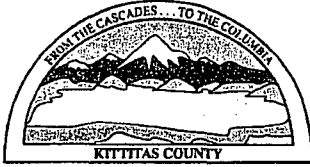
Alan A. Crankovich
Alan A. Crankovich, Vice-Chairman

Perry D. Huston
Perry D. Huston, Commissioner



APPROVED AS TO FORM:

James Hurson
James Hurson, Prosecuting Attorney
(WSBA#12686)



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

April 20, 2007

Charlie Peterson
16954 151st Ave SE
Renton, WA 98058

RE: Kittitas Foothills (P-06-12) and Cle Elum Properties (P-06-15)

Dear Charlie:

Kittitas County Community Development Services and Kittitas County Public Works has reviewed the final mylars submitted for Kittitas Foothills (P-06-12) and Cle Elum Properties (P-06-15) and has determined that these plats are not eligible for final approval for the following reason: The roads and access depicted on the final mylars are inconsistent with the roads and access configuration granted by preliminary plat approval.

In order to receive approval for the current road and access configuration, the project must be brought back before the Planning Commission to facilitate public comment and provide opportunity for Kittitas County to conduct further review of the proposed changes.

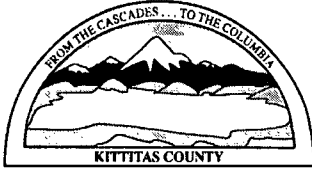
Sincerely,

Noah Goodrich
Kittitas County
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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 STAFF REPORT

162-

AGENDA DATE: November 21, 2006

ACTION REQUESTED: Sign the Resolution giving preliminary approval to the Cle Elum Properties Preliminary Plat (P-06-15) at 2:00 p.m., Commissioner's Auditorium

BACKGROUND:

Mark Kirkpatrick, authorized agent for Cle Elum Properties LLC., landowner, has submitted an application for a 14 lot plat on approximately 42.30 acres. The lots range in size from 3.01 to 3.08 acres a piece.

111
3
42

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0005.

A complete application was submitted to the Community Development Services Department on March 29, 2006. A Notice of application was issued on April 18, 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. This application was re-noticed on July 3, 2006 with Kittitas Foothills and Hidden Valley Estates for further review and to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Cle Elum Properties Preliminary Plat with a 5-0 recommendation of approval to the BOCC.

INTERACTION:

The BOCC held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval. *Before you today for consideration are those documents*

RECOMMENDATION:

Review and sign the attached resolution giving preliminary plat approval to the Cle Elum Properties Preliminary Plat.

ATTACHMENTS:

Resolution approving the Cle Elum Properties Preliminary Plat.

LEAD STAFF:

Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION

NO. 2006-

To give preliminary plat approval to the

Cle Elum Properties Plat (P-06-15)

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 August 29, 2006 for the purpose of considering a preliminary plat known as the **Cle Elum Properties Plat** and described as follows:

Division of parcel number 20-17-32000-0005 (42.30 acres) into 14 lots ranging in size from 3.01 to 3.08 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

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

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

WHEREAS, the Planning Commission recommended **approval** of said proposed subdivision in a 5-0 decision and,

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

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Kittitas Foothills LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 42.30 acres into 14 lots ranging in size from 3.01 acres to 3.08 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on April 18, 2006. This plat was re-noticed with the Kittitas Foothills and Hidden Valley Estates Plats. A Re-notice of Application was issued July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and

that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the **Cle Elum Properties Plat (P-06-15)** with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-15.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0005.
8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

ADOPTED this _____ day of _____ 2006.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

David B. Bowen, Chairman

Alan A. Crankovich, Vice-Chairman

Perry D. Huston, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A. Kjorsvik

James Hurson, Prosecuting Attorney
(WSBA#12686)

