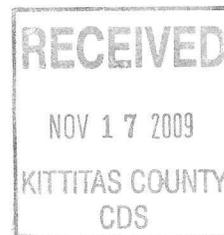


Attachments

- A. Plat, Legal Descriptions & Lot Closures
- B. Vicinity/Parcel Map/UGA Map
- C. Land Use Map
- D. Zoning Map
- E. Ag-3 Zoning Code
- F. Soils Report
- G. Soils Logs
- H. Updated Subdivision Guarantee
- I. Water Transfers Application
- J. Adjoiners List
- K. Preliminary Stormwater Drainage Report



08003 PARENT

Point # 1						10000.000	10000.000
N	89	28	50	E		1324.540	
Point # 2						10012.008	11324.486
S	0	39	21	W		645.800	
Point # 3						9366.250	11317.094
S	0	39	21	W		620.670	
Point # 4						8745.621	11309.989
S	89	58	7	W		691.260	
Point # 5						8745.242	10618.729
S	0	21	46	E		46.130	
Point # 6						8699.113	10619.021
N	86	42	27	W		127.020	
Point # 7						8706.409	10492.211
N	80	26	40	W		142.150	
Point # 8						8730.006	10352.033
N	0	46	46	E		184.860	
Point # 9						8914.849	10354.548
N	53	25	21	W		207.030	
Point # 10						9038.220	10188.292
N	2	27	17	W		453.370	
Point # 11						9491.174	10168.875
S	84	51	29	W		166.200	
Point # 12						9476.279	10003.343
N	0	21	54	W		523.730	
Point # 13						9999.998	10000.007

AREA = 1,495,805.51 sf (34.3390 acres)
 LENGTH = 5132.76
 NORTHING ERROR = -0.002 EASTING ERROR = +0.007
 LINEAR ERROR = S 73 53 18 E 0.007



10/20/2009

08003 N PTN OF LOT 1

Point # 1					10000.000	10000.000
N	89	28	50	E	181.000	
Point # 2					10001.641	10180.993
S	0	21	54	E	378.070	
Point # 3					9623.579	10183.401
S	36	11	55	E	310.000	
Radius Point # 4					9373.416	10366.483
					Length = 14.136	Tangent = 7.069
N	38	48	41	W	310.000	
Point # 5					9614.973	10172.188
S	51	11	20	W	38.180	
Point # 6					9591.043	10142.437
N	38	48	40	W	249.380	
Radius Point # 7					9785.364	9986.137
					Length = 146.546	Tangent = 75.457
S	5	8	30	E	249.380	
Point # 8					9536.988	10008.486
S	84	51	29	W	5.560	
Point # 9					9536.489	10002.948
N	0	21	54	W	463.520	
Point # 10					10000.000	9999.995

AREA = 78,460.41 sf (1.8012 acres)

LENGTH = 1066.33

NORTHING ERROR = +0.000

EASTING ERROR = -0.005

LINEAR ERROR = S 88 8 21 W 0.005



11/11/2009

08003 S PTN OF LOT 1

Point # 1					10000.000	10000.000
S	84	51	29	W	155.630	
Point # 2					9986.052	9844.996
N	5	8	31	W	309.380	
Radius Point # 3					10294.187	9817.269
					Length = 181.805	Tangent = 93.612
S	38	48	41	E	309.380	
Delta =	33	40	10			
Point # 4					10053.114	10011.175
N	51	11	20	E	21.540	
Point # 5					10066.614	10027.960
S	38	48	40	E	30.000	
Radius Point # 6					10043.238	10046.762
					Length = 37.488	Tangent = 21.635
N	32	47	9	E	30.000	
Delta =	71	35	49			
Point # 7					10068.459	10063.007
N	32	47	8	E	55.000	
Radius Point # 8					10114.697	10092.790
					Length = 38.977	Tangent = 20.347
S	7	49	6	E	55.000	
Delta =	40	36	14			
Point # 9					10060.209	10100.271
S	0	11	3	E	574.530	
Point # 10					9485.682	10102.118
N	53	25	21	W	102.990	
Point # 11					9547.054	10019.412
N	2	27	17	W	453.370	
Point # 12					10000.008	9999.994

AREA = 52,538.94 sf (1.2061 acres)

LENGTH = 1308.06

NORTHING ERROR = +0.008

EASTING ERROR = -0.006

LINEAR ERROR = N 35 28 2 W 0.010



11/11/2009

AH. A

08003 LOT 2

Point # 1					10000.000	10000.000
N	89	28	50	E	376.370	
Point # 2					10003.412	10376.355
S	0	39	21	W	347.320	
Point # 3					9656.115	10372.379
S	88	38	16	W	261.160	
Point # 4					9649.906	10111.293
S	33	50	58	W	55.000	
Radius Point # 5					9604.229	10080.657
					Length = 55.793	Tangent = 30.564
Delta =	58	7	20			
N	24	16	22	W	55.000	
Point # 6					9654.367	10058.048
S	24	16	21	E	310.000	
Radius Point # 7					9371.770	10185.481
					Length = 64.526	Tangent = 32.380
Delta =	11	55	34			
N	36	11	55	W	310.000	
Point # 8					9621.932	10002.400
N	0	21	54	W	378.070	
Point # 9					9999.995	9999.991

AREA = 130,704.55 sf (3.0006 acres)
 LENGTH = 1362.92
 NORTHING ERROR = -0.005 EASTING ERROR = -0.009
 LINEAR ERROR = S 58 50 23 W 0.010



11/11/2009

08003 LOT 3

Point # 1						10000.000		10000.000
	N	89	28	50	E		381.080	
Point # 2						10003.455		10381.064
	S	0	39	21	W		341.710	
Point # 3						9661.767		10377.153
	S	88	38	16	W		381.240	
Point # 4						9652.704		9996.021
	N	0	39	21	E		347.320	
Point # 5						10000.001		9999.996

AREA = 131,261.20 sf (3.0133 acres)
 LENGTH = 1451.35
 NORTHING ERROR = +0.001 EASTING ERROR = -0.004
 LINEAR ERROR = N 71 33 2 W 0.004



AH. A

08003 LOT 4

Point # 1						10000.000	10000.000
N	89	28	50	E		386.080	

Point # 2						10003.500	10386.064
S	0	39	21	W		336.030	

Point # 3						9667.492	10382.218
S	88	38	16	W		386.240	

Point # 4						9658.310	9996.087
N	0	39	21	E		341.710	

Point # 5						9999.998	9999.998
-----------	--	--	--	--	--	----------	----------

AREA = 130,804.41 sf (3.0029 acres)

LENGTH = 1450.06

NORTHING ERROR = -0.002

EASTING ERROR = -0.002

LINEAR ERROR = S 36 18 12 W 0.003



11/11/2009

08003 LOT 5

Point # 1						10000.000	10000.000
	N	88	38	16	E	175.110	
Point # 2						10004.163	10175.061
	S	0	39	21	W	309.770	
Point # 3						9694.413	10171.515
	S	0	39	21	W	440.690	
Point # 4						9253.752	10166.471
	S	88	38	16	W	175.110	
Point # 5						9249.589	9991.410
	N	0	39	21	E	750.470	
Point # 6						10000.010	10000.000

AREA = 131,331.55 sf (3.0150 acres)
 LENGTH = 1851.15
 NORTHING ERROR = +0.010 EASTING ERROR = +0.000
 LINEAR ERROR = N 0 39 21 E 0.010



AH. A

08003 LOT 6

Point # 1						10000.000	10000.000
	N	88	38	16	E	175.110	
Point # 2						10004.163	10175.061
	S	0	39	21	W	750.470	
Point # 3						9253.742	10166.470
	S	88	38	16	W	175.110	
Point # 4						9249.579	9991.410
	N	0	39	21	E	750.470	
Point # 5						10000.000	10000.000

AREA = 131,333.30 sf (3.0150 acres)
 LENGTH = 1851.16
 NORTHING ERROR = +0.000 EASTING ERROR = +0.000
 LINEAR ERROR = N 57 41 59 W 0.000



AH. A

08003 LOT 7

Point # 1						10000.000	10000.000
	N	88	38	16	E	175.110	
Point # 2						10004.163	10175.061
	S	0	39	21	W	750.470	
Point # 3						9253.742	10166.470
	S	88	38	16	W	175.110	
Point # 4						9249.579	9991.410
	N	0	39	21	E	750.470	
Point # 5						10000.000	10000.000

AREA = 131,333.30 sf (3.0150 acres)

