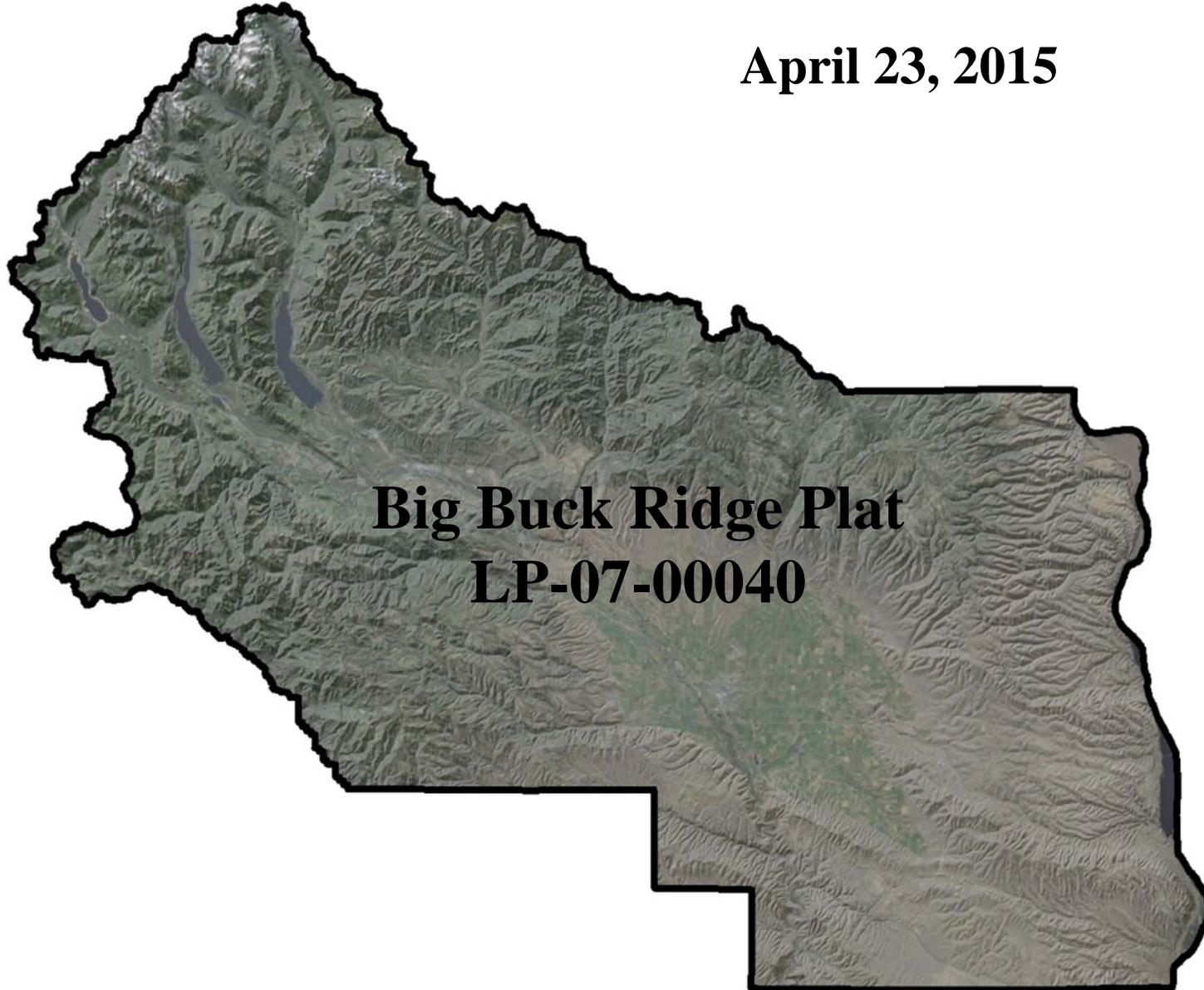


Kittitas County Hearing Examiner

April 23, 2015



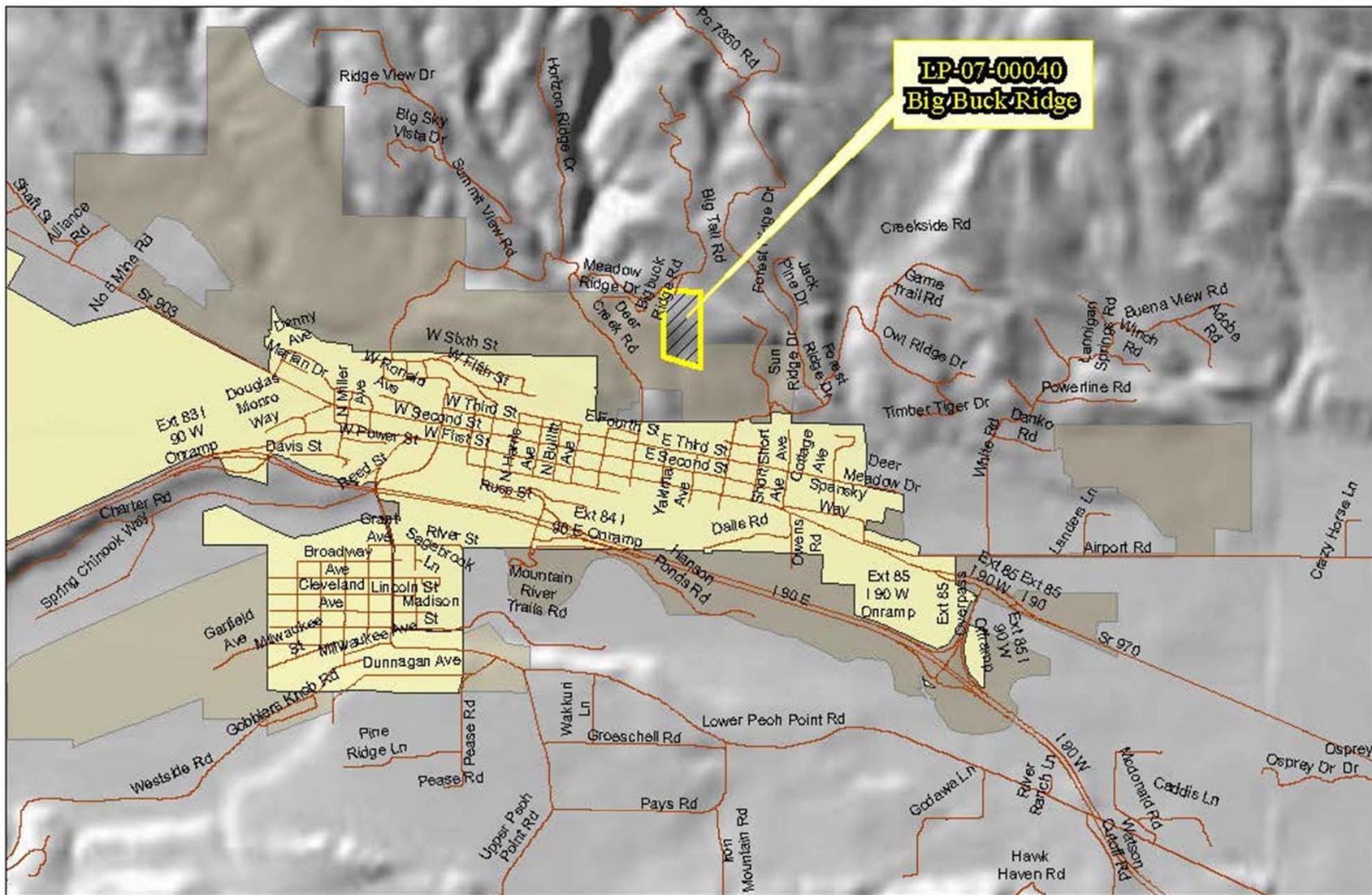
**Big Buck Ridge Plat
LP-07-00040**

Overview of Proposal

- 14 Lot proposed performance based Cluster Plat
- Application submitted June 20, 2007
- Deemed incomplete July 18, 2007
- Additional information submitted July 23, 2007
- TIA required as part of prior Rezone on August 16, 2007
- TIA submitted February 20, 2013
- Notice of Application issued February 9, 2015
- Comment Period Closed February 24, 2015

Overview of Proposal

- Land Use vested to Rural
- Zoning Vested to Rural 3
- Deemed incomplete July 18, 2007
- Additional information submitted July 23, 2007
- TIA required as part of prior Rezone on August 16, 2007
- TIA submitted February 20, 2013
- Notice of Application issued February 9, 2015
- Comment Period Closed February 24, 2015



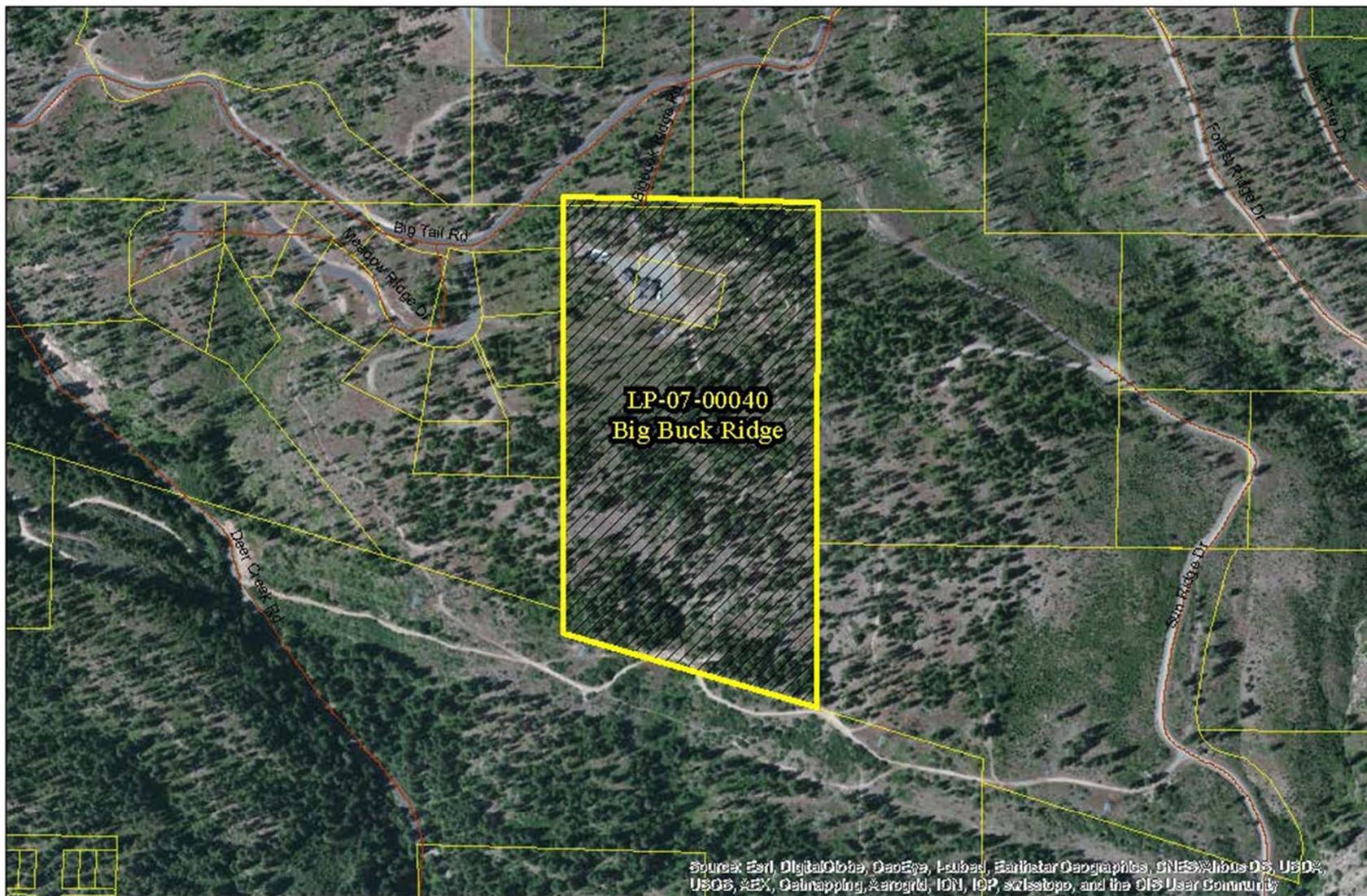
LP-07-00040
Big Buck Ridge

LP-07-00040
Big Buck Ridge

Area Map
City Limits (Yellow) and UGA (Brown)