**A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.**

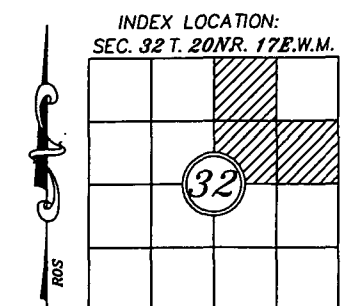
20-17-29040-0001



GRAPHIC SCALE



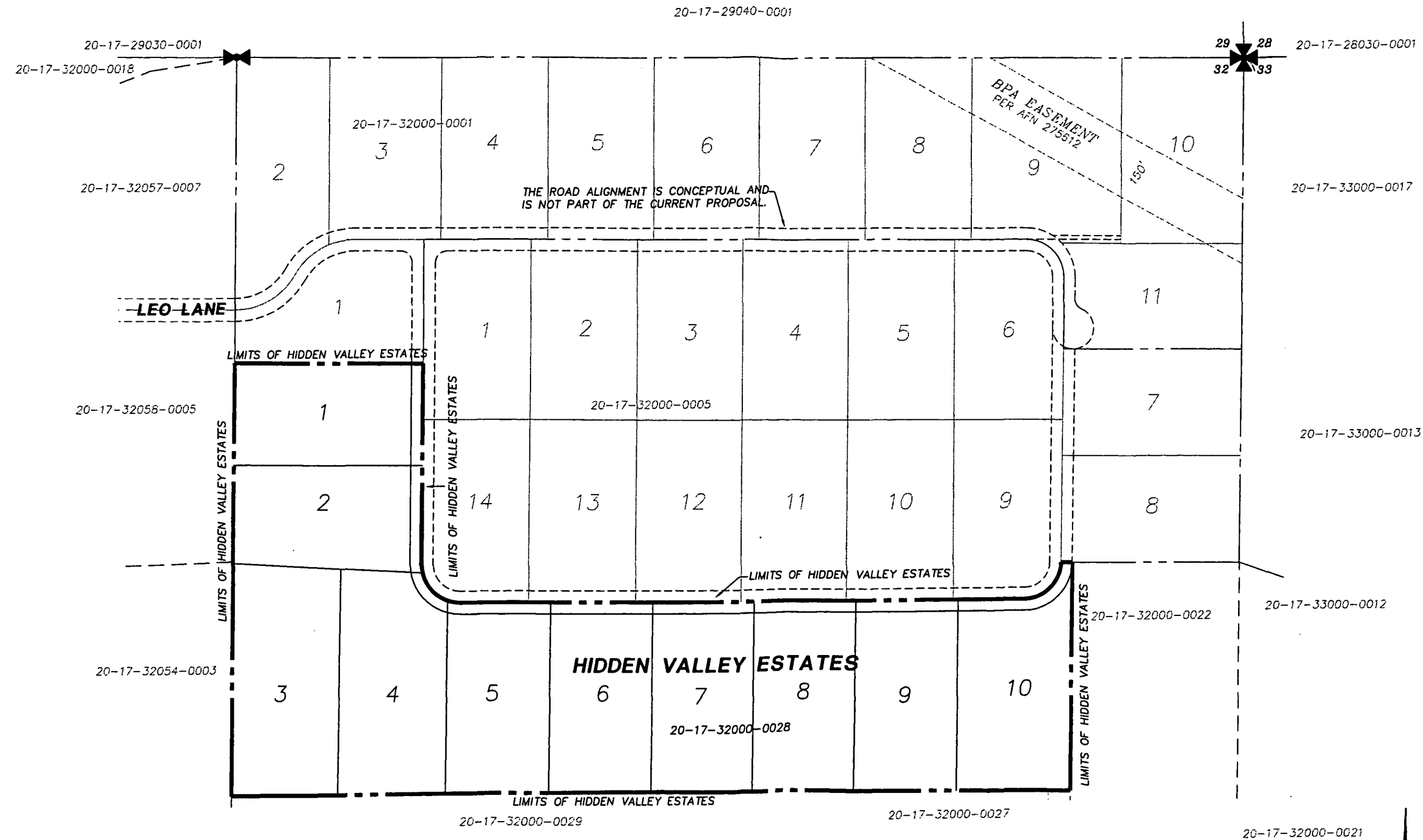
(IN FEET)
1 inch = 200 ft



HIDDEN VALLEY ESTATES PLAT SHADOW PLAN

A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

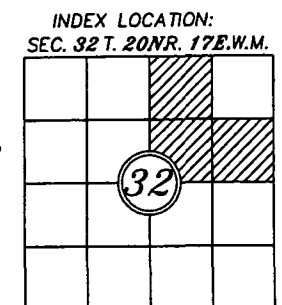
NOTE:
THE OFFSITE ROAD INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS IN NO WAY TO BE CONSIDERED PART OF THE
HIDDEN VALLEY ESTATES PROPOSED PROJECT. THE PURPOSE OF THIS INFORMATION IS TO SHOW HOW A POSSIBLE ROAD ALIGNMENT COULD PROVIDE ACCESS
TO ADJOINING PROPERTIES AND SHOULD NOT BE USED IN THE REVIEW AND ANALYSIS OF IMPACTS FOR THE HIDDEN VALLEY ESTATES PRELIMINARY PLAT.



Encompass
ENGINEERING & SURVEYING

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

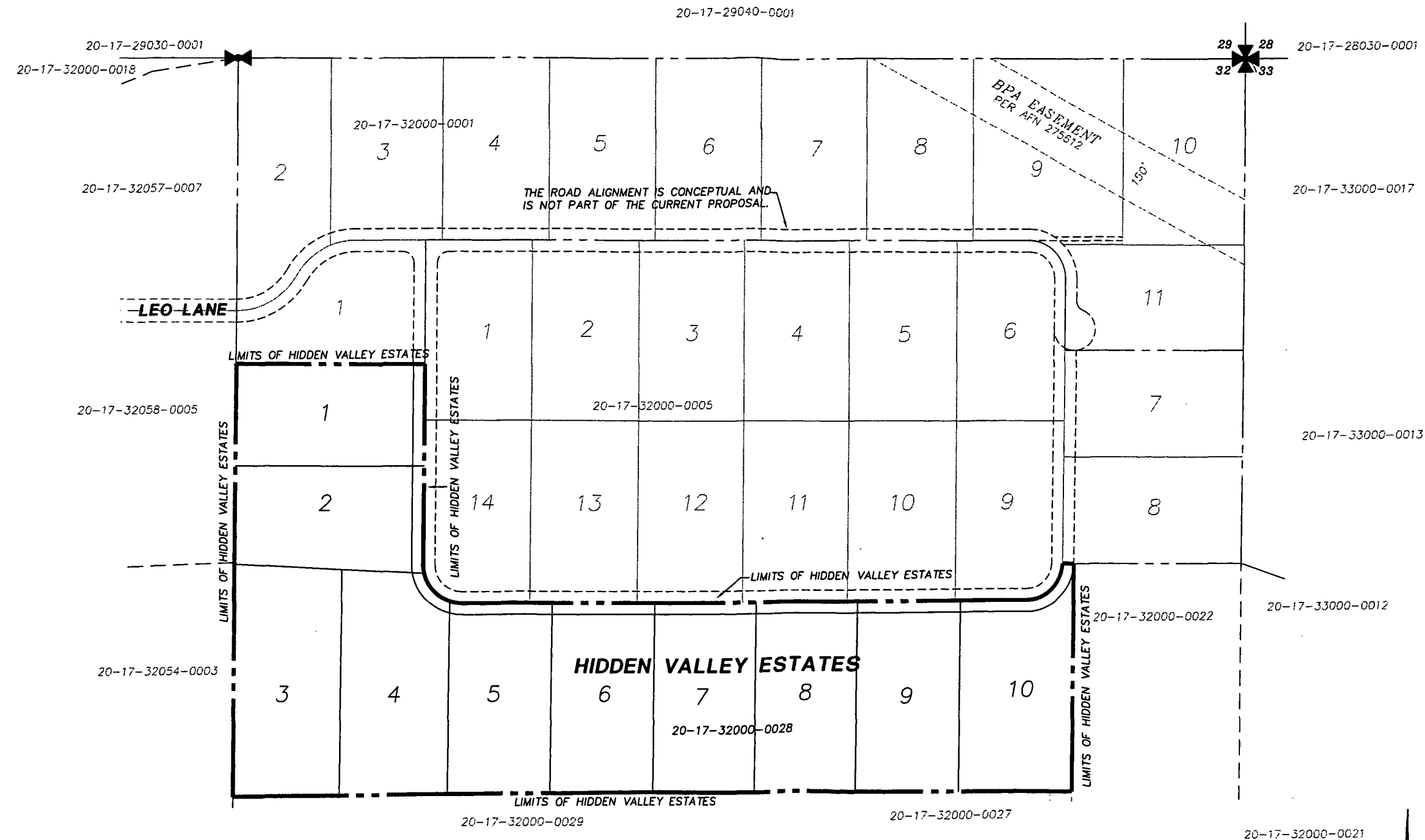
GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft



HIDDEN VALLEY ESTATES PLAT SHADOW PLAN

A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

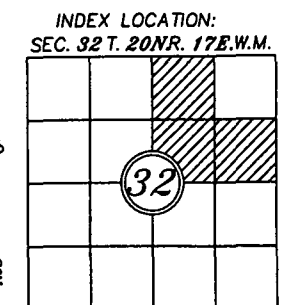
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GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft



**A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.**

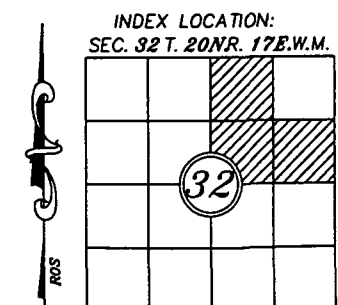
20-17-29040-0001



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft



**A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.**

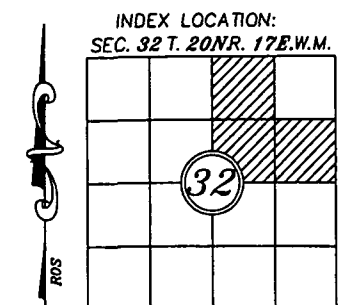
20-17-29040-0001



GRAPHIC SCALE

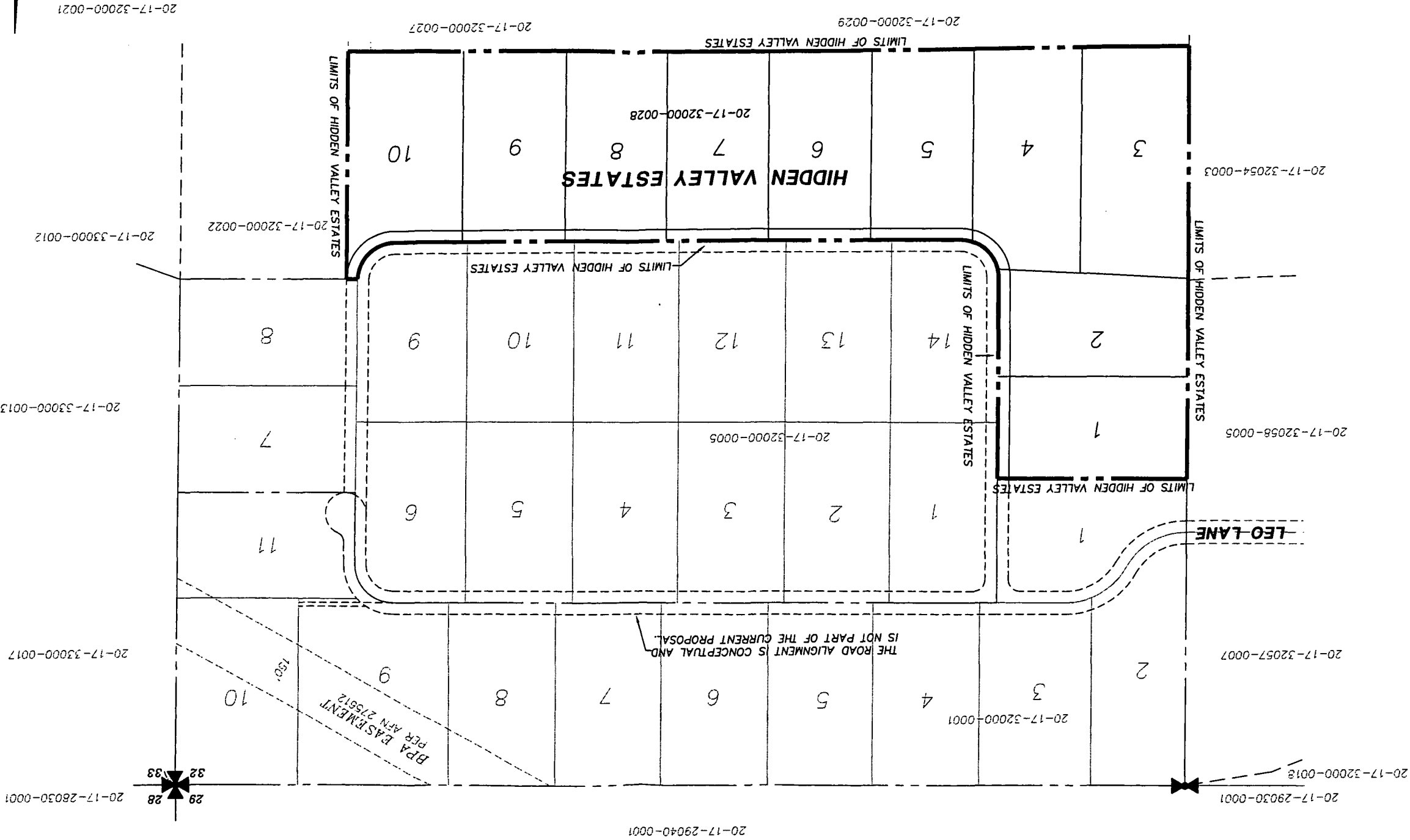


(IN FEET)
1 inch = 200 ft

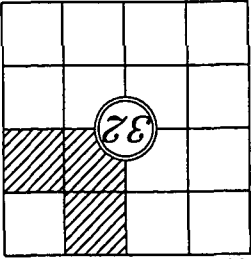


HIDDEN VALLEY ESTATES PLAT SHADOW PLAN A PORTION OF THE NE 1/4 OF SEC. 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON

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GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft

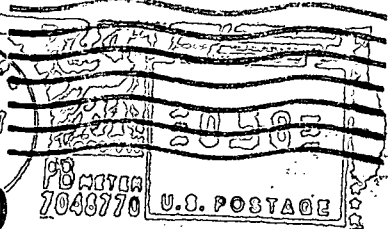


108 EAST 2ND STREET
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FAX: (509) 674-7419

Encompass
ENGINEERING & SURVEYING

Oversize
document
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here

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926



RECEIVED

JUN 22 2007

**KITTITAS COUNTY
CDS**

KITTITAS
507 N WEI
RENTON,

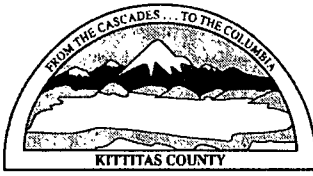
NIXIE 980 SC 1 01 06/20/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 98926630002 *1689-07257-13-41

9805-9895709998
98926630002





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

NOTICE OF APPLICATION

To: Interested Departments and Agencies with jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner
Community Development Services

Date: June 14, 2007

Subject: **CLE ELUM PROPERTIES PLAT, 14-LOT PLAT (File # P-06-15):**
David Peterson, landowner, has re-applied for a 14-lot preliminary plat on 42.30 acres of land that is zoned AG-3, located East of Hwy 97, South of SR 970 and West of Hidden Valley Road, Cle Elum, WA 98922, within portions of the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005

Community Development Services pursuant to 43.21.C RCW (SEPA) issued a Mitigated Determination of Nonsignificance (MDNS) on May 9, 2007. Attached is the Long Plat application and related materials for your review. Please send any comments you may have regarding this application prior by June 29, 2007 at 5:00 p.m. to Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg, WA 98926. Attention: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify with Kittitas County Community Development Services by calling (509) 962-7506 prior to attending.

Written Comments Must be Submitted No Later than June 29, 2007 at 5:00 p.m.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Notice of Application

Cle Elum Properties

P-06-15

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on June 7, 2007 receive a complete revised application for a 14-lot plat (Cle Elum Properties Plat P-06-15) on 42.30 acres of land that is zoned AG-3, Location: East of Hwy 97, South of SR 970 and West of Hidden Valley road, Cle Elum, WA 98922, within the NE1/4 of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel numbers 20-17-32000-0005.

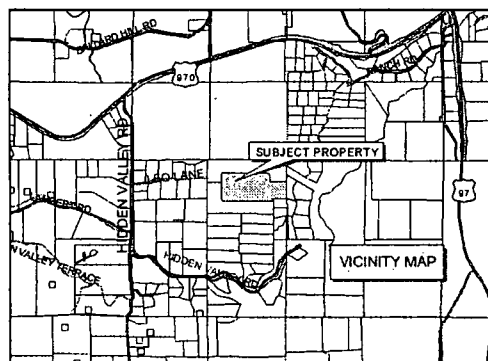
Any person desiring to express their views or to be notified of the action taken on this application should contact Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Dan Valoff.

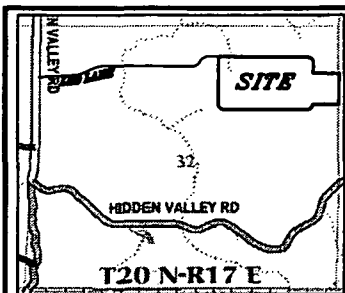
Written comments from the public may be submitted to CDS no later than June 29, 2007 at 5:00 p.m. Community Development Services pursuant to 43.21.C RCW (State Environmental Policy Act) issued a Mitigated Determination of Nonsignificance (MDNS) for this project on May 9, 2007.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on July 10, 2007, at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS at (509) 962-7506 prior to attending.

Date: June 11, 2007

Publish: June 14, 2007





VICINITY MAP - N.T.S. APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-0000 (12592).
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0000
DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

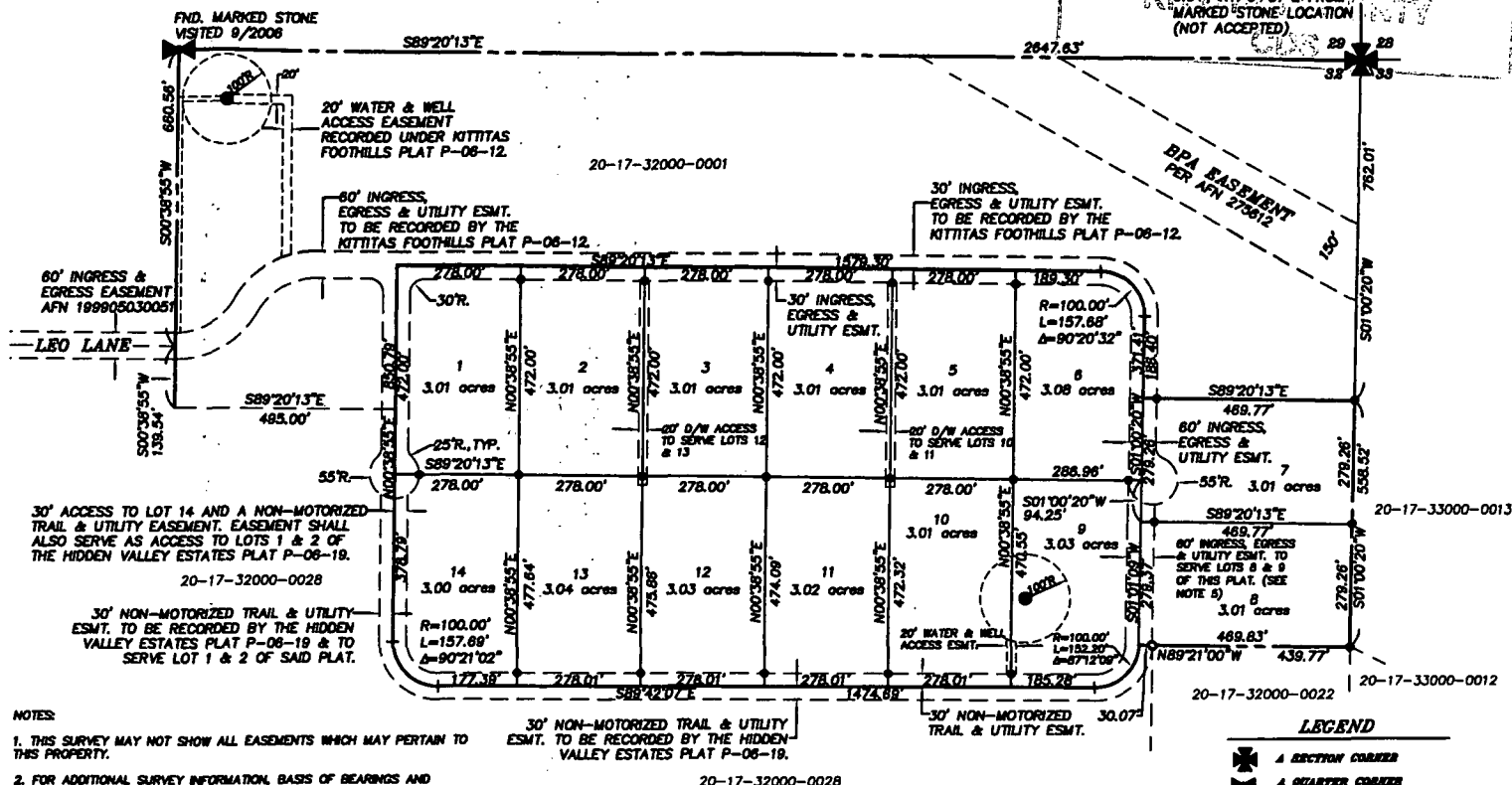
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