LENGTH = 1851.16

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 57 41 59 W 0.000



11/11/2009

08003 LOT 8

Point # 1					10000.000	10000.000
	N	88	38	16	E	175.110
Point # 2					10004.163	10175.061
	S	0	39	21	W	750.470
Point # 3					9253.742	10166.470
	S	88	38	16	W	175.110
Point # 4					9249.579	9991.410
	N	0	39	21	E	750.470
Point # 5					10000.000	10000.000

AREA = 131,333.30 sf (3.0150 acres)

LENGTH = 1851.16

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 57 41 59 W 0.000



11/11/2009

08003 LOT 9

Point # 1						10000.000	10000.000
	N	88	38	16	E	175.110	
Point # 2						10004.163	10175.061
	S	0	39	21	W	750.470	
Point # 3						9253.742	10166.470
	S	88	38	16	W	175.110	
Point # 4						9249.579	9991.410
	N	0	39	21	E	750.470	
Point # 5						10000.000	10000.000

AREA = 131,333.30 sf (3.0150 acres)

LENGTH = 1851.16

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 57 41 59 W 0.000



AH. A

08003 LOT 10

Point # 1					10000.000	10000.000
N	0	11	3	W	574.530	
Point # 2					10574.527	9998.153
N	7	49	6	W	55.000	
Radius Point # 3					10629.016	9990.671
					Delta = 138 19 56	Length = 132.789
N	33	50	58	E	55.000	Tangent = 144.531
Point # 4					10674.693	10021.307
N	88	38	16	E	153.090	
Point # 5					10678.333	10174.354
S	0	39	21	W	873.590	
Point # 6					9804.800	10164.355
S	88	38	16	W	82.660	
Point # 7					9802.835	10081.718
N	0	46	46	E	135.170	
Point # 8					9937.993	10083.557
N	53	25	21	W	104.040	
Point # 9					9999.991	10000.007

AREA = 130,972.42 sf (3.0067 acres)
 LENGTH = 1923.08
 NORTHING ERROR = -0.009 EASTING ERROR = +0.007
 LINEAR ERROR = S 38 55 52 E 0.012



11/11/2009

08003 TRACT A

Point # 1						10000.000	10000.000
	N	88	38	16	E	875.540	
Point # 2						10020.814	10875.293
	S	0	39	21	W	179.980	
Point # 3						9840.846	10873.232
	S	89	58	7	W	691.260	
Point # 4						9840.467	10181.973
	S	0	21	46	E	46.130	
Point # 5						9794.338	10182.265
	N	86	42	27	W	127.020	
Point # 6						9801.633	10055.454
	N	80	26	40	W	142.150	
Point # 7						9825.231	9915.277
	N	0	46	46	E	49.690	
Point # 8						9874.916	9915.953
	N	88	38	16	E	82.660	
Point # 9						9876.881	9998.589
	N	0	39	21	E	123.120	
Point # 10						9999.993	9999.998

AREA = 160,672.81 sf (3.6885 acres)

LENGTH = 2317.55

NORTHING ERROR = -0.007

EASTING ERROR = -0.002

LINEAR ERROR = S 12 44 14 W 0.007



11/11/2009

08003 ROAD R/W

Point # 1					10000.000	10000.000
N	84	51	29	E	5.560	
Point # 2					10000.498	10005.538
N	5	8	31	W	249.380	
Radius Point # 3					10248.875	9983.187
			Delta = 33	40 10	Length = 146.546	Tangent = 75.457
S	38	48	41	E	249.380	
Point # 4					10054.555	10139.489
N	51	11	20	E	38.180	
Point # 5					10078.484	10169.239
S	38	48	40	E	310.000	
Radius Point # 6					9836.927	10363.533
			Delta = 14	32 19	Length = 78.661	Tangent = 39.543
N	24	16	21	W	310.000	
Point # 7					10119.523	10236.099
S	24	16	21	E	55.000	
Radius Point # 8					10069.385	10258.708
			Delta = 237	3 30	Length = 227.560	Tangent = -101.175
S	32	47	9	W	55.000	
Point # 9					10023.147	10228.926
S	32	47	8	W	30.000	
Radius Point # 10					9997.926	10212.681
			Delta = 71	35 49	Length = 37.488	Tangent = 21.635
N	38	48	41	W	30.000	
Point # 11					10021.302	10193.878
S	51	11	20	W	21.540	
Point # 12					10007.802	10177.094
N	38	48	40	W	309.380	
Radius Point # 13					10248.876	9983.188
			Delta = 33	40 10	Length = 181.805	Tangent = 93.612
S	5	8	30	E	309.380	
Point # 14					9940.740	10010.915
S	84	51	29	W	10.570	
Point # 15					9939.793	10000.387
N	0	21	54	W	60.210	
Point # 16					10000.002	10000.004



AH. A

AREA = 23,747.64 sf (.5452 acres)