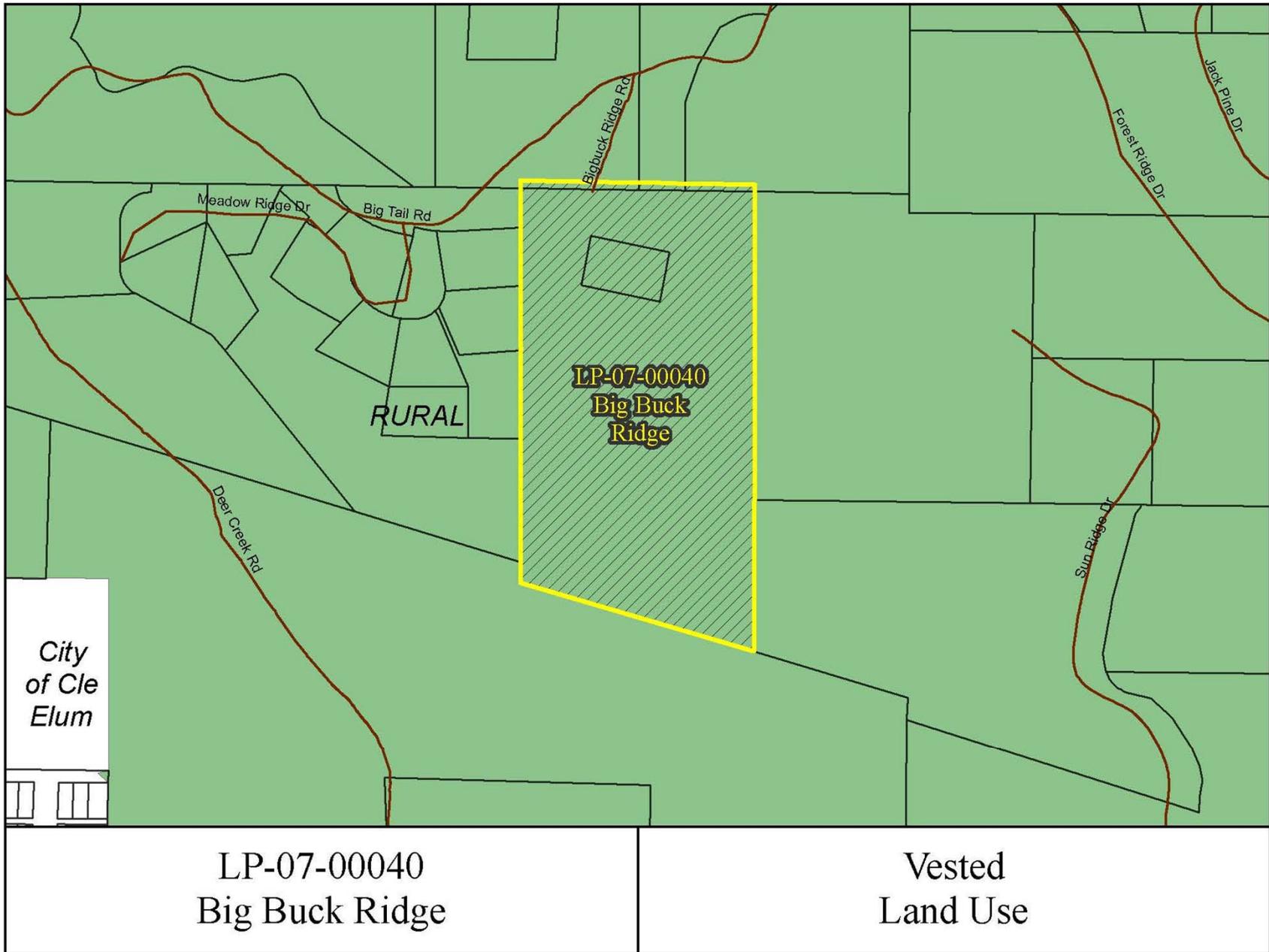






LP-07-00040
Big Buck Ridge

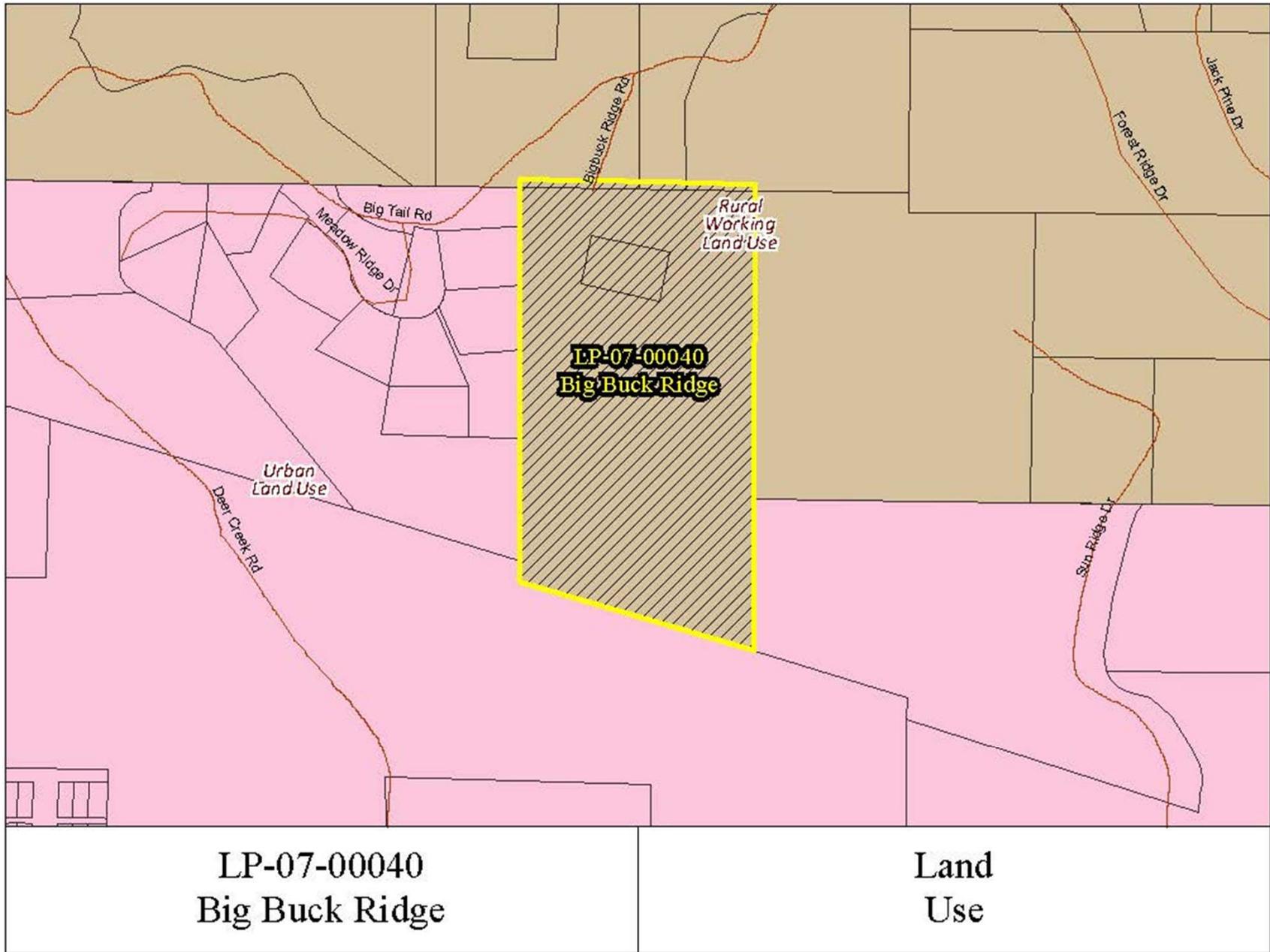
Air Photo
Vertical

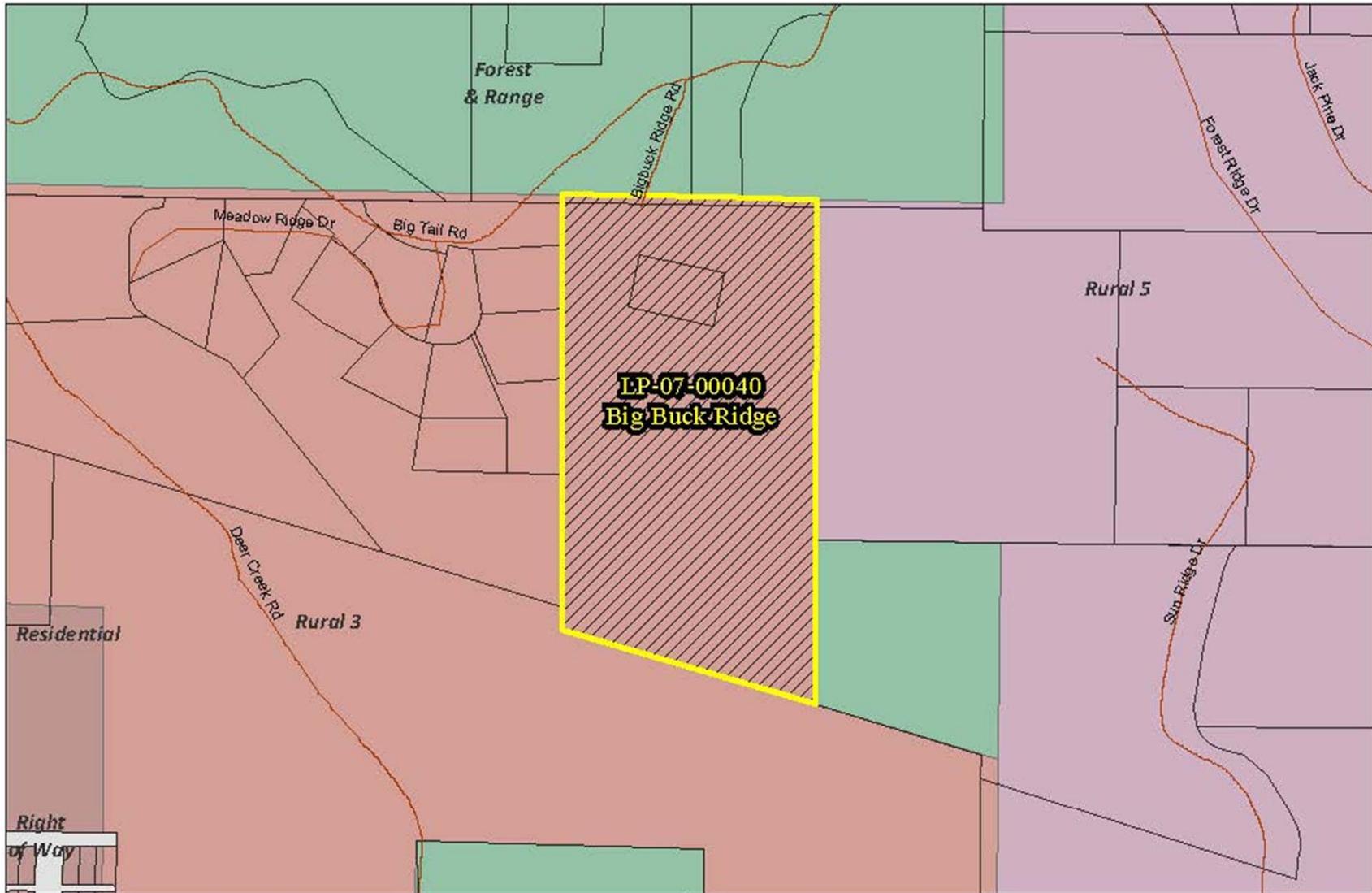


City
of Cle
Elum

LP-07-00040
Big Buck Ridge

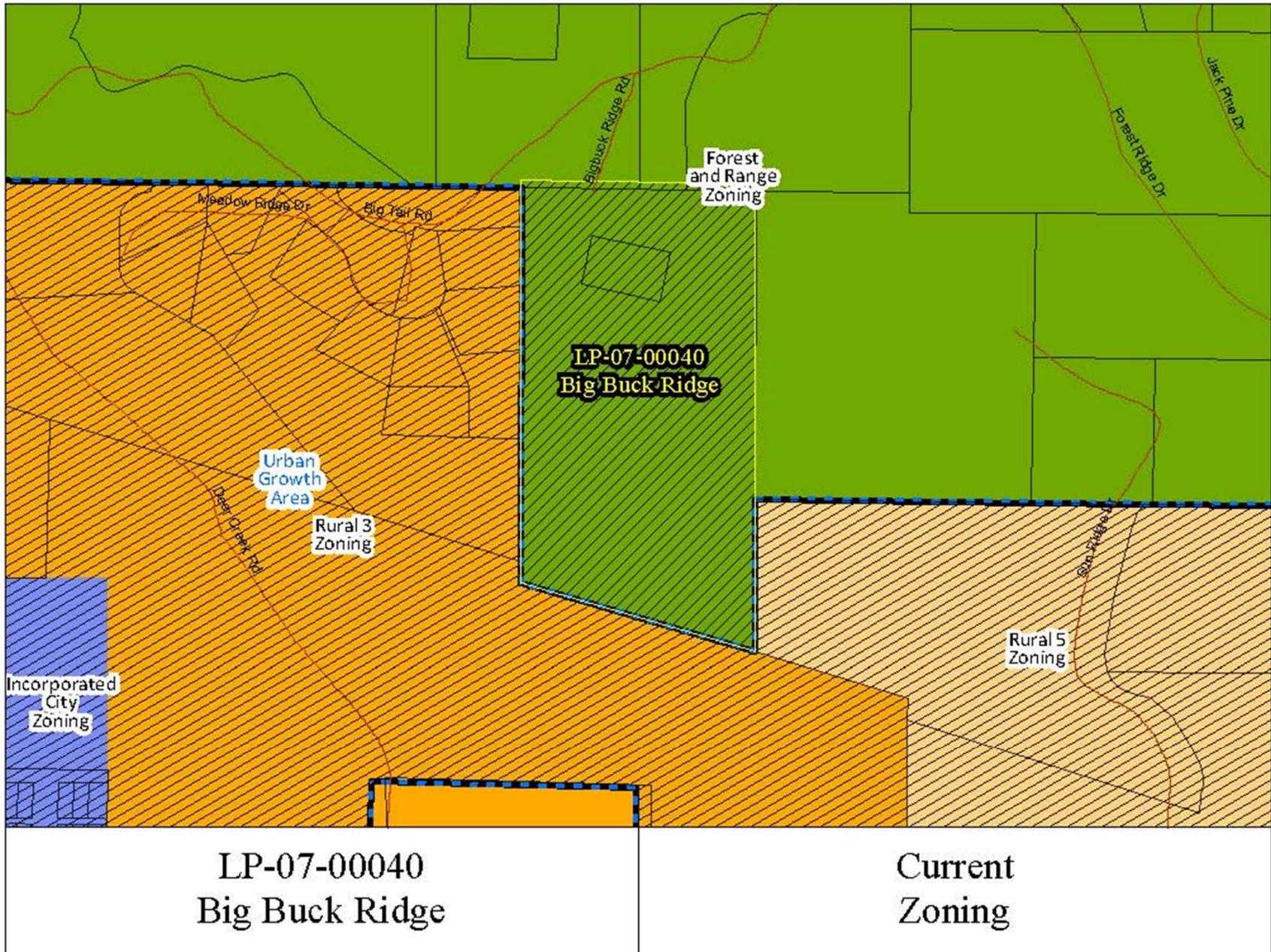
Vested
Land Use

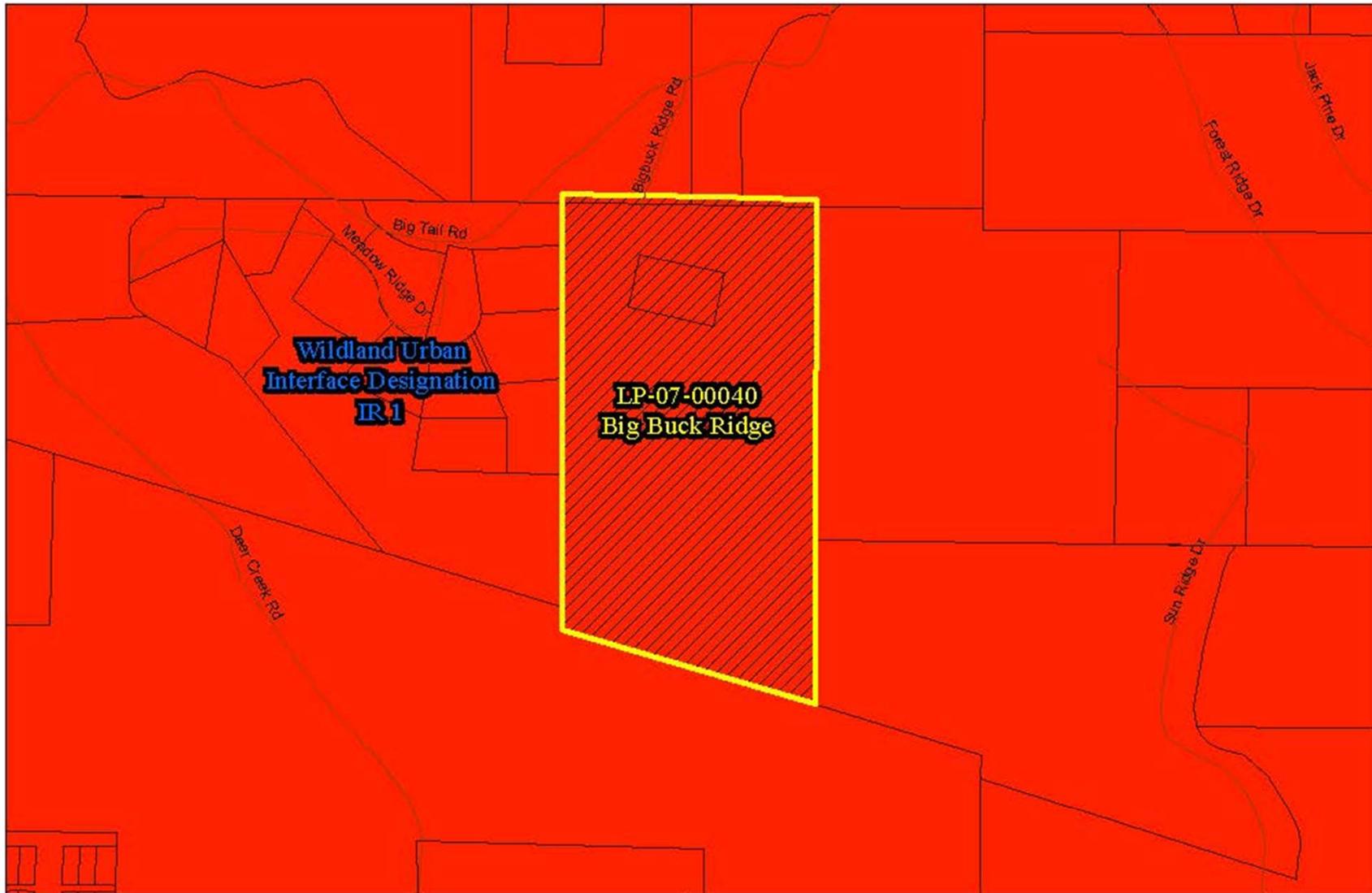




LP-07-00040
Big Buck Ridge

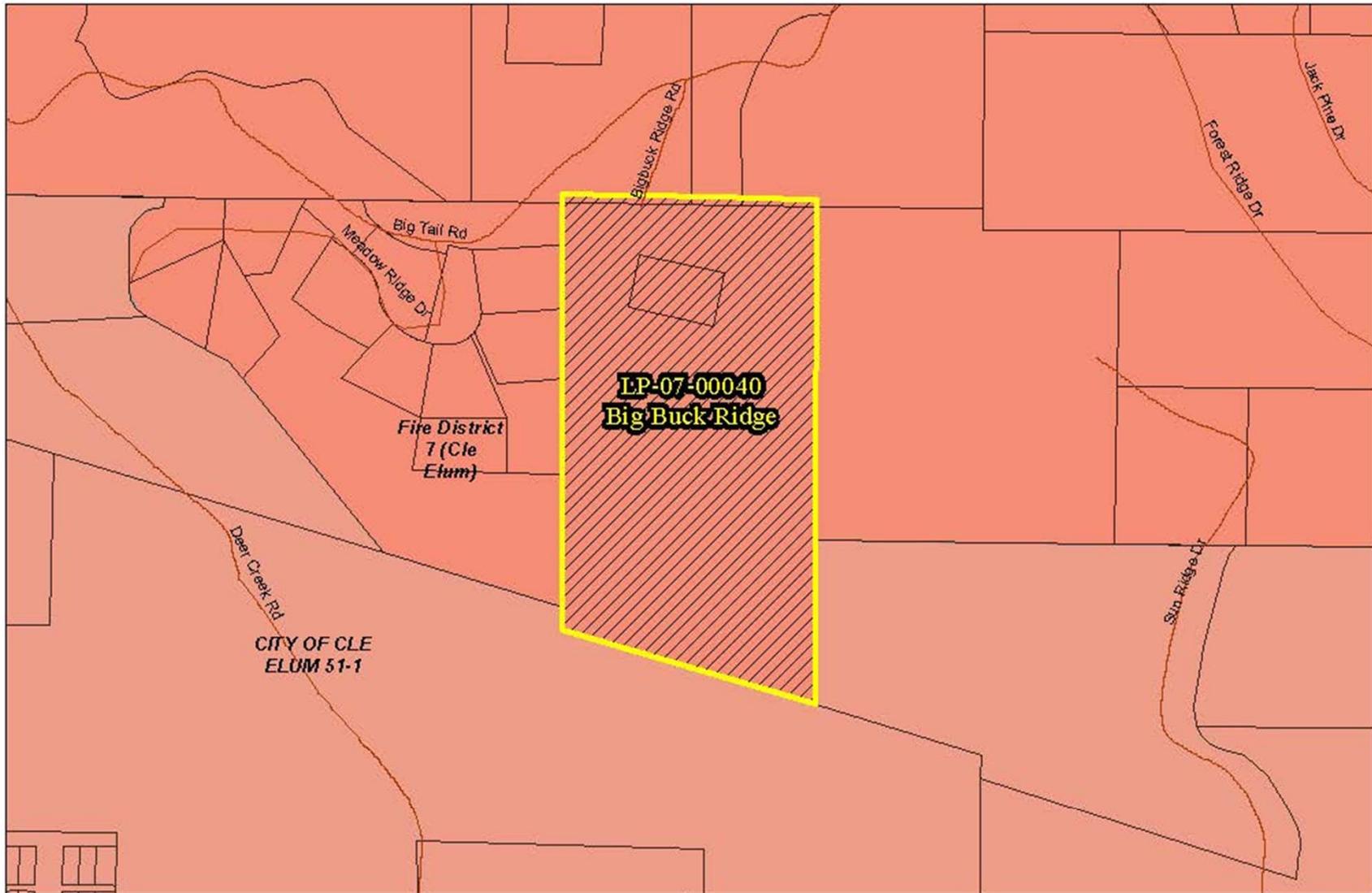
Vested
Zoning





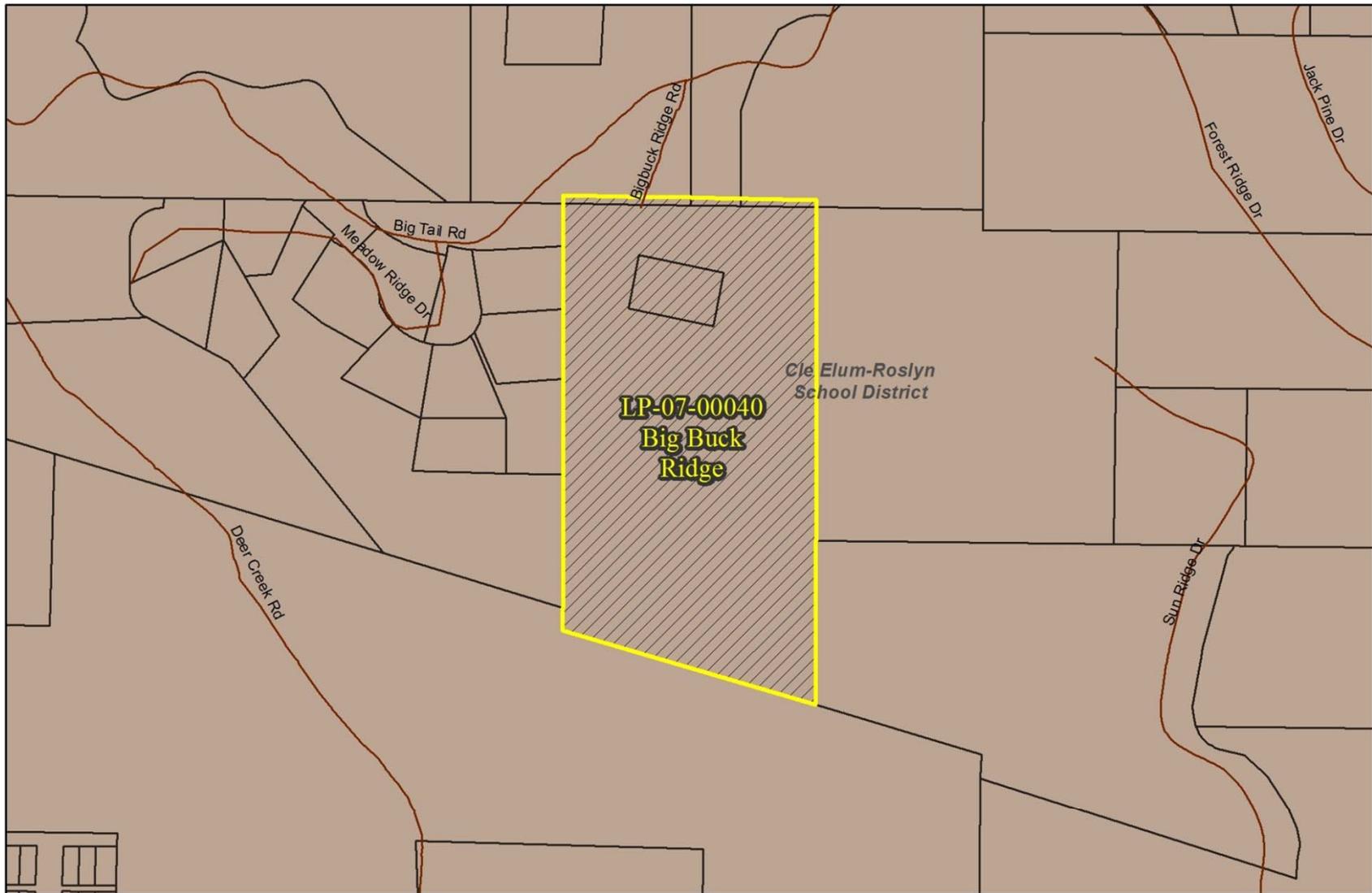
LP-07-00040
Big Buck Ridge

Wildland Urban
Interface Designation