By: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

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

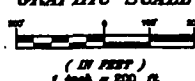
CLE ELUM PROPERTIES PLAT PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON



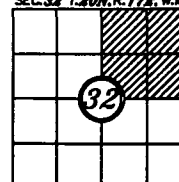
NOTES

- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
BOOK 23 OF SURVEYS, PAGE 10,
BOOK 27 OF SURVEYS, PAGE 181,
BOOK 29 OF SURVEYS, PAGE 80,
BOOK 32 OF SURVEYS, PAGE 65,
AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200802130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- 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.
- EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.

GRAPHIC SCALE



INDEX LOCATION:
SEC. 32 T. 20N. R. 17E. W.M.



RECEIVING NUMBER

RECEIVED P-06-15

FND MARKED STONE
VISITED 1/1998
FND. CONCRETE MONUMENT
12/2005 W/BRASS CAP
10.54'; N170°43'7"E FROM
MARKED STONE LOCATION
(NOT ACCEPTED)

LEGEND

- ✱ SECTION CORNER
- ✱ QUARTER CORNER
- SET 1/4" REBAR LSN 18091
- POINT REBAR
- WELL

Encompass

ENGINEERING & SURVEYING

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

CLE ELUM PROPERTIES PLAT PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M
In book _____ of _____ at page _____ at the request of _____