LENGTH = 136.06

NORTHING ERROR = +0.002

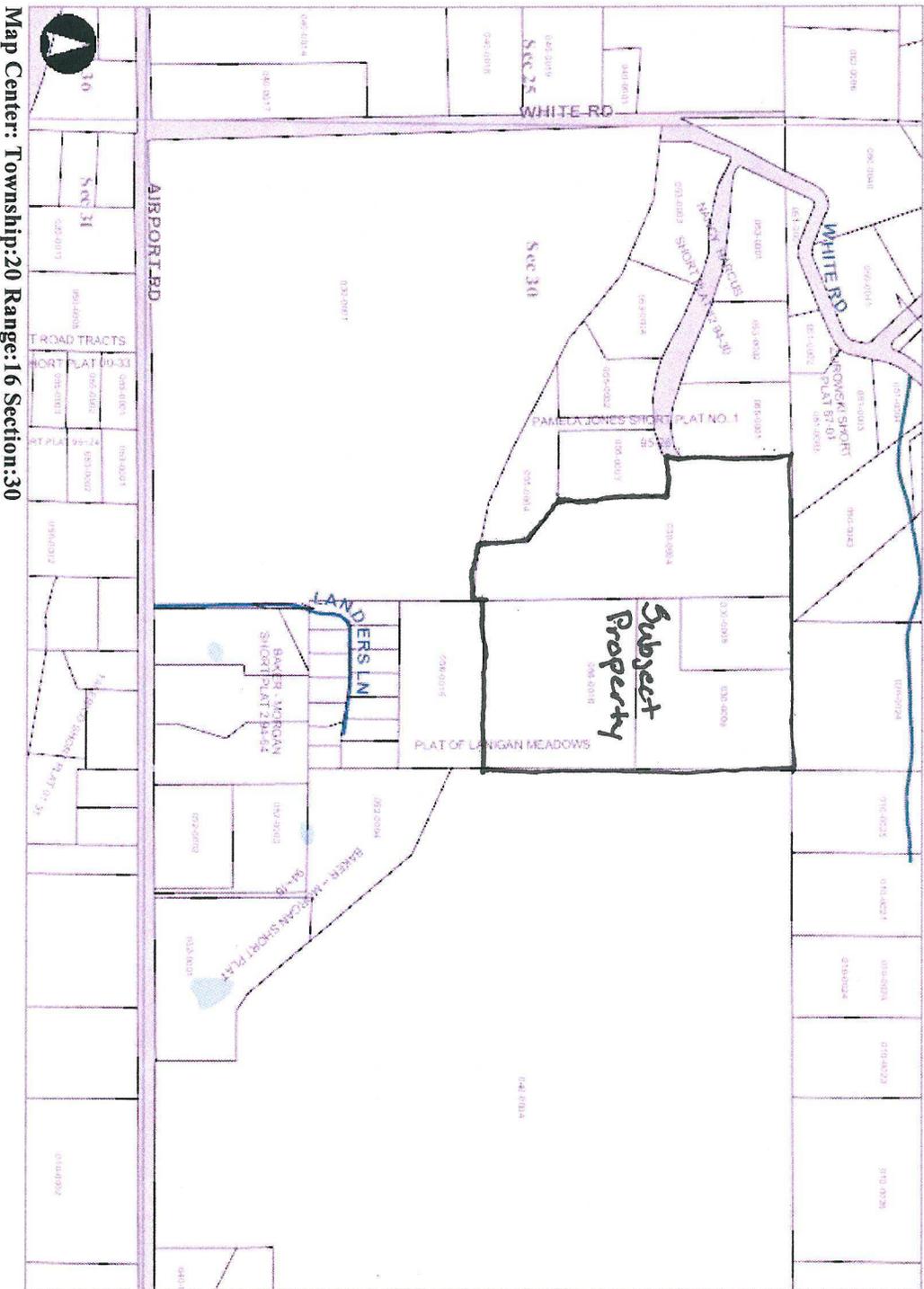
EASTING ERROR = +0.004

LINEAR ERROR = N 60 58 57 E 0.004



11/11/2009

Vicinity/Parcel Map



Map Center: Township:20 Range:16 Section:30

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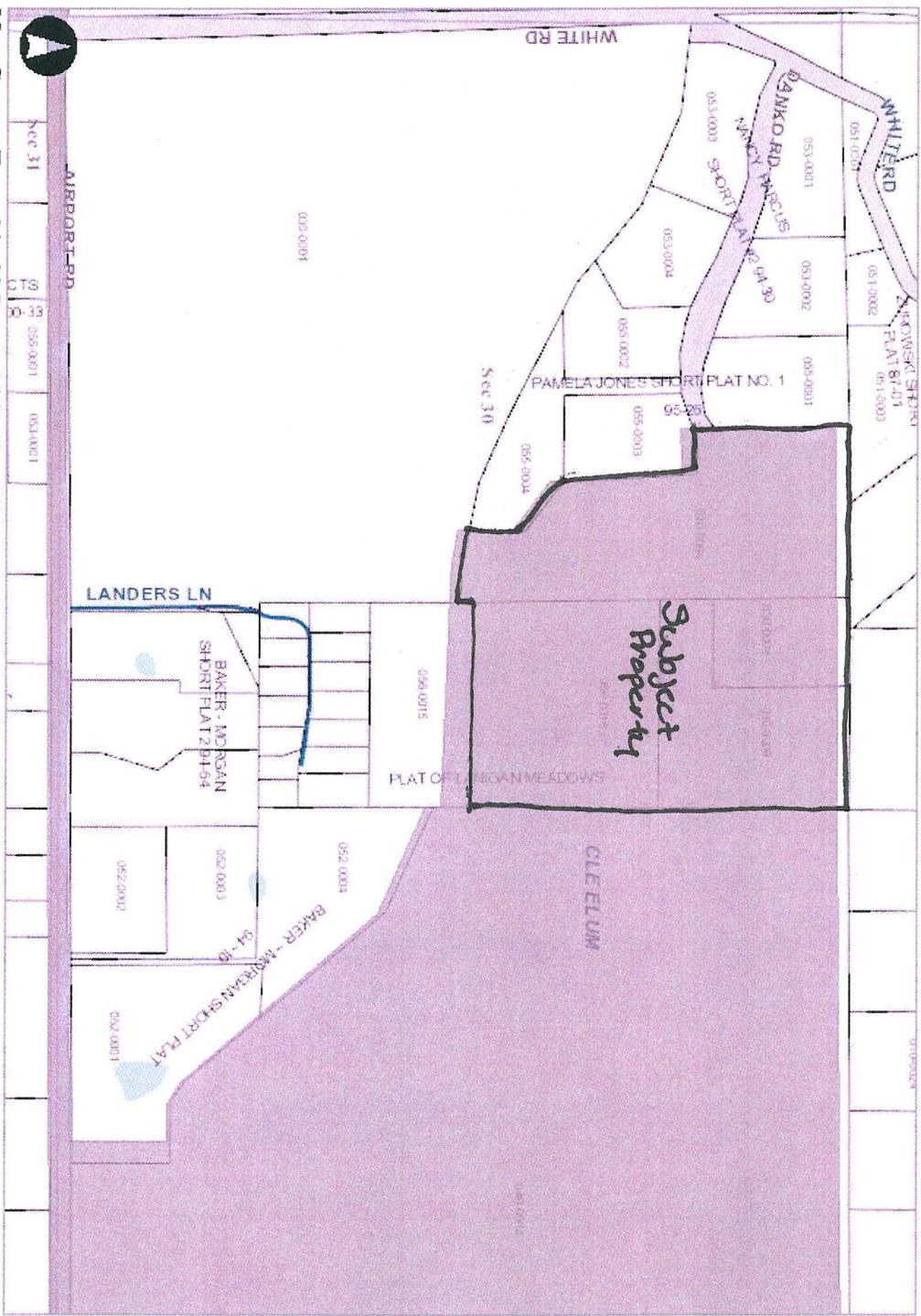
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B.

Cle Elum UGA



Map Center: Township:20 Range:16 Section:30

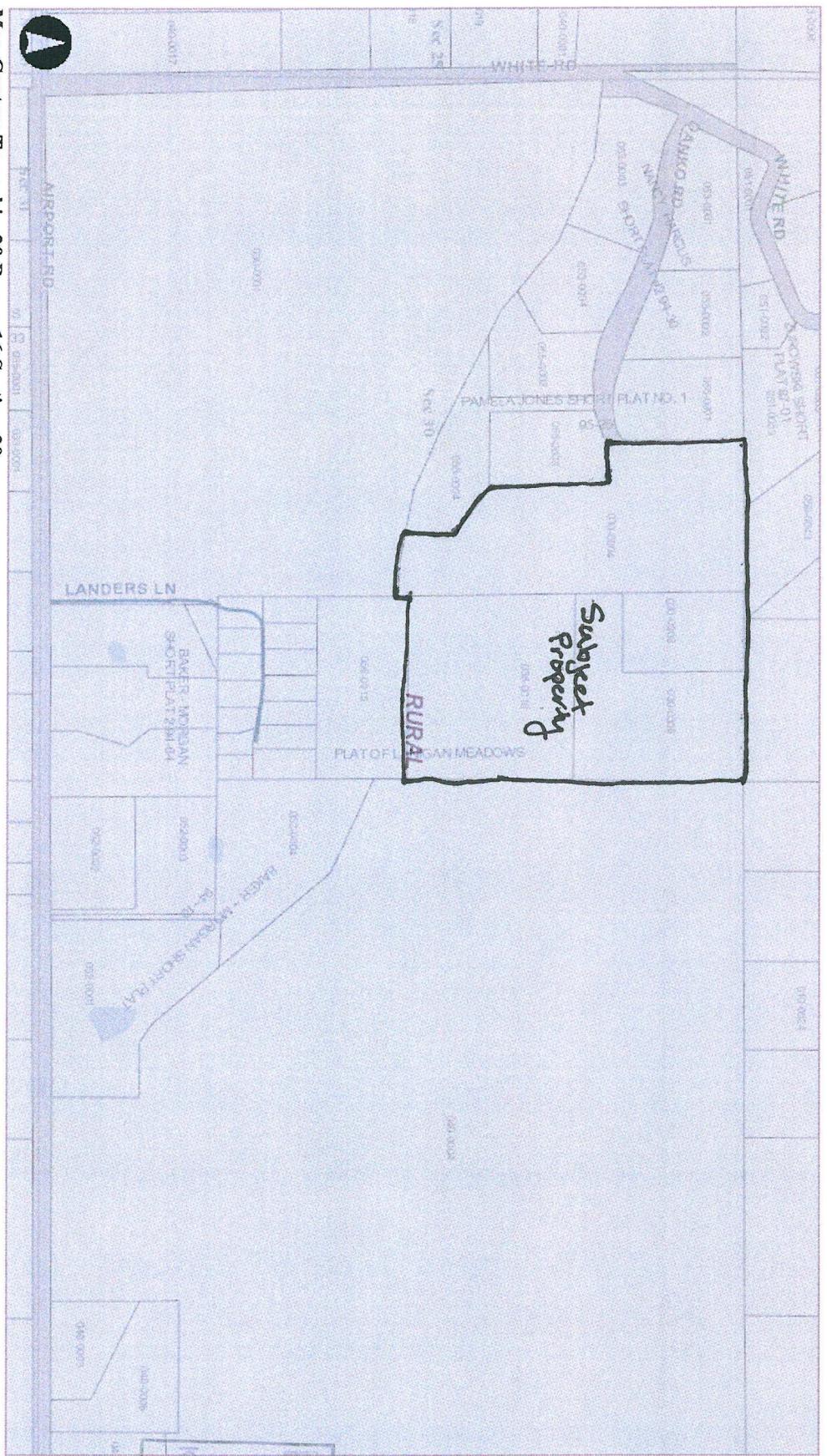
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Land Use