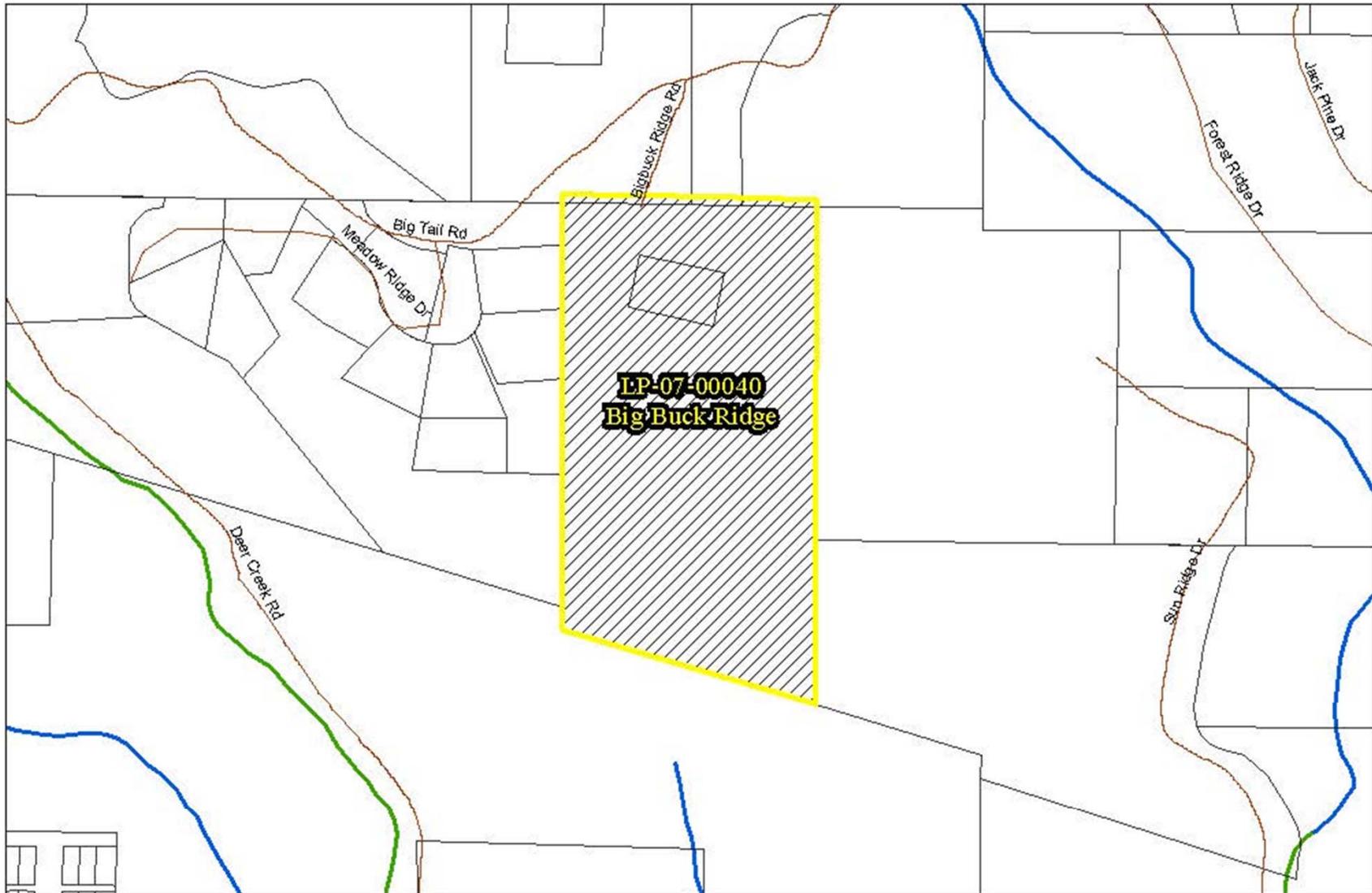
LP-07-00040
Big Buck Ridge

Fire
Districts



LP-07-00040
Big Buck Ridge

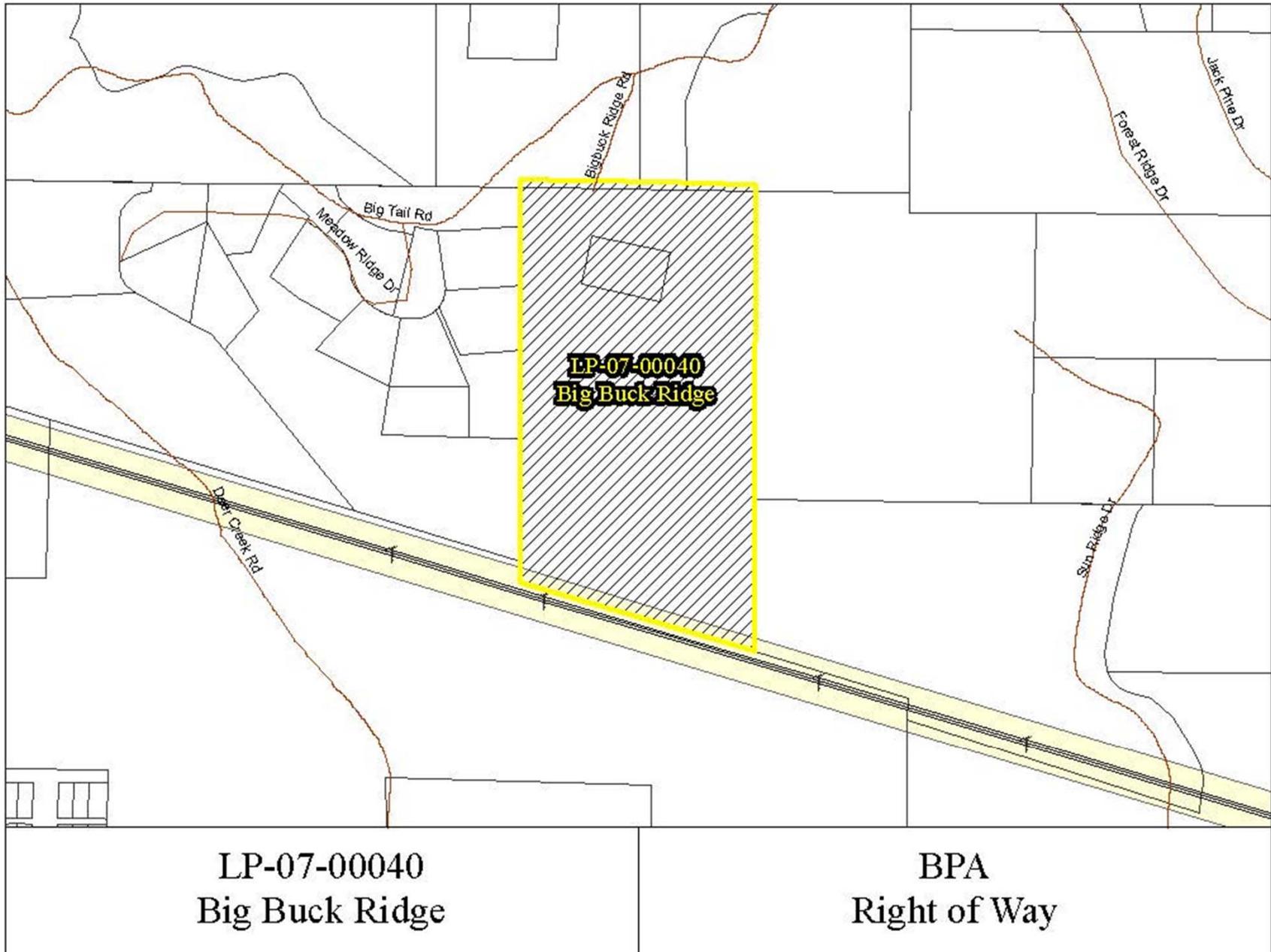
School
District



LP-07-00040
Big Buck Ridge

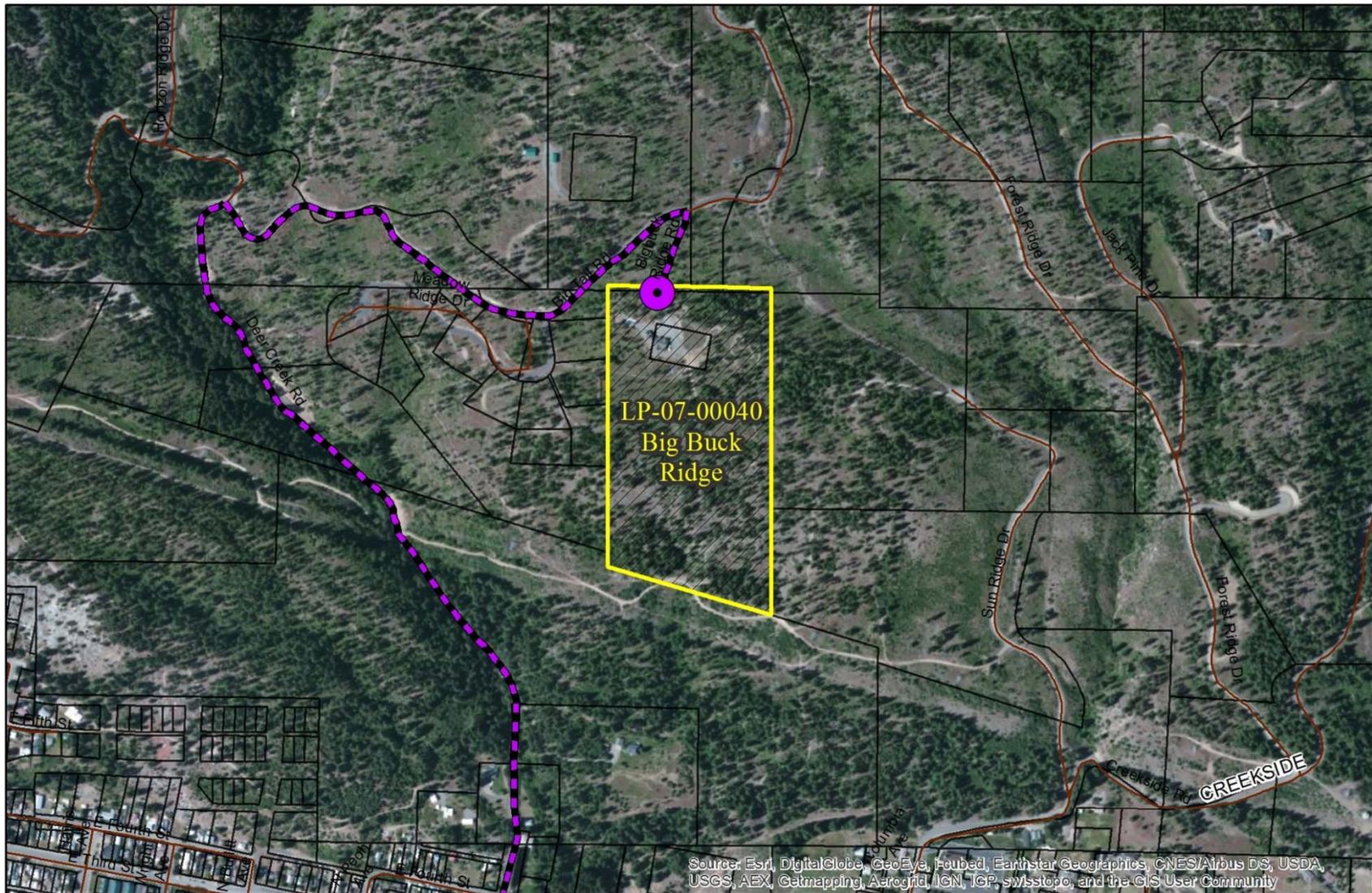
LP-07-00040
Big Buck Ridge

**Shorelines, Floodplain, Floodway,
Wetlands, and Streams**



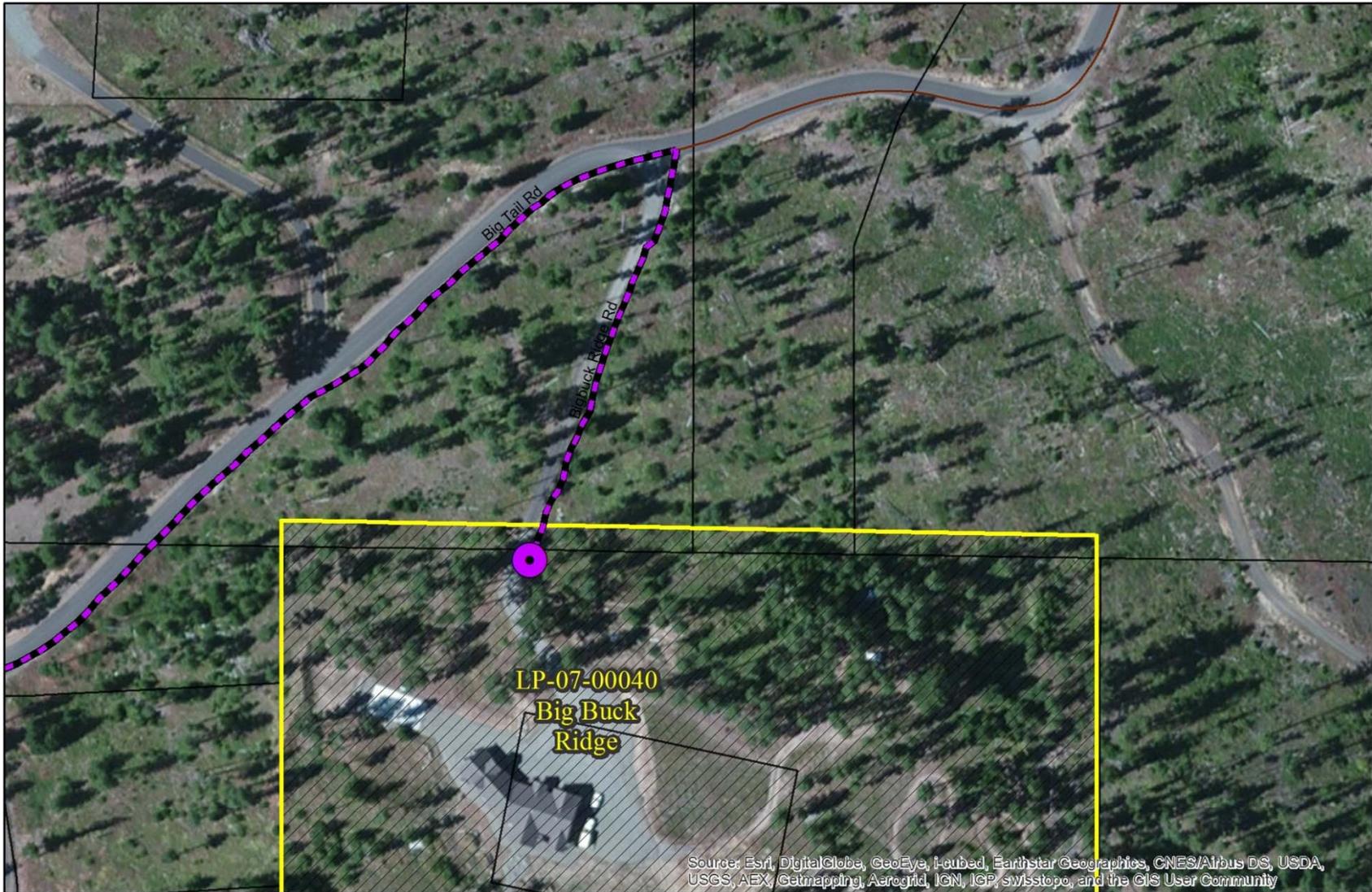
LP-07-00040
Big Buck Ridge

BPA
Right of Way



LP-07-00040
Big Buck Ridge

Access
Road and Point



LP-07-00040
Big Buck Ridge

Access
Road and Point

**KITTITAS COUNTY
WASHINGTON
PLAT
P-07-XX**

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

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

NAME _____

NAME _____

NAME _____

NAME _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS _____

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____

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

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

REFERENCE SURVEYS

- #1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
- #2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- #3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
- #4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268
- #5) LARGE LOT SUB. NO. SP-2003-09 AS FILED IN BK. 8, PG. 229-230 BY LS 29268
- #6) BOUNDARY LINE ADJUSTMENT AS FILED UNDER AFN. 200507280018 BY LS 29268
- #7) SHORT PLAT FILED IN BOOK H, PAGES 167 & 168 BY LS 29268

BASIS OF BEARINGS

BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 48-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEODATUM, INC.