DAVID P. NELSON
Surveyor's Name

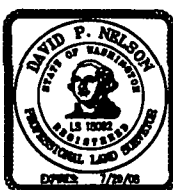
County Auditor

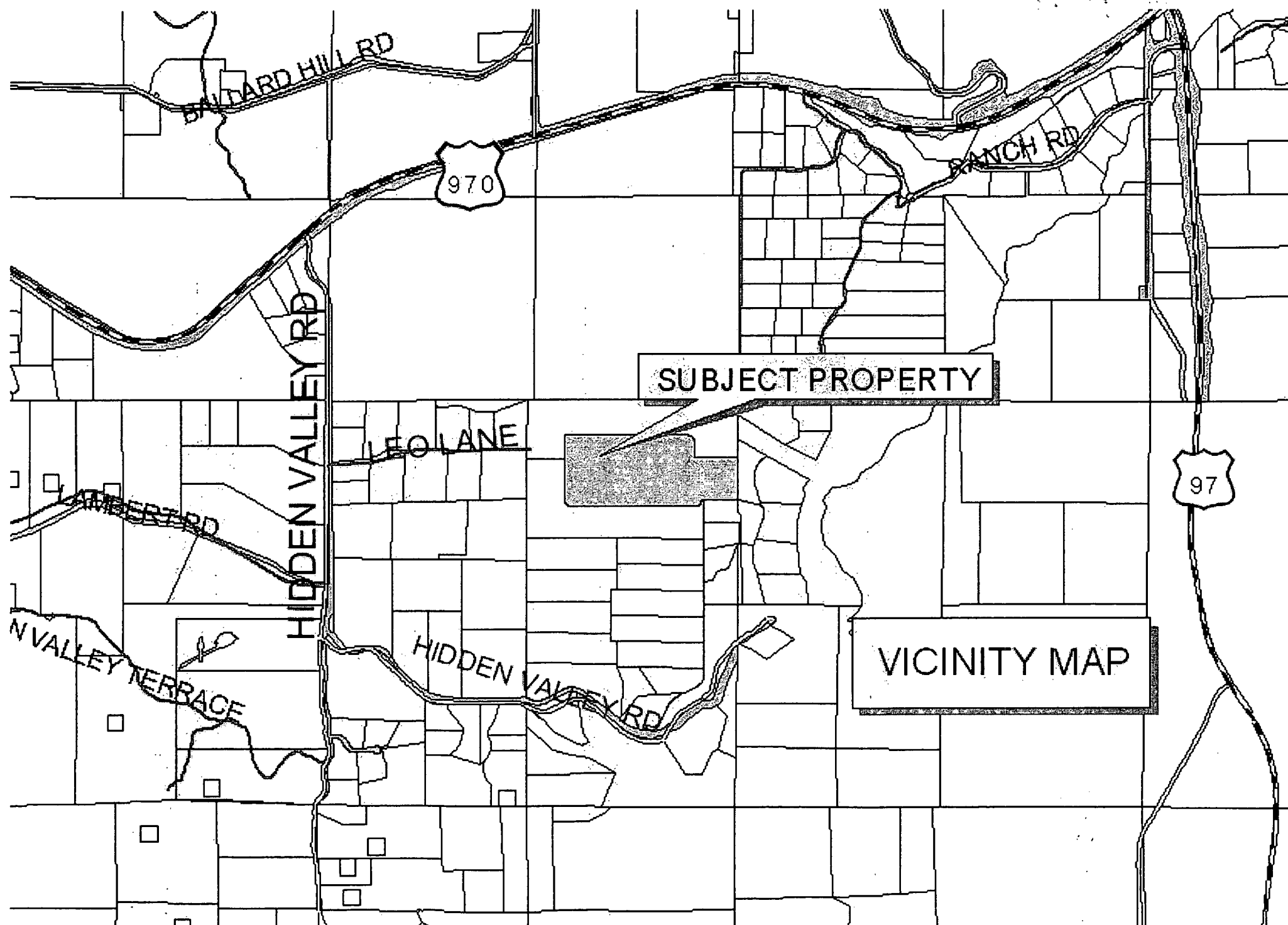
Deputy County Auditor

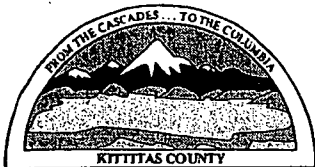
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CLE ELUM PROPERTIES LLC
In FEB. 2008.

DAVID P. NELSON DATE
Certificate No. 18092







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

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
- ☐ 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)

Already submitted

OPTIONAL ATTACHMENTS

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

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

\$ 952.50

FEES:

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

\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;

\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

*One check made payable to KCCDS

*Please Expedite
Thanks!*

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE		
SIGNATURE	DATE	RECEIVED
<i>[Signature]</i>	<i>6/7/07</i>	<i>6/7/07</i>
NOTES		

RECEIVED
DATE STAMP
HERE
KITTITAS COUNTY

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: David Peterson
Mailing Address: 73 Salmon Beach
City/State/ZIP: Tacoma, WA 98407
Day Time Phone: 253-222-8480
Email Address: dpeterson@windermere.com

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

Agent Name: Marc Kirkpatrick
Mailing Address: 108 E. 2nd Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: m.kirkpatrick@encompasses.net

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: xxx Hidden Valley Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: See attached from Stewart Title

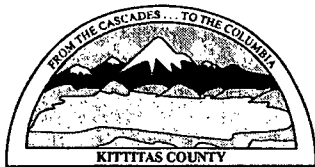
6. Tax parcel number(s): 20-17-32000-0005

7. Property size: 42.30 (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):

This is a re-submittal so all the information should be available to you on the mylars. There are 14 lots at the end of Lea Lane. Water will be supplied by individual wells and there will be septic systems with drain fields on each lot. Underground utilities are being provided (electric & phone) and the roads will meet private county road standards.

9. Are Forest Service roads/easements involved with accessing your development? Yes ☒ No ☐ (Circle)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Cle Elum Properties Preliminary Plat for 14 building lots totaling approximately 42.30 acres in the Ag-3 Zone - #P-06-15

PROPONENT: Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0005.

LEAD AGENCY: Kittitas County Community Development Services

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

Environmental Health

1. *Dust and Emissions Reduction and Control*

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

2. *Potable Water*

Individual Wells: Prior to final approval the applicant must submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional Engineer who practices in the filed of hydrology or by a licensed Hydrogeologist.

3. *Sewage*

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

4. *Water Quality and Erosion Control*

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Hidden Valley Road

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

Signature of Authorized Agent:

X Mark Kirkpatrick

Date:

6-7-07

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

X Jaime D. Renteria

Date:

6-07-07

I have submitted 1/2 fee as Dan Veloff said I would need to do, however I would like to talk more about the validity of charging a fee again for the minor change that CDS is requiring.

Thanks!

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.
3. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

Transportation

All road improvements will be subject to Kittitas County Road Standards. (PW will submit conditions at the time of or before the public hearing.)

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology.

Investigation/Enforcement

1. "No Parking – Fire Lane" signs posted on one side of the access road must be in place prior to final plat approval. The signs shall be no less than 12" X 18" high and shall be spaced no more than 150', or, at each elbow in the access road and no more than 150' from the primary access road.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., May 24, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, June 27, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

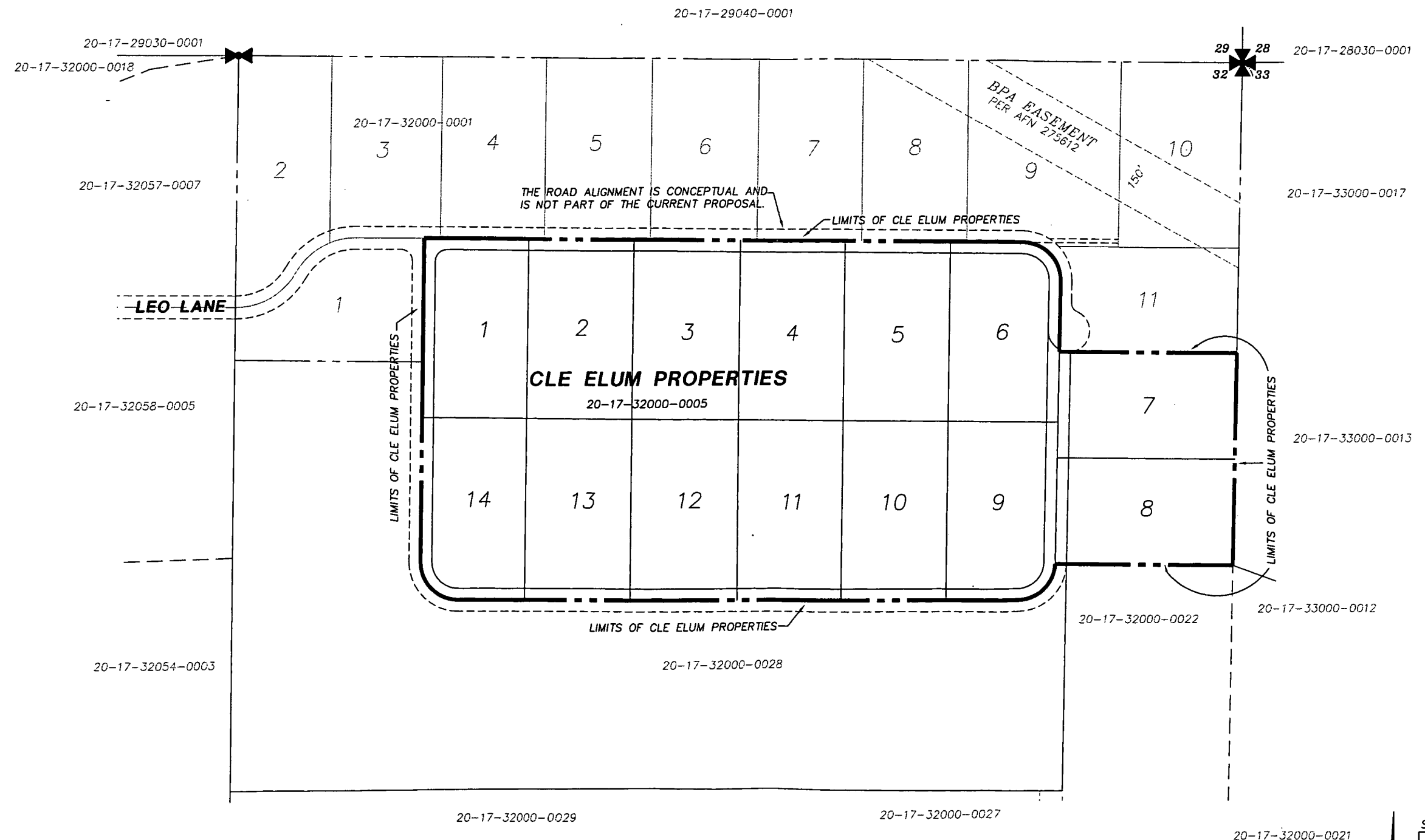
ADDRESS: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