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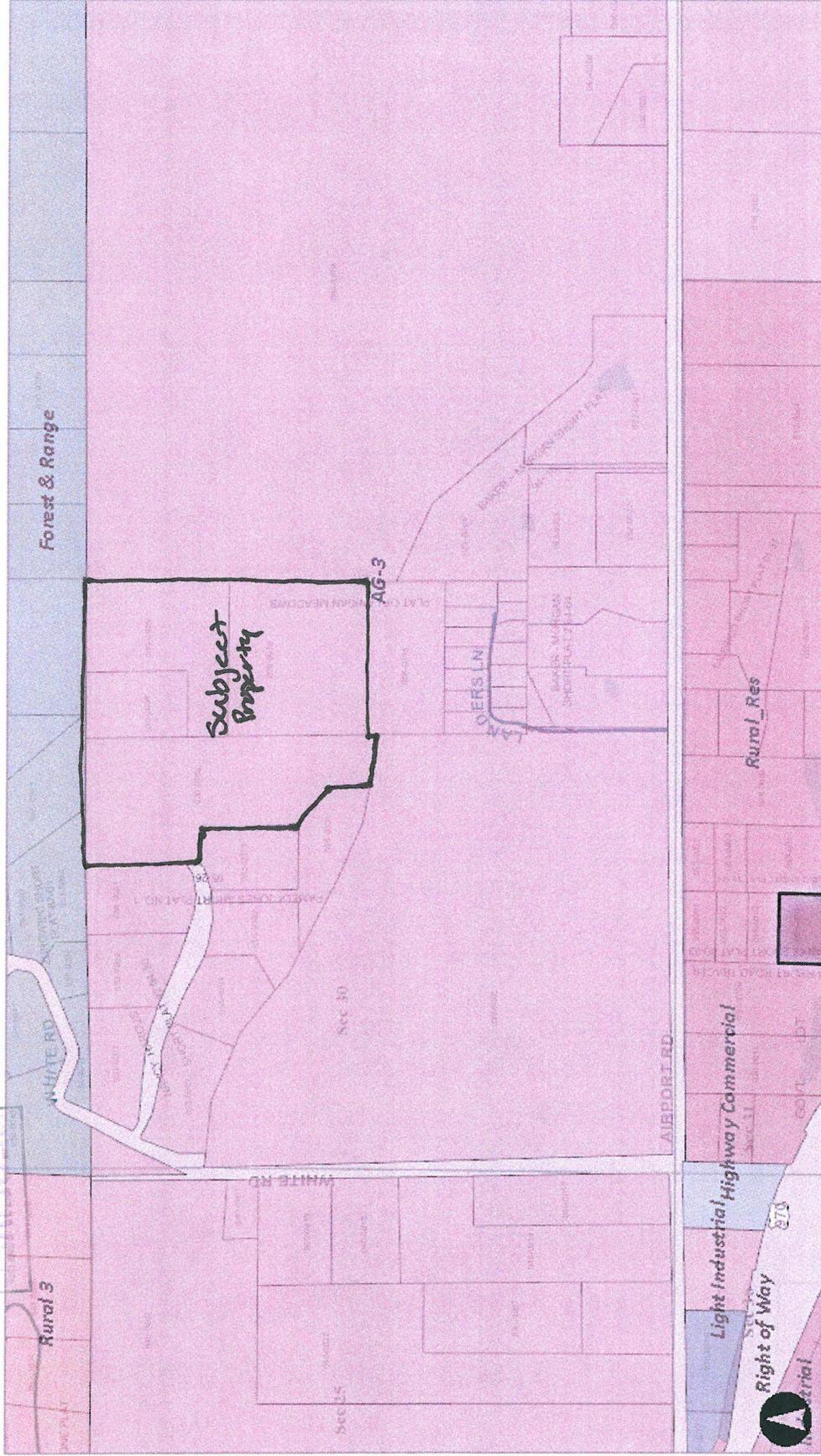
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Zoning



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AH.

D

**Chapter 17.28
A-3 - AGRICULTURAL 3 ZONE***

Sections

- 17.28.010 Purpose and intent.
- 17.28.020 Uses permitted.
- 17.28.030 Lot size required.
- 17.28.040 Yard requirements - Front.
- 17.28.050 Yard requirements - Side.
- 17.28.060 Yard requirements - Rear.
- 17.28.065 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.28.080 Sale or conveyance of lot portion.
- 17.28.090 Off-street parking.
- 17.28.100 Access requirement.
- 17.28.110 Setback lines.
- 17.28.120 Prohibited uses. (Deleted by Ord. 87-11)
- 17.28.130 Conditional uses.
- 17.28.140 Administrative uses.

* Prior history: Ords. 82-Z-1, 79-Z-3, 79-Z-2, 76-2, 75-12, 75-9, 75-5, 73-7, 73-5, 73-3, 72-8, 71-5, 71-1, 709, 70-8, 69-7, 69-1, 68-17, 2.

17.28.010 Purpose and intent.

The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-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. (Ord. 83-Z-2 (part), 1983)

17.28.020 Uses permitted.

Uses permitted. Permitted uses are as follows:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
8. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
9. Community clubhouses, parks and playgrounds, and public utility buildings, pumping plants and substations;
10. Commercial greenhouses and nurseries;
11. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
12. Existing cemeteries;
13. Airport;
14. Processing of products produced on the premises;
15. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;



- 16. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.
- 17. Gas and oil exploration and construction;
- 18. Uses customarily incidental to any of the above uses;
- 19. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
- 20. Accessory Dwelling Unit (if in UGA or UGN)
- 21. Accessory Living Quarters
- 22. Special Care Dwelling (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 88-4 § 3, 1988; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.28.030 Lot size required.

- 1. The minimum residential lot size shall be three acres in the Agricultural-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting.
- 2. The minimum average lot width shall be two hundred fifty feet. (Ord, 2007-22, 2007; Res. 83-10, 1983)

17.28.040 Yard requirements - Front.

There shall be a minimum front yard of twenty-five feet. (Ord. 96-19 (part), 1996; Res. 83-10, 1983)

17.28.050 Yard requirements - Side.

Side yard shall be a minimum of five feet. On corner lots the side yard shall be a minimum of fifteen feet on the side abutting the street. (Res. 83-10, 1983)

17.28.060 Yard requirements - Rear.

There shall be a rear yard with a minimum depth of twenty-five feet to the main building. (Res. 83-10, 1983)

17.28.065 Yard requirements - Zones Adjacent to Commercial Forest Zone

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200' setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with Kittitas County Code 17.57.050(2). (Ord. 2007-22, 2007)

17.28.080 Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure or the remainder of the lot with less than the minimum lot, yard or setback requirements of this district. (Res. 83-10, 1983)

17.28.090 Off-street parking.

One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line. (Res. 83-10, 1983)

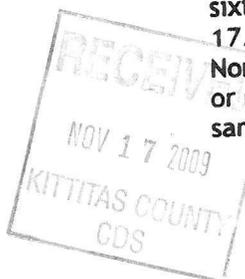
17.28.100 Access requirement.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot right-of-way or existing county road. (Res. 8310, 1983)

17.28.110 Setback lines.

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

- 1. Within one and one-half miles:
 - a. (Repealed by Ord. 88-5)



- b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
 - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use districts will be provided;
- 2. (Deleted by Ord. 87-11)
- 3. Within one hundred feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;
- 4. Feedlots containing fifty to one hundred head at a density of less than five hundred square feet per head for a period of six months or more shall be located no closer than three hundred feet to any existing home, school or park. (Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983)

17.28.120 Prohibited uses.
 (Deleted by Ord. 87-11). (Res. 83-10, 1983)

17.28.130 Conditional uses.
 The following uses may be permitted in any Agricultural-3 zone subject to the conditions set forth in Chapter 17.60; it is the intent of this code that such uses are subordinate to the primary agricultural uses of this zone:

- 1. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located;
- 2. Hospitals;
- 3. Museums;
- 4. Public utility substations;
- 5. Riding academies;
- 6. Governmental uses essential to residential neighborhoods;
- 7. Churches;
- 8. (Deleted by Ord. 83-Z-2)
- 9. Convalescent homes;
- 10. Day care facilities;
- 11. Bed and breakfast business.
- 12. Room and board lodging involving no more than four boarders or two bedrooms;
- 13. Feed mills, canneries and processing plants for agricultural products;
- 14. Kennels;
- 15. Livestock sales yard;
- 16. Sand and gravel excavation, provided that noncommercial excavation shall be permitted for on-site use without a conditional use permit;
- 17. Stone quarries;
- 18. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years);
- 19. Golf courses;
- 20. Auction sales or personal property, other than livestock;
- 21. Private Campgrounds. In considering proposals for location of such campgrounds, the board of adjustment shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.



- b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
 - d. Adequate and convenient vehicular access, circulation and parking should be provided.
 - e. Economic and environmental feasibility;
 - f. Public health and safety of campers and those reasonably impacted by the campground (i.e. heath, water, sanitation);
22. Log sorting yard;
23. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations;
24. Guest ranches;
25. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.;
26. Farm labor shelters, provided that:
- a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per twenty acre parcel;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;
27. Community Clubs. (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 93-6 (part), 1993; Ord. 9015 §§ 2, 3, 1990; Ord. 90-10 (part), 1990; Ord. 88-4 § 4, 1988; Ord. 87-9 § 3, 1987; Ord. 83-Z6, 1983; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.28.140 Administrative uses.

The following uses may be permitted in any A-3 zone subject to the requirements set forth in Chapter 17.60B.