COUNTY AUDITOR _____

CERTIFICATE OF COUNTY TREASURER

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

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

KITTITAS COUNTY TREASURER _____

KITTITAS COUNTY PUBLIC WORKS

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

PUBLIC WORKS DIRECTOR _____

COUNTY PLANNING DIRECTOR

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

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

KITTITAS COUNTY PLANNING DIRECTOR _____

KITTITAS COUNTY HEALTH DEPARTMENT

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

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

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF BELL CREEK HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING

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

KITTITAS COUNTY ASSESSOR _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

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

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON BY CHAIRMAN _____

ATTEST:

CLERK OF THE BOARD _____

ORIGINAL PARCEL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 88°38'56" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 562.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°38'56" WEST ALONG SAID NORTH LINE A DISTANCE OF 766.78 FEET; THENCE SOUTH 00°25'27" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,310.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 00°25'27" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 14.40 FEET; THENCE SOUTH 73°18'17" A DISTANCE OF 788.37 FEET; THENCE NORTH 00°47'37" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1,533.14 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.

TAX PARCEL NO. 20-15-26010-0010

OWNER: CORY W. & REBECCA L. ANDRUS
P.O. BOX 785 CLE ELUM, WA 98922

RECORDING NO. _____

VOL./PAGE _____

PORTION OF

NE 1/4 NE 1/4, SEC 26, TWN 20, RGE 15E, W.M.



VICINITY MAP
NTS

Chapter 16.09 RCW - Performance Based Cluster Platting

Project Name:	Big Buck Plat	PBR Summary	
Base Acreage:	25.0	Points Applied:	79
Zoning:	R-3	Points Used:	79
Base Lot Size:	3.0	Open Space Ac.:	11.0
Base Lot Yield:	8	Total Proposed Lots:	14
Max. Lot Yield:	16	Average Lot Size:	1.0

Public Benefit Rating System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
2000 R.O.W.	10	0	
Connectivity	25	0	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		0	
Open Space			
50% - 25 yrs	20	0	
40% - 80% perpetuity	40 - 80	44	44% open space (11.0 acres)
25 yr. Historic Use	max 100	0	
Urban Redevelopment	0	0	
subtotal		44	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	
Group A	50	0	
Group B	25	25	Group B water system is proposed.
Septage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
Recreation			
Passive	5/10	0	
Active	10/20	10	Frisbe Provided
Formal Active	10/25	0	
subtotal		0	
TOTAL		79	

NEIGHBORING OWNERSHIP

Cory Andrus
PO Box 785
Cle Elum, WA 98922
20-15-26010-0009

James Muhlbauer
21403 SE 16th Place
Sammamish, WA 98075
20-15-23000-0005

Thomas Flanagan
PO Box 1024
Cle Elum, WA 98922
20-15-25059-0001

Cle Elum Homestead LLC
PO Box 654
Port Orchard, WA 98366
20-15-23051-0003

Highmark Resources LLC
206 West First Street
Cle Elum, WA 98922
20-15-25058-0003

Northland Investments LLC
PO Box 923
Cle Elum, WA 98922
20-15-26060-0003

Northland Investments LLC
PO Box 923
Cle Elum, WA 98922
20-15-26060-0004

Sapphire Skies LLC
206 West First Street
Cle Elum, WA 98922
20-15-26057-0003

Alan Person
12023 434th Ave SE
North Bend, WA 98045
20-15-23000-0004

Michael Ross
1300 Skywall Dr
Sultan, WA 98284
20-15-23000-0003

www.geodatum.com

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEODATUM, INC.

COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CORY & BECKY ANDRUS IN JUNE, 2007

CERTIFICATE NO.: 31976



BIG BUCK RIDGE PLAT

CORY & BECKY ANDRUS
P.O. BOX 785
CLE ELUM, WA 98922

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GeoDatum Inc.
SURVEY-CIVIL-STRUCTURAL

1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

PROJECT # _____ SHEET: 1
2006-047 OF: 3

KITTITAS COUNTY
WASHINGTON
PLAT
P-07-XX



LEGEND

- = FOUND 1/2" REBAR W/PLASTIC CAP; K. BLUMH LS 29269, ON REFERENCE SURVEY #1
- = FOUND 1/2" REBAR W/CAP LS 7172, PER REF. SURVEY #3
- = FOUND 1/2" REBAR W/PLASTIC CAP; J. BENTLEY LS 29268
- ⊗ = FOUND AS NOTED

BASIS OF BEARINGS

BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 28-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
- 2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- 3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
- 4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268

RECORDING NO.

VOL./PAGE

PORTION OF

NE 1/4 NE 1/4, SEC 26, T20N, R15E, W.M.

NOTES

1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4368 DATED JANUARY 31, 2006 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGRESS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY.
4. ENTIRE PLAT ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
5. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
13. NO KNOWN CRITICAL AREAS EXIST ON SITE



BIG BUCK RIDGE PLAT

CORY & BECKY ANDRUS

P.O. BOX 785
CLE ELUM, WA 98922

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GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL

1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

PROJECT: SHEET: 2
2007-389 OF: 3











Application Timeline

The SEPA Environmental Checklist and Conditional Use Permit Applications were submitted to CDS on June 20, 2007

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
 411 N. Ruby St., Suite 2, Ellensburg, WA 98926
 Office (509) 962-7000
 Fax (509) 962-7062

P-0740

LONG PLAT APPLICATION
(To divide lot into 5 or more lots)

KITITAS 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 ECCC Title 16 Subdivision Code for the drawing requirements) at or less than 8 1/2" x 11" (99%)
- Address list of all addresses within 100 feet of the site tax 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 tick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

- (Optional at preliminary submission, but required at the time of final submission) Certificate of Title (Title Report)
- Computer lot clothes

FEES

\$200 plus \$10 per lot for Public Works Department
 \$625 plus \$75 per acre over 12.5 acres for Environmental Health Department
 \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required
 *One check made payable to ECCOS

FOR STAFF USE ONLY

RECEIPT # 051626

DATE: 6/20/07

APPLICATION RECEIVED BY: _____

SIGNATURE: [Signature]

NOTES: _____

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

DAVID L. PERCY, DIRECTOR
 ALLISON KAGAN, ASSISTANT DIRECTOR

PAID
 JUN 20 2007
 KITITAS CO
 CDS

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
 411 N. Ruby St., Suite 2, Ellensburg, WA 98926
 Office (509) 962-7000
 Fax (509) 962-7062

SEPA ENVIRONMENTAL CHECKLIST
FEE \$225.00

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:
 Whether the environmental checklist asks you to describe some basic information about your proposal, or to complete the checklist, you should answer each question as accurately as you can. Write "do not know" or "does not apply." Complete answers to all questions apply to all parts of your proposal. 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.