DATE: May 9, 2006

**CLE ELUM PROPERTIES PLAT
SHADOW PLAN**

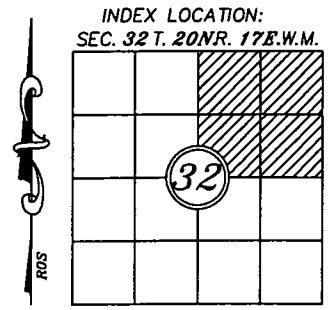
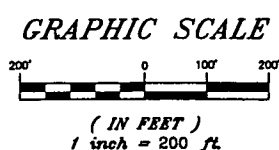
A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

NOTE:
THE OFFSITE ROAD INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS IN NO WAY TO BE CONSIDERED PART OF THE CLE ELUM PROPERTIES PROPOSED PROJECT. THE PURPOSE OF THIS INFORMATION IS TO SHOW HOW A POSSIBLE ROAD ALIGNMENT COULD PROVIDE ACCESS TO ADJOINING PROPERTIES AND SHOULD NOT BE USED IN THE REVIEW AND ANALYSIS OF IMPACTS FOR THE CLE ELUM PROPERTIES PRELIMINARY PLAT.



Encompass
ENGINEERING & SURVEYING

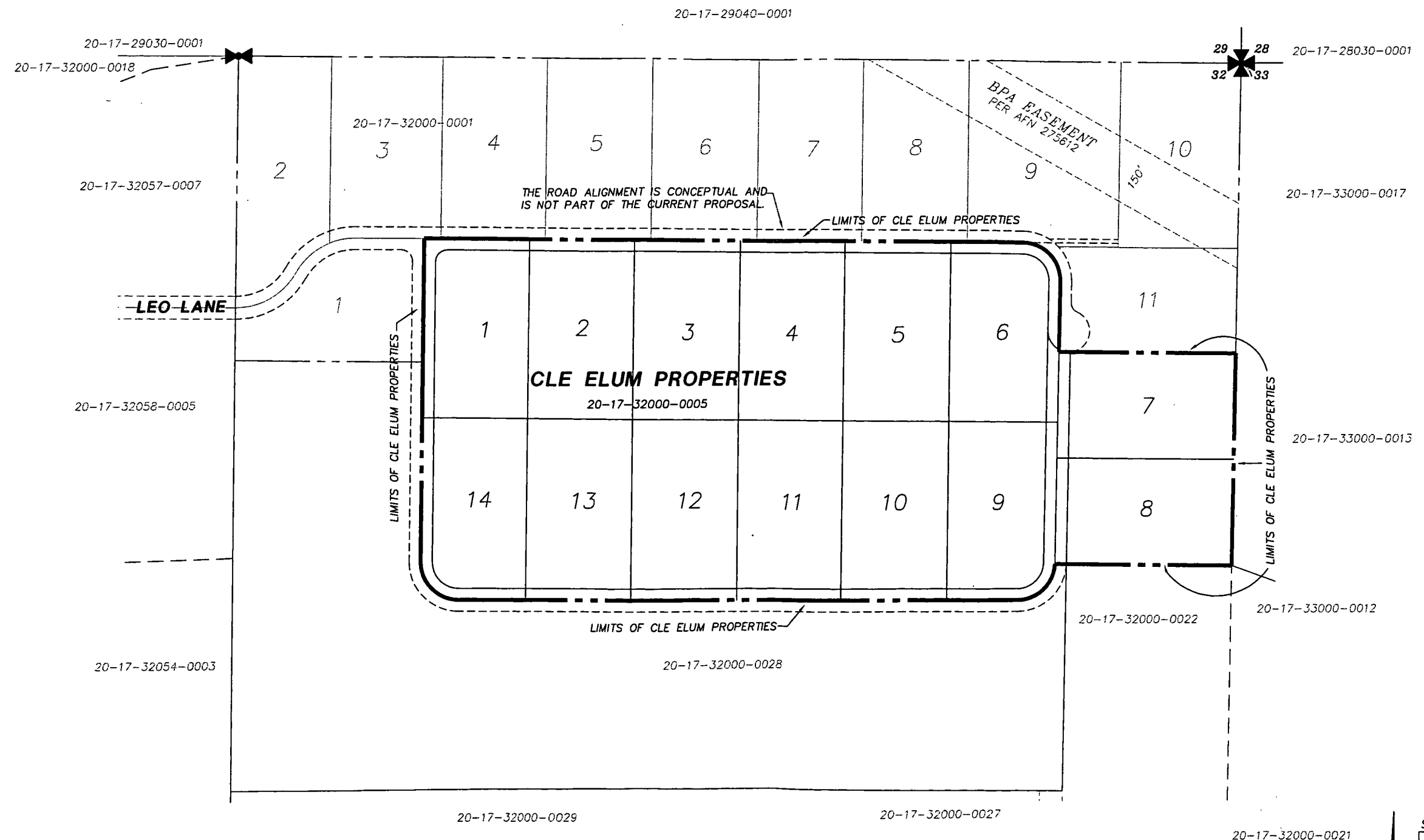
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419