- 1. Accessory Dwelling Unit (if outside UGA or UGN) (Ord. 2007-22, 2007)





A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Kittitas County Area, Washington



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Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nracs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means



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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the



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individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

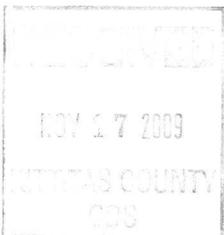
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

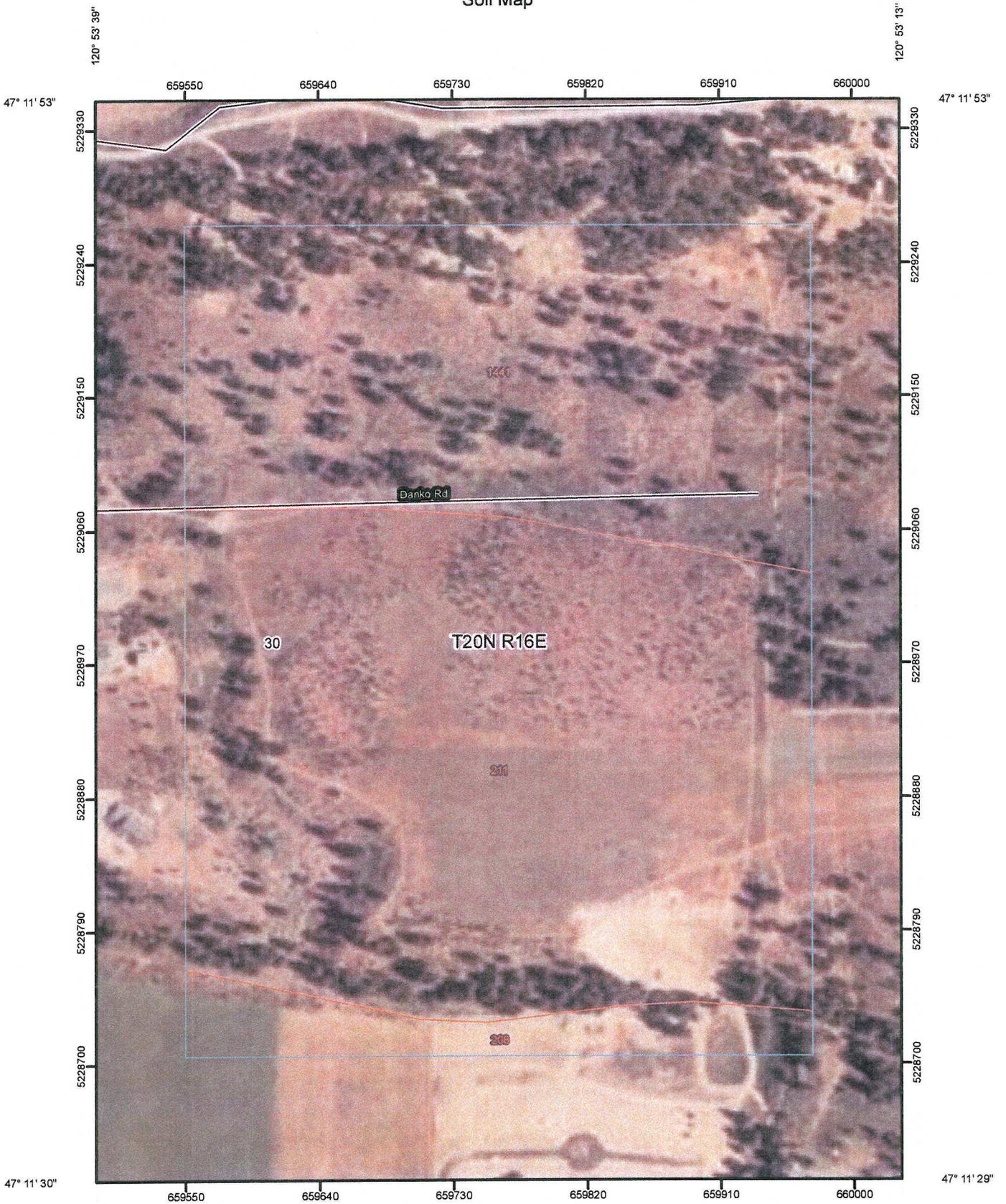


Soil Map

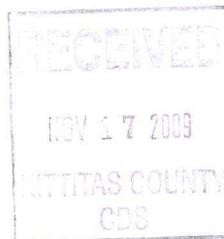
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



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Soil Map



Map Scale: 1:3,480 if printed on A size (8.5" x 11") sheet



MAP INFORMATION

Map Scale: 1:3,480 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

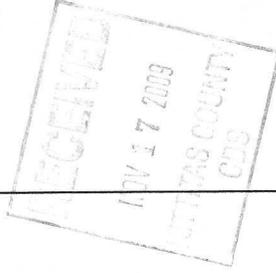
Soil Survey Area: Kittitas County Area, Washington
 Survey Area Data: Version 3, Jun 15, 2009

Date(s) aerial images were photographed: 7/27/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

- | | | | |
|--|------------------------|--|-------------------------|
| | Area of Interest (AOI) | | Very Stony Spot |
| | Soils | | Wet Spot |
| | Soil Map Units | | Other |
| | Blowout | | Special Line Features |
| | Borrow Pit | | Gully |
| | Clay Spot | | Short Steep Slope |
| | Closed Depression | | Other |
| | Gravel Pit | | Political Features |
| | Gravelly Spot | | Cities |
| | Landfill | | PLSS Township and Range |
| | Lava Flow | | PLSS Section |
| | Marsh or swamp | | Water Features |
| | Mine or Quarry | | Oceans |
| | Miscellaneous Water | | Streams and Canals |
| | Perennial Water | | Transportation |
| | Rock Outcrop | | Rails |
| | Saline Spot | | Interstate Highways |
| | Sandy Spot | | US Routes |
| | Severely Eroded Spot | | Major Roads |
| | Sinkhole | | Local Roads |
| | Slide or Slip | | |
| | Sodic Spot | | |
| | Spoil Area | | |
| | Stony Spot | | |



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Map Unit Legend

Kittitas County Area, Washington (WA637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
208	Patnish-Mippon-Myzel complex, 0 to 3 percent slopes	3.6	6.2%
211	Teanaway loam, 0 to 3 percent slopes	33.6	57.4%
1441	Teanaway loam, 10 to 25 percent slopes	21.3	36.4%
Totals for Area of Interest		58.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If



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intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

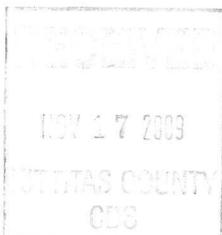
Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



Kittitas County Area, Washington

208—Patnish-Mippon-Myzel complex, 0 to 3 percent slopes

Map Unit Setting

Elevation: 1,800 to 4,800 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 80 to 110 days

Map Unit Composition

Patnish and similar soils: 40 percent
Mippon and similar soils: 30 percent
Myzel and similar soils: 25 percent
Minor components: 5 percent

Description of Patnish

Setting

Landform: Flood plains
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium mixed with volcanic ash in the upper part

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 25 to 35 inches to strongly contrasting textural stratification
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 35 to 60 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 3c
Land capability (nonirrigated): 3c
Other vegetative classification: Douglas-fir/common snowberry/pinegrass (CDS638)

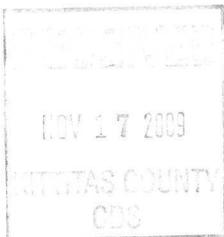
Typical profile

0 to 7 inches: Ashy loam
7 to 14 inches: Ashy loam
14 to 27 inches: Loam
27 to 35 inches: Very gravelly sandy loam
35 to 60 inches: Extremely cobbly loamy sand

Description of Mippon

Setting

Landform: Stream terraces
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Alluvium



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Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 27 inches to strongly contrasting textural stratification
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 35 to 60 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Land capability (nonirrigated): 4s
Other vegetative classification: Douglas-fir/common snowberry/pinegrass (CDS638)

Typical profile

0 to 1 inches: Moderately decomposed plant material
1 to 12 inches: Very cobbly loam
12 to 18 inches: Very gravelly sandy loam
18 to 60 inches: Extremely cobbly loamy sand

Description of Myzel

Setting

Landform: Alluvial fans, flood plains
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Alluvium with an influence of volcanic ash in the upper part

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 35 to 57 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability (nonirrigated): 3w
Other vegetative classification: Douglas-fir/common snowberry/pinegrass (CDS638)