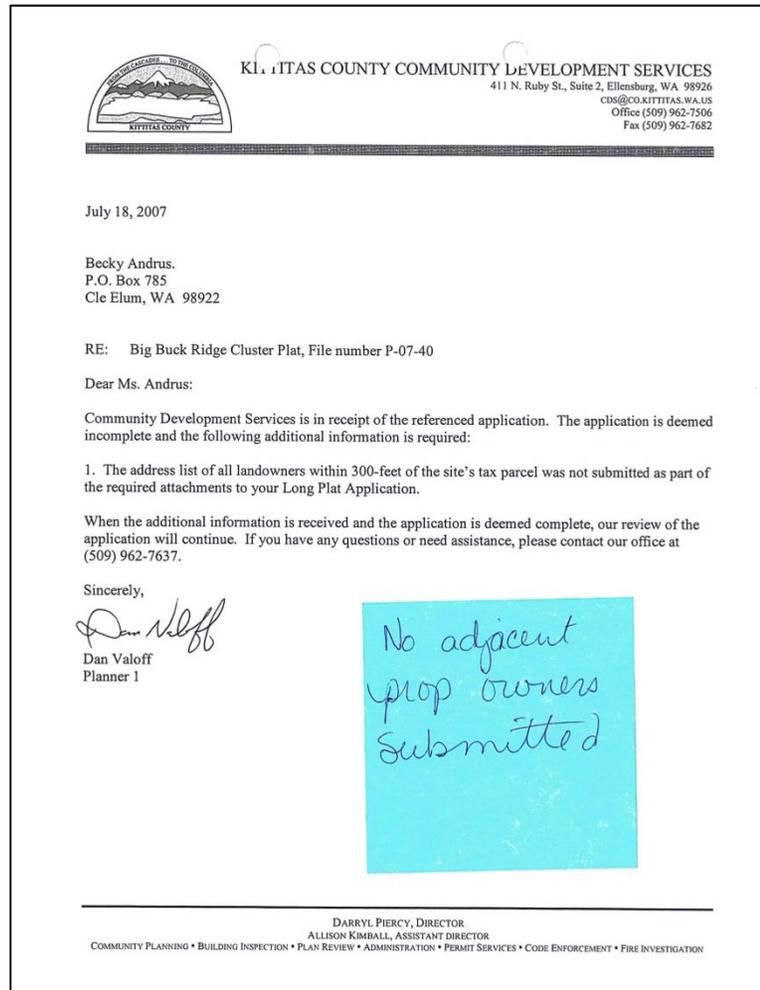
FOR STAFF USE

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

DAVID L. PERCY, DIRECTOR
 ALLISON KAGAN, ASSISTANT DIRECTOR

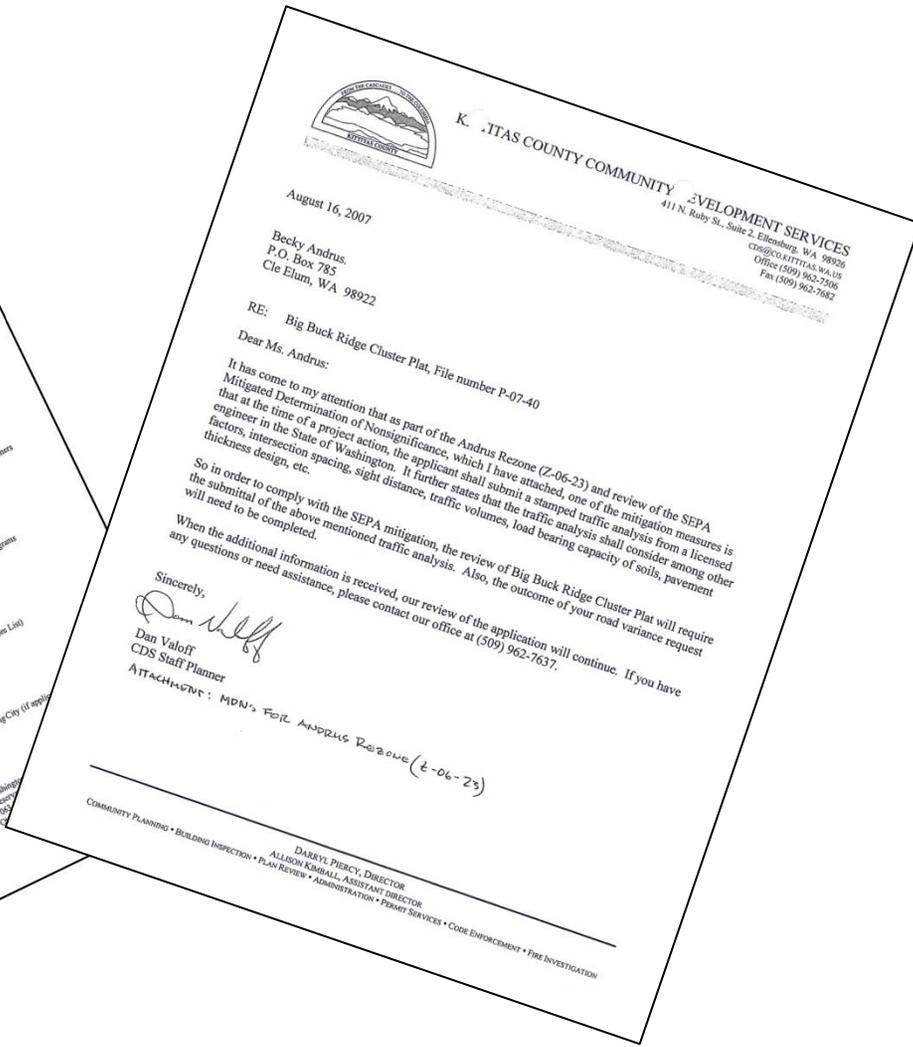
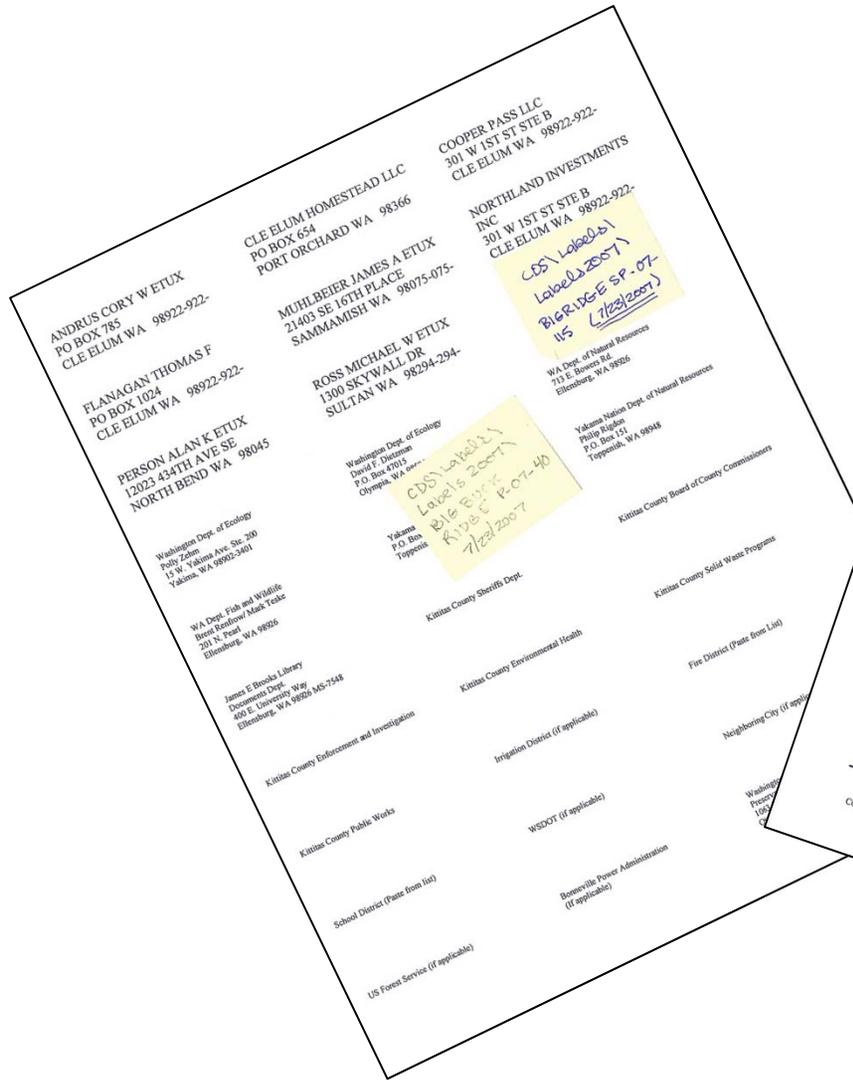
Application Timeline

Deem Incomplete and Request for Additional Information was sent to Applicant July 18, 2007.



Application Timeline

The Adjacent Property List was received on July 23, 2007 and
The Application was De Facto Deemed Complete on August 16, 2007.



Application Timeline

The Notice of Application and Optional DNS process was issued on February 9, 2015.
 Publication in the Official Newspaper of Record occurred on February 9, and 12th, 2015

Kitittas County Community Development Services
 Building Partnerships - Building Communities
 411 N. Ruby St., Suite 2 Ellensburg WA 98926
 cdsc@co.kittitas.wa.us
 Office 509-962-7506
 Fax 509-962-7682

NOTICE OF APPLICATION
 Notice of Application: Monday, February 9, 2015
 Application Received: Thursday, June 21, 2007
 Application Complete: Thursday, August 16, 2007

Project File Number: LP-07-00040
 Project Name: Big Buck Ridge

Applicant: Wayne Nelson authorized agent for Becky Andrus, landowner

Location: 2 parcels, located approximately 1/2 mile north of the Yakima Avenue in the City of Cle Elum at 140 Big Buck Ridge Road, Cle Elum WA, in a portion of Section 26, Township 20N, Range 15E, WM in Kittitas County, bearing Assessor's map numbers 20-15-26010-0010 and 20-15-26010-0009.

Proposal: Wayne Nelson authorized agent for Becky Andrus, landowner, has submitted a performance based cluster plan application to create 14 one acre parcels and approximately eleven acres of open space.

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

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, February 24, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 17A Critical Areas, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearings Examiner after the SEPA and environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

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

Signature: Jeff Watson
 Title: Staff Planner of Record
 Date: Feb 9, 2015

Building Inspection
 Plan Review
 Administration
 Permit Services
 Code Enforcement

Kitittas County Community Development Services
 Building Partnerships - Building Communities
 411 N. Ruby St., Suite 2 Ellensburg WA 98926
 cdsc@co.kittitas.wa.us
 Office 509-962-7506
 Fax 509-962-7682

NOTICE OF APPLICATION
 Affirmation of Mailing & Publication

PROPOSAL NAME: Big Buck Ridge Plat LP-07-00040
 NOTIFICATION OF: Notice of Application
 NOTIFICATION MAIL DATE: February 9, 2015

I certify that the following documentation:
 • Notice of Application for the Big Buck Ridge Plat LP-07-00040
 • Notice of Application for the Big Buck Ridge Plat LP-07-00040
 • Notice of Application for the Big Buck Ridge Plat LP-07-00040
 has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Official Newspaper of Record for Kittitas County.

Signature: Jeff Watson
 Title: Community Development Services Planner
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 9th day of February, 2015

Affirmation: I, Allison Rose Steiner, Notary Public for the State of Washington, do hereby certify that the above-named person has personally appeared before me on February 9, 2015 in Ellensburg, Washington.

My commission expires February 9, 2016

Signature: Allison Rose Steiner
 Title: Notary Public
 State of Washington

500 Foot Buffer

LP-07-00040
 Big Buck Ridge

Adjacent Properties
 for Notification

Application Timeline

Newspaper Article Published on February 12, 2015

Rural subdivision planned near Cle Elum

Would have 14 one-acre lots under old zoning

By **MIKE JOHNSTON**
senior writer

A property owner has revived a rural subdivision proposal called Big Buck Ridge north of Cle Elum city limits.

Landowner Becky Andrus has restarted the permit review process with the county Community Development Services Department for preliminary long-plat approval for the development that was first filed in June 2007, according to a county notice.

The rural subdivision comes under the jurisdiction of county zoning and development rules as they existed in 2007, according

to county planner Jeff Watson. The subdivision would have 14 one-acre lots, with 11 acres preserved as natural open space.

Major changes in the county's rural land-use regulations were adopted last year.

The subdivision application was deemed complete as of Aug. 16, 2007, and county officials then called on the landowner to undertake a traffic impact analysis.

The analysis was submitted later, in February 2014, Watson said.

The site is a 1/2 mile north of the city limits of Cle Elum, directly north of where Yakima Avenue ends at the city's

boundary.

The former zoning of the site, in 2007, was residential-3, allowing minimum lot sizes of three acres. Changes in county land-use rules and zoning last year made the minimum lot size 5 acres in rural-residential zones.

Use former rules

The cluster platting rules at that time gave rural housing developers "bonus densities" for added features.

In this case, the owner plans to create a recreational trail system, set aside 11 acres of wooded ridge land that would stay in its natural state and also have recreational trails, and have a group domestic water sys-

tem serving each one-acre lot.

These features allowed the developer to go from eight lots under the zoning to 14 one-acre lots.

The public can submit comments on the proposal and its possible impacts on the environment before a 5 p.m. Feb. 24 deadline.

Comments can be emailed to jeff.watson@co.kittitas.wa.us, or mailed or dropped off to county CDS offices, 411 N. Ruby St., Ellensburg. This may be the only time the public can submit comments on the project's possible environmental impacts, the county notice said.

CDS staff will review public comments, then make a decision on the project's

probable level of environmental impact, and call for any measures to lessen impacts.

County staff, at this time, is considering issuing a declaration that the project will not have a probable significant impact on the environment.

After the project's level of impact is declared, a public hearing will be set with the county's land-use hearings examiner who will review the project and take public testimony.

The hearings examiner will make a recommendation to county commissioners who will, in turn, make the final decision.

More information about the project is available on the county's website.

CORRECTION

Recipe correction

An incorrect recipe for soft caramels appeared on Page B8 of Wednesday's Daily Record. A corrected recipe appears in full on Page A6 today.

EVENTS CALENDAR

Today, Feb. 12

Free tax assistance, 9:30 a.m. to 3 p.m., Ellensburg Activity Center, appointment required call 962-7242

KITTCOM Administrative Board meeting, noon, 700 Elmview Road Ellensburg

Mardi Gras party, 6 p.m., Michaelson Hall Room 126, CWU

AI Anon Literature for Progress meeting, 6:30 p.m., 1st Presbyterian, 1307 E. Third Ave., Ellensburg

Application Timeline

All comments were forwarded to the Applicant on March 19th, 2015

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
 411 N. Ruby St., Suite 2, Ellensburg, WA 98926
 CDS@CD.KITITAS.WA.US
 Office (509) 962-7506
 Fax (509) 962-7682

"Building Partnerships - Building Communities"

March 19, 2015

Becky Andrus
 P.O. Box 785
 Cle Elum WA 98922

RE: Transmittal of Comments - Big Buck Ridge Plat (LP-07-00040)

Dear Applicant:

Enclosed are the comments received regarding the Big Buck Ridge Plat (LP-07-00040) during the comment period:

January 13, 2012* City of Cle Elum
 Washington State Department of Health
 February 09, 2015 Kay Mulbeier
 Kititas County Public Health Department
 February 12, 2015** Gary Kasowski
 February 16, 2015 Allen & Lan Jones
 February 16, 2015 Liz Remeto
 February 16, 2015 Christine Johnson
 February 16, 2015 Adam Burnett
 February 16, 2015 Roisann Daly
 February 18, 2015 Washington State Department of Ecology
 February 20, 2015*** Jan Thompson
 February 21, 2015 Maren L. McDonald
 February 21, 2015 Matt Clark
 February 22, 2015 Kim Person
 February 22, 2015 Joe Skvarla
 February 23, 2015 Brian Rogers
 February 23, 2015 Margaret Suman
 February 23, 2015 Ken McKim
 February 23, 2015 David McDuff
 February 24, 2015 James Carmody
 February 24, 2015 Bruce Higgs
 February 24, 2015 Don Owens

*Letter submitted prior to notice of application.
 **Multiple submissions the first being CDS February 12th.
 *** Letter dated February 20; received at CDS February 24th.