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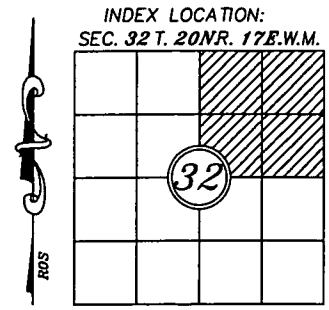
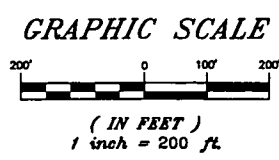
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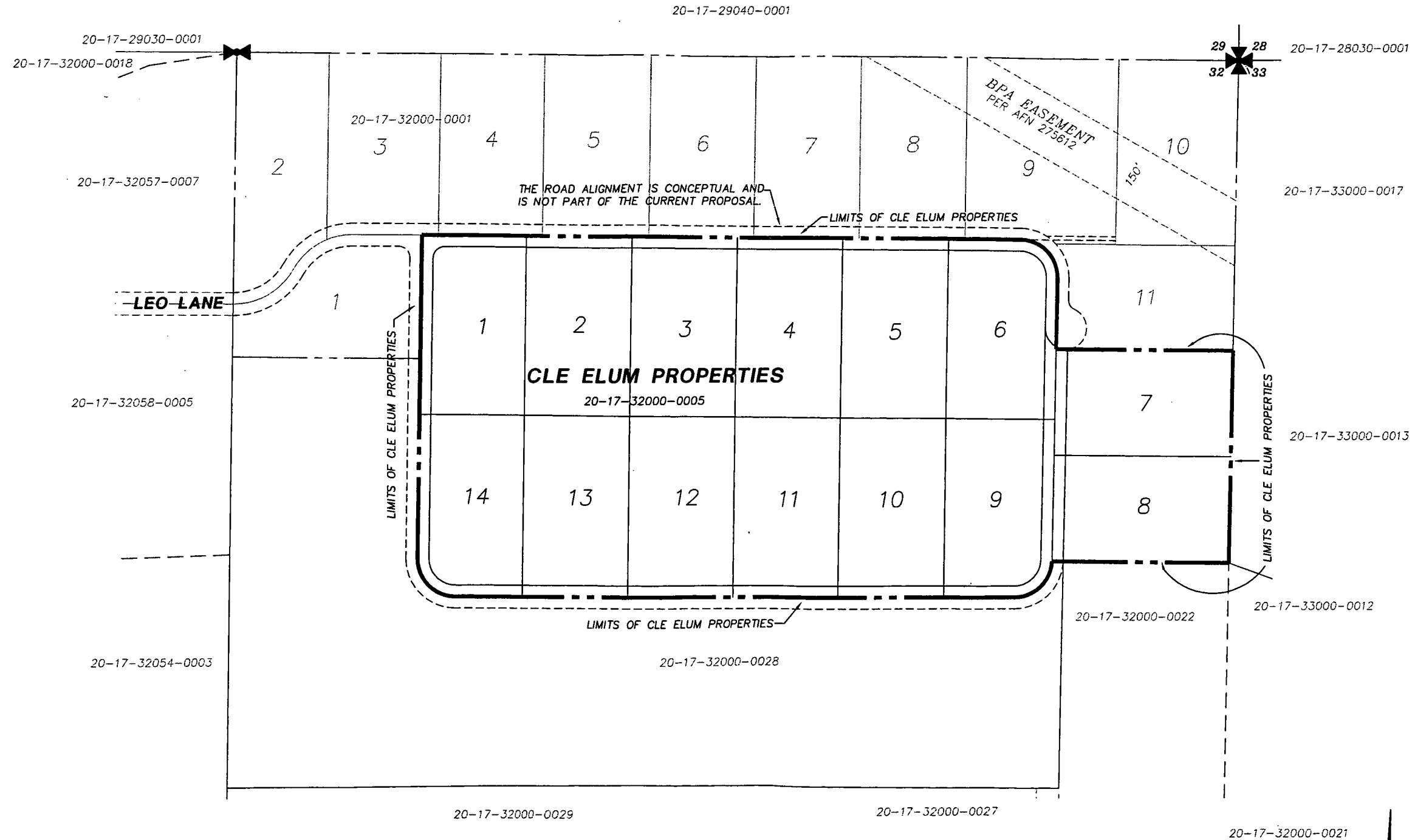


CLE ELUM PROPERTIES PLAT SHADOW PLAN

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NOTE:

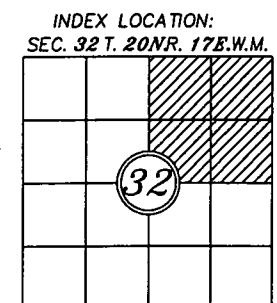
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PHONE: (509) 674-7433
FAX: (509) 674-7419

GRAPHIC SCALE
200' 0 100' 200'
(IN FEET)
1 inch = 200 ft.



Oversize
document
to be inserted
here

CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA, WA 98407

ENCOMPASS ENGINEERING &
SURVEYING
108 EAST 2ND ST
CLE ELUM, WA 98922

KITTITAS FOOTHILLS LLC
507 N WELLS
RENTON, WA 98055

SWAUK PINES LLC
3942 HIDDEN VALLEY RD
CLE ELUM, WA 98922

CYNTHIA WATERS
JAY LIVINGSTON
4411 183RD AVE E
SUMNER, WA 98390

JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE, WA 98117

HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON, WA 98058

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