Typical profile

0 to 6 inches: Ashy sandy clay loam
6 to 22 inches: Ashy sandy clay loam
22 to 38 inches: Ashy sandy clay loam
38 to 57 inches: Sandy clay loam
57 to 60 inches: Sandy clay loam



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Minor Components

Xerofluvents

Percent of map unit: 5 percent

211—Teanaway loam, 0 to 3 percent slopes

Map Unit Setting

*Elevation: 1,800 to 2,500 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 80 to 110 days*

Map Unit Composition

*Teanaway and similar soils: 80 percent
Minor components: 20 percent*

Description of Teanaway

Setting

*Landform: Terraces
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loess over glacial till or outwash with an influence of volcanic ash in the surface*

Properties and qualities

*Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 39 to 51 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 10.3 inches)*

Interpretive groups

*Land capability classification (irrigated): 3c
Land capability (nonirrigated): 3c
Other vegetative classification: Douglas-fir/common snowberry/pinegrass (CDS638)*

Typical profile

*0 to 3 inches: Moderately decomposed plant material
3 to 7 inches: Loam
7 to 22 inches: Loam
22 to 42 inches: Loam*



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42 to 51 inches: Loam
51 to 60 inches: Gravelly loam

Minor Components

Racker

Percent of map unit: 10 percent

Quicksell

Percent of map unit: 5 percent
Landform: Depressions on outwash terraces

Roslyn

Percent of map unit: 5 percent

1441—Teaway loam, 10 to 25 percent slopes

Map Unit Setting

Elevation: 1,800 to 3,600 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 80 to 120 days

Map Unit Composition

Teaway and similar soils: 80 percent
Minor components: 20 percent

Description of Teaway

Setting

Landform: Mountain slopes
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess over glacial till or outwash with an influence of volcanic ash in the surface

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 39 to 51 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability (nonirrigated): 3e
Other vegetative classification: Douglas-fir/common snowberry/pinegrass (CDS638)



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Typical profile

- 0 to 3 inches: Moderately decomposed plant material*
- 3 to 7 inches: Loam*
- 7 to 22 inches: Loam*
- 22 to 42 inches: Loam*
- 42 to 51 inches: Loam*
- 51 to 60 inches: Gravelly loam*

Minor Components

Ampad

Percent of map unit: 10 percent

Swauk

Percent of map unit: 5 percent

Nard

Percent of map unit: 5 percent



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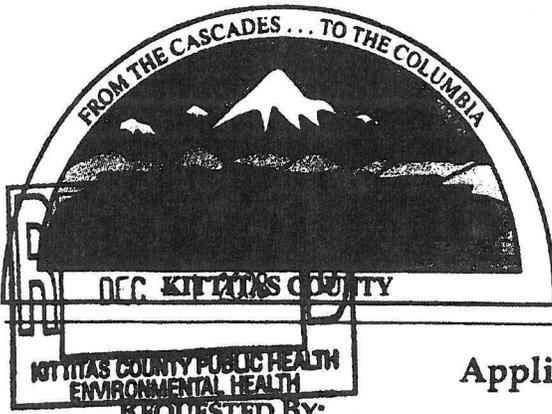
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www.co.kittitas.wa.us/health/

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

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

Application for Site Evaluation

CE-08-00208

REQUESTED BY:

Property Owners Name: Schuler Deenen Family Ranch LLC
 Site Address: Airport Road-Cle Elum
 City: _____ Zip: _____
 Telephone: () 674-9642 Cell: () 304-9062
 Requested By: Mark Nelson
 Mailing Address: PO Box 394
 City: Cle Elum Zip: 98922
 Designers Name: Mark Nelson Cell: () 304-9062
 Signature: _____
 Designer requests copy E-mail: mark@evergreenvalleyutilities.com

SITE:

Parcel Map must be attached (see the CDS Planning Dept. to obtain a copy)
 Parcel Number: 19-16-30030-0004,0008,0009 & 20-16-30056-0016
 Subdivision: _____ Block: _____ Acreage Size: 33
 Directions to site: Take Airport rd to Cle Elum Airport

Test holes are dug Will call when holes are dug

STRUCTURE (CHECK ALL THAT APPLY):

Proposed OR Existing
 Single OR Multiple family dwelling
 Permanent Residence Part Time Residence
 Number of bedrooms: _____ Number of permanent occupants: _____
 Other (Specify) Possible Community Drainfields

WATER SUPPLY:

Public Water System - Name of system: _____
 Private well

12.01.08 \$350 3774
 Date Fee Receipt #

Fee is non-refundable after service has been provided
 Site Evaluation is valid for five years

OSS SITE EVALUATION - TEST HOLE DATA & PARCEL INFORMATION

TIME IN: 11:00 TIME OUT: 12:15

File Last Name: Schuber Deaver Park Parcel Number: 17-16-300230 Date: 12/5/08

30056-0016

Soil Profile
C = Clay
S = Sand
Si = Silt
L = Loam
GR = Gravel
CO = Cobbles
BKR = Broken Rock
HP = Hard Pan
H2O = Water
MOT = Mottling
RL = Root Line

SOIL LOG #	PRIMARY	STRUCTURE	COLOR
1-	SILT		
2-	3	MUD	
3-			
4-	42" ---		
5-	CLAY		
6-	MUD		

SOIL LOG #	Z	RESERVE	STRUCTURE	COLOR
1-	SILT			
2-	2			
3-	30"			
4-	MUD			
5-	CLAY			
6-				

Field Observations: <i>Looking for Area for Comm. Drainfire id. - More Holes may be needed - See Attached Map</i>	Minimum Setbacks: <input type="checkbox"/> Surface Water (100') <input type="checkbox"/> Wells (100') <input type="checkbox"/> Water Lines (10') <input type="checkbox"/> Cut banks (25' + 5' or 50' + 5') <input type="checkbox"/> Interceptor Ditches (10' up or 30') <input type="checkbox"/> Property Lines (5') <input type="checkbox"/> Buildings (10') <input type="checkbox"/> Cuts or fills? Slope: <u>3-5%</u> <small>(Percent & Direction)</small>	System Approved: APP Rate: <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/> 8 <input type="checkbox"/> 10 <input type="checkbox"/> Gravity <u>3 on M#1</u> <input checked="" type="checkbox"/> Pressure <input type="checkbox"/> Pressure with Sand Lined Trenches <input type="checkbox"/> Alternative <input type="checkbox"/> Other: _____ <input type="checkbox"/> Unsuitable	Parcel Map/Soil log Location <i>See Map</i>
--	---	--	--

Comments or Waivers Needed: Depending On Placement of DF, Soil and App Rate.
will vary. May need permit.

Staff Signature: De Gilbert Designer Signature: [Signature]
3200273 Page ___ of ___

OSS SITE EVALUATION - TEST HOLE DATA & PARCEL INFORMATION

TIME IN: _____ TIME OUT: _____

File Last Name: Shaver Deanna Rankin Parcel Number: 19-16-30030-6004 Date: 12/5/04

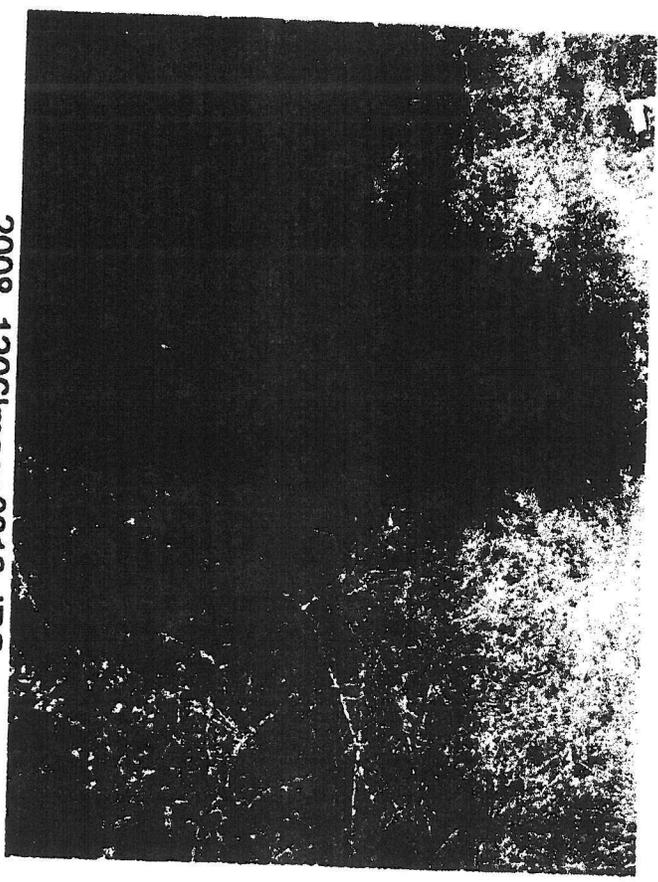
Soil Profile
C = Clay
S = Sand
Si = Silt
L = Loam
GR = Gravel
CO = Cobbles
BKR = Broken Rock
HP = Hard Pan
H2O = Water
MOT = Mottling
RL = Root Line
Restrict. Layer: _____