Also enclosed are the following submissions which were received after the close of the 5:00 p.m. February 24th closing date:

February 24, 2015 Karma Chapman
 Washington State Department of Ecology
 March 3, 2015* Kititas County Public Works
 March 16, 2015

*Documentation was emailed March 3, a hard copy was received March 5 via USPS; date stamped accordingly.

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

Application Timeline

Newspaper Articles were Published on March 26th & 30th, 2015



LOCAL

Development to get environmental review

Public hearing for one-acre plots coming

By **MIKE JOHNSTON**
senior editor

A rural housing development with one-acre lots has undergone an environmental review and will be the focus of a public hearing on April 9. The Big Buck Ridge cluster subdivision is planned on a 25-acre parcel a 1/2-mile north of the city limits of Cle Elum, Yakima Avenue ends at the city's boundary, according to Kittitas County Community Development Department staff. The development, proposed by landowner

Becky Andrus, is formally configured as a long plat that's designed to be a performance-based cluster subdivision. This means as the developer adds community amenities to the plat, like land-ties in a natural state, trails and other public-use features, the subdivision is allowed to use smaller lots. The landowner plans to create a recreational trail system within the development, set aside 11 acres of wooded, ridge land that would stay in its natural state that also will have recreational trails, and install a group, domestic water system serving each

Public info
County Pl
Watson said
comments
can be subm
the hearing
CDS Depart
Document
the develop
Big Buck Rid

LOCAL

Cle Elum residents challenge subdivision

By **MIKE JOHNSTON**
senior writer

A group of Cle Elum area residents is challenging a 14-lot rural subdivision under county land-use rules which they stand now, not those in place in 2007. Kittitas County Community Development Services staff ruled the Big Buck Ridge plan comes under the regulations from 2007, when the plan was submitted. Becky Andrus, the landowner seeking the plat, wants 14 one-acre lots and 11 acres kept as natural, open space, a provision allowed under the 2007 rules for performance-based cluster plats.

Traffic analysis
The attorney hired by the ridge property owners, James Carmody of Yakima, said the county in 2007 required the developer to submit a traffic impact analysis with the original application. Without the analysis,

Property and homeowners north of Cle Elum calling themselves the Cle Elum Ridge Community say the proposed Big Buck Ridge cluster subdivision, planned on 25 acres a 1/2 mile north of Cle Elum city limits, must be reviewed using Kittitas County zoning and development rules as they were substantially changed in early

which was submitted in February 2013, the entire application wasn't complete, Carmody said. In addition, the traffic analysis must be deemed adequate or complete separately before the overall cluster subdivision preliminary plat request can be considered complete or ready for detailed staff or public review. "The filed (traffic impact analysis) report is grossly deficient and fails to address specific elements required by (county ordinance)," Carmody wrote. He also said rulings by the state growth management board and the state Supreme Court have indicated that

zoning allowing lots of three acres in size or smaller do not comply with the state's Growth Management Act. County government did away with three-acre zoning in agricultural or rural zones in 2013, but the traffic analysis was submitted Feb. 20 of that year, Carmody said, based on the previous zoning. He concludes the Big Buck Ridge application was not complete as of the date its analysis was filed based on the county's Feb. 11, 2013, ordinance change. County Planner Jeff Watson said county officials maintain the subdivision comes under rules as of 2007

when it was first submitted. He said Carmody will have an opportunity to argue his case against the plat before the county's land-use hearings examiner during a public hearing on the plat set for 6 p.m. April 9 in Room 109 at the courthouse in Ellensburg. "We believe the legal status of the application is that it is vested under the former zoning regulations," Watson said. "The hearings examiner, an experienced land-use attorney, will hear both sides in this issue and make a ruling." The ruling will be a recommendation that goes to county commissioners who will later make a final decision on the preliminary plat.

A3

March 26, 2015

EVENTS CALENDAR

Submit events to the Daily Record through the online calendar at www.dailyrecordnews.com or

A3

Monday
March 30, 2015

EVENTS CALENDAR

Submit events to the Daily Record through the online calendar at www.dailyrecordnews.com or by email to news@dailyrecordnews.com. Even though this column is listed as space-available but

Today, March 30

Kittitas County Fa
Market members
meeting, 6-8 p.m.,
Holmes Center, 20
Ruby St., Ellensburg

Al Anon Serenity Se
P.m., 306 N. Ander
Ellensburg

Tuesday, March

Weight Watchers
5:30 p.m., Ellensbu
Activity Center, 50
St., Ellensburg

Ribbon cutting ce
for the new Wine
Jerro's location,

Application Timeline

All files were maintained throughout the process on the County Website.

The screenshot displays a web browser window with the URL [http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long Plats&project=LP-07-00040+Big+Buck+Ridge](http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Long+Plats&project=LP-07-00040+Big+Buck+Ridge). The browser's address bar shows the URL, and the page title is "Kittitas County Home Page...". The browser's menu bar includes "File", "Edit", "View", "Favorites", "Tools", and "Help". The browser's toolbar shows various icons for navigation and utility. The browser's status bar at the bottom indicates "Compatibility View: websites designed for older browsers will often look better, and problems such as out-of-place menus, images, or text will be corrected."

The website header features the Kittitas County logo and navigation links: "Services", "Departments", "About", "Contact Us", and "Help". A "Log in" link is also present. The main content area is titled "Community Development Services" and includes a breadcrumb trail: "Home > Community Development Services > Land Use > Project Details".

The "Land Use" section is highlighted, and the page displays the following information:

- Community Dev Home
- Staff
- Boards
- Building
- Inspection Schedule
- Land Use
- Application Forms
- Comp Plan
- Transfer of Development Rights
- Shoreline Master Program
- Critical Areas Ordinance

The "Land Use" section is titled "Land Use" and includes the following information:

- Current planning: land use applications
- Long Plats - LP-07-00040 Big Buck Ridge
 - LP-07-00040 Big Buck Ridge 1st Extension
 - LP-07-00040 Big Buck Ridge 2nd Extension
 - LP-07-00040 Big Buck Ridge 3rd Extension
 - LP-07-00040 Big Buck Ridge 4th Extension
 - LP-07-00040 Big Buck Ridge 5th Extension
 - LP-07-00040 Big Buck Ridge Application Plat
 - LP-07-00040 Big Buck Ridge Closures
 - LP-07-00040 Big Buck Ridge Comments Berry Letter
 - LP-07-00040 Big Buck Ridge Comments Berry
 - LP-07-00040 Big Buck Ridge Comments BPA
 - LP-07-00040 Big Buck Ridge Comments Burnett
 - LP-07-00040 Big Buck Ridge Comments Carmody (Girard)
 - LP-07-00040 Big Buck Ridge Comments Clark
 - LP-07-00040 Big Buck Ridge Comments Cle Elum
 - LP-07-00040 Big Buck Ridge Comments Combined with Permanent Header
 - LP-07-00040 Big Buck Ridge Comments Daly
 - LP-07-00040 Big Buck Ridge Comments DOH
 - LP-07-00040 Big Buck Ridge Comments Ecology
 - LP-07-00040 Big Buck Ridge Comments Higgs
 - LP-07-00040 Big Buck Ridge Comments Johnson
 - LP-07-00040 Big Buck Ridge Comments Jones
 - LP-07-00040 Big Buck Ridge Comments Kasowski
 - LP-07-00040 Big Buck Ridge Comments LATE Chapman
 - LP-07-00040 Big Buck Ridge Comments LATE Combined with Permanent Header
 - LP-07-00040 Big Buck Ridge Comments LATE Ecology Revised
 - LP-07-00040 Big Buck Ridge Comments LATE PW
 - LP-07-00040 Big Buck Ridge Comments MacDuff
 - LP-07-00040 Big Buck Ridge Comments McDonald
 - LP-07-00040 Big Buck Ridge Comments McKim
 - LP-07-00040 Big Buck Ridge Comments MMcKim
 - LP-07-00040 Big Buck Ridge Comments Muhlbier
 - LP-07-00040 Big Buck Ridge Comments Muhlbier 1
 - LP-07-00040 Big Buck Ridge Comments Muhlbier 1A
 - LP-07-00040 Big Buck Ridge Comments Muhlbier 2
 - LP-07-00040 Big Buck Ridge Comments Muhlbier 2A
 - LP-07-00040 Big Buck Ridge Comments Muhlbier 3
 - LP-07-00040 Big Buck Ridge Comments Owens
 - LP-07-00040 Big Buck Ridge Comments Person
 - LP-07-00040 Big Buck Ridge Comments PH
 - LP-07-00040 Big Buck Ridge Comments Remeto
 - LP-07-00040 Big Buck Ridge Comments Rogers
 - LP-07-00040 Big Buck Ridge Comments Skvarla
 - LP-07-00040 Big Buck Ridge Comments Suman
 - LP-07-00040 Big Buck Ridge Comments Thompson
 - LP-07-00040 Big Buck Ridge Correspondence RE Additional Information CDS to Applicant and Andrus Rezone Documents
 - LP-07-00040 Big Buck Ridge Correspondence RE Additional Information PW to Applicant 1
 - LP-07-00040 Big Buck Ridge Correspondence RE Additional Information PW to Applicant 2
 - LP-07-00040 Big Buck Ridge Correspondence RE Comments Received Watson to Remeto
 - LP-07-00040 Big Buck Ridge Correspondence RE TIA and Density PW to CDS
 - LP-07-00040 Big Buck Ridge Correspondence RE TIA Applicant and PW
 - LP-07-00040 Big Buck Ridge Correspondence RE TIA Applicant to PW
 - LP-07-00040 Big Buck Ridge Correspondence RE TIA Correction PW to Applicant
 - LP-07-00040 Big Buck Ridge Critical Areas Checklist
 - LP-07-00040 Big Buck Ridge Deem Incomplete
 - LP-07-00040 Big Buck Ridge Extension

Staff Revised Recommendations for Conditions of Approval

- 16) Private Road Improvements: Access shall be constructed to meet or exceed the conditions of a **Low-Density** See current Kittitas County Road Standards, 9/6/05 edition.
 - a) Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b) Minimum centerline radius shall be 60'.
 - c) The surface requirement is for a minimum gravel surface depth of 6".
 - d) Maximum grade is 12%.
 - 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.
 - k) A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.

- 39) This property falls within the Wildland Urban Interface area classified as IR1. IR1 classification requires that all residences be provided with residential sprinkler systems. Additionally, the exterior building construction materials must be non-combustible, eaves and soffits must be enclosed, and defensible space must be provided around each structure a minimum of 150'.
- 40) Approved water storage of 15,000 gallons, with a private fire hydrant system shall be installed.
- 41) Water storage and hydrant spacing shall comply with the International Fire Code.
- 42) No fire apparatus access lane shall have a slope greater than 12%. A Variance Permit will be required for any slopes or grades greater than allowed by County Code.
- 43) "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on any cul-de-sacs.
- 44) All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2012 International Fire and Building Codes.
- 45) A separate permit is required for any private water storage or hydrant system. The tank and hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
- 46) Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on December 21, 2012. The following are the mitigation contained within the MDNS and shall be conditions of approval:

Project Analysis

As Conditioned the Project is Consistent with:

Comprehensive Plan.

KCC 17A Critical Areas

Chapter 17.61 Utilities

KCC 14.04 Building Code as conditioned.

KCC 12 Roads and Bridges as conditioned

Staff recommends approval of the Big Buck Ridge Performance Based Cluster Plat as conditioned.