SOIL LOG # 3		PRIMARY	
Depth Feet	Texture	Structure	Color
1 -	Silt	Tight	
2 -			
3 -	28" - 30"		
4 -	CLAY		
5 -			
6 -			

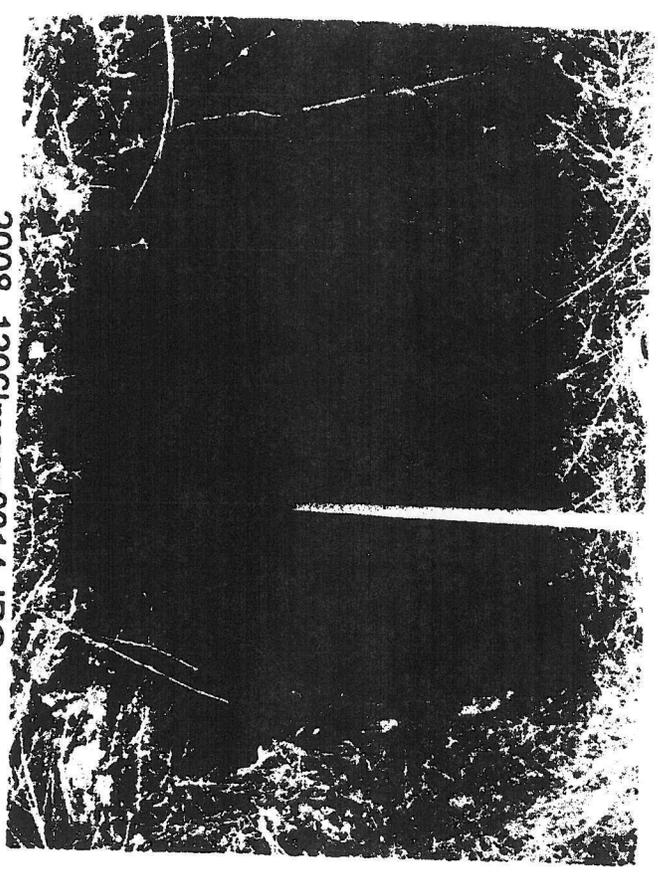
SOIL LOG # 4		RESERVE	
Depth Feet	Texture	Structure	Color
1 -	Silt		
2 -	CLAY		
3 -			
4 -	Pre treated		
5 -	Moisture		
6 -			

Field Observations:	Minimum Setbacks:	System Approved:	Parcel Map/Soil Log Location
	<input type="checkbox"/> Surface Water (100') <input type="checkbox"/> Wells (100') <input type="checkbox"/> Water Lines (10') <input type="checkbox"/> Cut banks (25' + 5' or 50' + 5') <input type="checkbox"/> Interceptor Ditches (10' up or 30') <input type="checkbox"/> Property Lines (5') <input type="checkbox"/> Buildings (10') <input type="checkbox"/> Cuts or fills? Slope: <u>2 = 3%</u> (Percent & Direction)	APP Rate: <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 6 <input type="checkbox"/> 8 <input type="checkbox"/> 1.0 <input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Pressure <input type="checkbox"/> Pressure with Sand Lined Trenches <input type="checkbox"/> Alternative <input type="checkbox"/> Other: _____ <input type="checkbox"/> Unsuitable	* See Attached
Comments or Waivers Needed:			

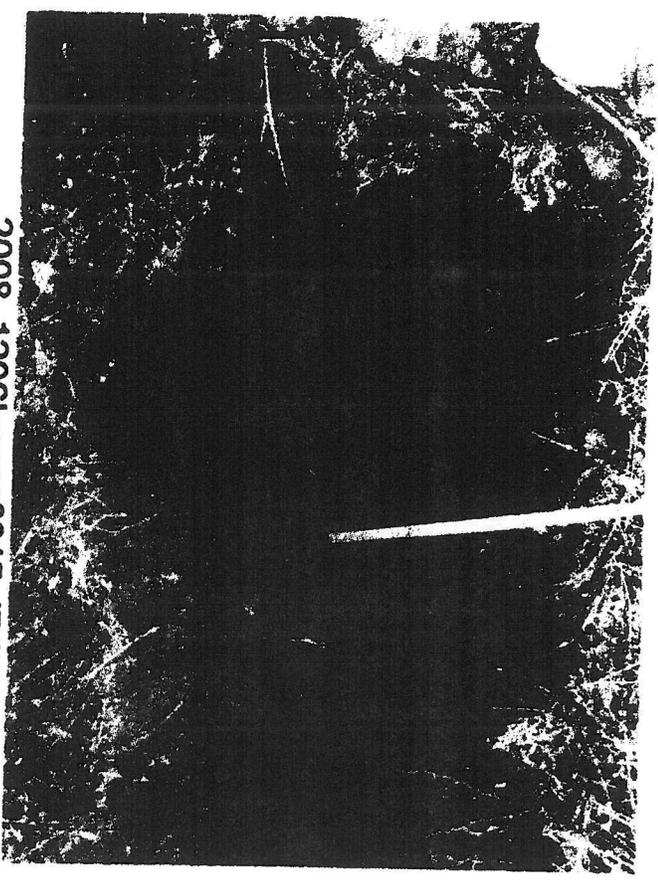
Staff Signature: _____ Designer Signature: _____ Page _____ of _____



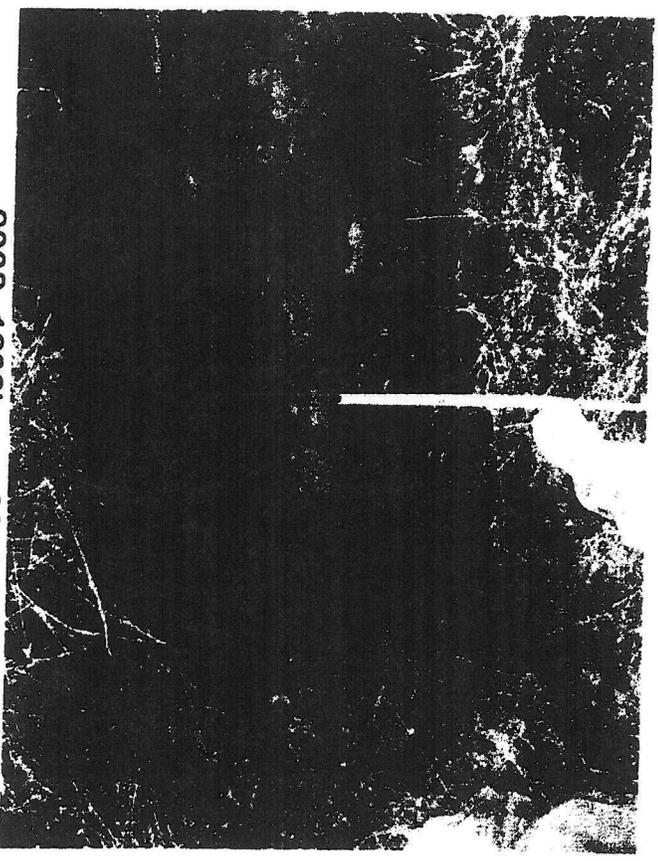
2008_1206Image0313.JPG



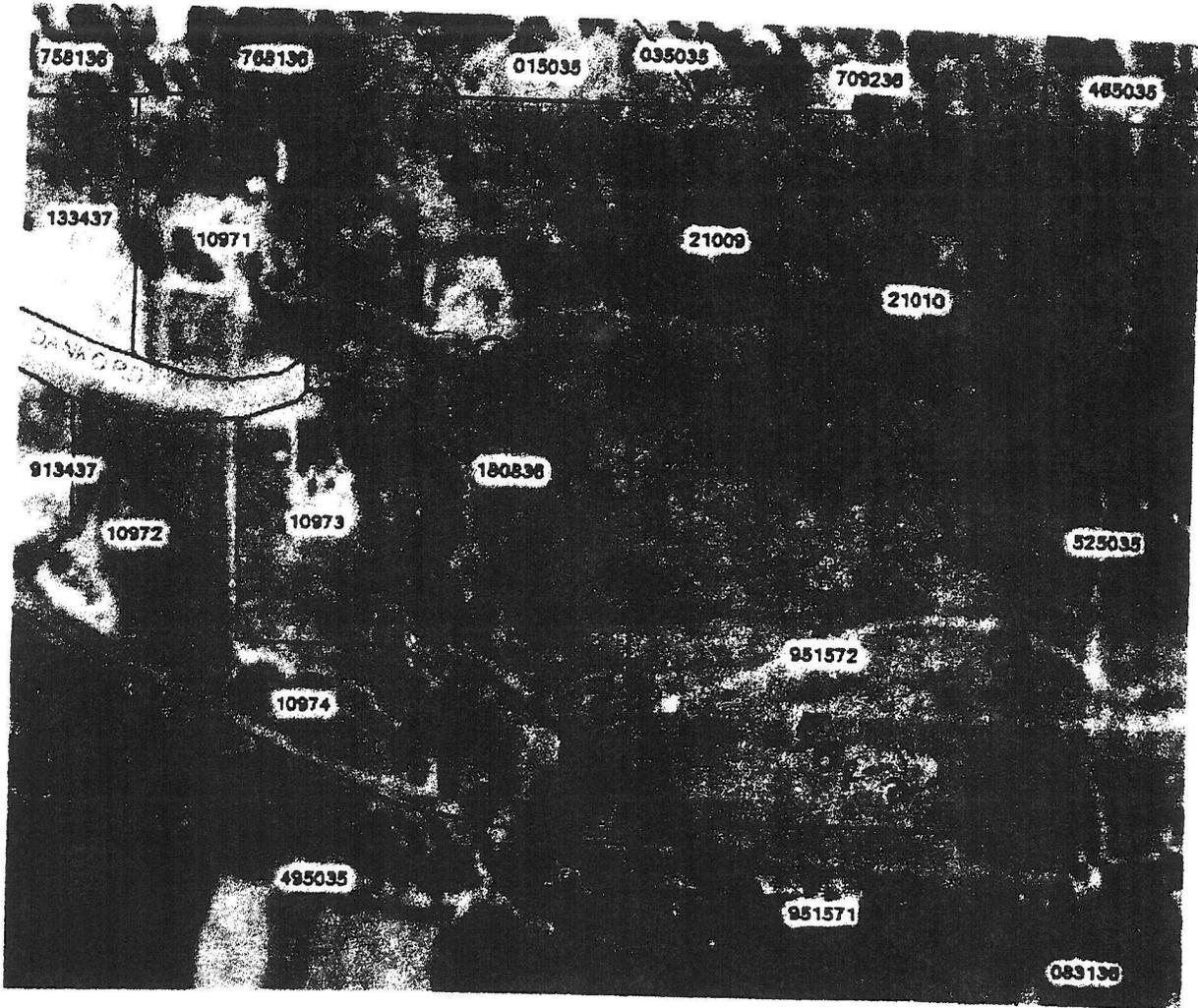
2008_1206Image0314.JPG



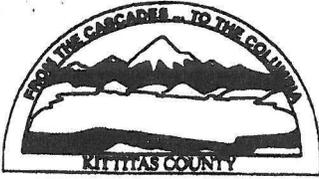
2008_1206Image0315.JPG



2008_1206Image0316.JPG



G



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

RECEIPT NO.: 00003774

COMMUNITY DEVELOPMENT SERVICES
 (509) 962-7506

PUBLIC HEALTH DEPARTMENT
 (509) 962-7698

DEPARTMENT OF PUBLIC WORKS
 (509) 962-7523

Account name: 020139

Date: 12/1/2008

Applicant: MARK NELSON

Type: check # 6810

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
OE-08-00208	EH SITE EVAL FEE	350.00
	Total:	350.00

UPDATED
SUBDIVISION GUARANTEE

Office File Number : 0104376
 Guarantee Number : 48 0035 72030 6714
 Dated : October 20, 2009, at 8:00am
 Liability Amount : \$ 1,000.00
 Premium : \$ 200.00
 Tax : \$ 15.40
 Your Reference : CLE ELUM AIRPORT PROPERTY

Name of Assured: **TERRA DESIGN GROUP & ENCOMPASS ENGINEERING AND SURVEYING**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

TRACT 1:

Parcel B of that certain Survey as recorded July 11, 1995, in Book 21 of Surveys, page 62, under Auditor's File No. 583025, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 30, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

TRACT 2:

Parcels D-1 and D-2 of that certain Survey as recorded July 31, 2006, in Book 33 of Surveys, pages 2 and 3, under Auditor's File No. 200607310001, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 30, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

TRACT 3:

Tract B, PLAT OF LANIGAN MEADOWS, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 155 through 157, records of said County.

Title to said real property is vested in:

TRACT 1:

SCHULER DENEEN FAMILY RANCH LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TRACT 2:

JAMES K. SCHULER, A MARRIED MAN PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE

TRACT 3:

PQD CONSTRUCTION, INC., A WASHINGTON CORPORATION

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104376

Guarantee Number: 48 0035 72030 6714

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for the second half of the year 2009, which become delinquent after October 31, 2009, if not paid:

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 217.19	(\$ 217.20)	(\$ 434.39)	20-16-30030-0008 (21009)	Parcel D-1 of Tract 2
\$ 311.01	(\$ 311.02)	(\$ 622.03)	20-16-30030-0009 (21010)	Parcel D-2 of Tract 2
\$ 442.36	(\$ 442.37)	(\$ 884.73)	20-16-30030-0004 (180836)	Tract 1
\$ 322.53	(\$ 322.53)	(\$ 645.06)	20-16-30056-0016 (951572)	Tract 3

5. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on November 22, 1922, in Volume 38, Page 332, under Kittitas County Auditor's File No. 67815

In favor of : Puget Sound Power & Light Co., a corporation
 For : Electric transmission line consisting of steel or wooden towers or steel or wooden poles, with necessary guys and anchors, together with transmission, telephone and telegraph wires, insulators and cross-arms placed thereon, and other necessary or convenient appurtenances connected therewith
 Affects : A strip of land across, over and upon the North Half of the Southwest Quarter of said Section 30

6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on October 21, 1929, in Volume 48, Page 19, under Kittitas County Auditor's File No. 97744.

In favor of : The Pacific Telephone and Telegraph Company, its successors and assigns
 For : The right to place and maintain anchor with the necessary wires and fixtures thereon, and to keep same free from foliage, together with access to said right-of-way and the anchor and wires thereon, for purposes of repairs, etc
 Affects : The South Half of the Southwest Quarter of said Section 30

(SCHEDULE B)

File No. 0104376

Guarantee Number: 48 0035 72030 6714

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on April 13, 1937, in Volume 57, Page 492, under Kittitas County Auditor's File No. 132708.

In favor of : Puget Sound Power & Light Company, a Massachusetts corporation
 For : Electric transmission and distribution line, consisting of a single line of poles, with necessary braces, guys and anchors, and to place upon or suspend from such poles transmission braces, guys and anchors, and to place upon or suspend from such poles transmission, distribution and signal wires, insulators, cross-arms, transformers and other necessary or convenient appurtenances

Affects : A strip of land across, over and upon the Southwest Quarter of said Section 30

8. Exceptions and Reservations as contained in Instrument

From : Ethelene Rydman and Gordon Rydman, her husband and June Wilmarth and B. A. Wilmarth, her husband
 Dated : June 14, 1947
 Recorded : July 3, 1947 in Volume 75, Page 261
 Auditor's File No. : 195712
 Affects : The Southwest Quarter of said Section 30 and other land, which provides in part as follows:

"Reserving unto the grantors above named all rights to the minerals deposits in said land above described and reserving unto said grantors the right at all times to go upon said property, both them and their assigns, agents, servants, etc., for the purposes of inspecting, developing, mining, or for any other purpose in connection with said mineral rights."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

9. Exceptions and Reservations as contained in Instrument

From : Ray A. Haskins, a bachelor
 Dated : June 27, 1947
 Recorded : July 2, 1947 in Volume 60, Page 613
 Auditor's File No. : 195713
 Affects : The North Half of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, the North Half of the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, which provides in part as follows:

"Grantor also reserves the ditch right of way as now existing on said property."

10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on March 13, 1952, in Volume 88, Page 623, under Kittitas County Auditor's File No. 228777.

In favor of : Fountain Alloway and Isis I. Alloway, husband and wife
 For : Open ditch
 Affects : Portion of the Southwest Quarter of said Section 30 and other land

(SCHEDULE B)

File No. 0104376

Guarantee Number: 48 0035 72030 6714

- 11. Younger Ditch Easement and Agreement, and the terms and conditions thereof, executed by and between the parties herein named;
Between :

Chad Cooper and Vera Cooper, husband and wife; Robert O. Berglund and Pauline M. Berglund, husband and wife; R.Y. Baker and Vivian Baker, husband and wife; Norman Henshaw and Hazel Henshaw, husband and wife; Nick Janetski and Anne Janetski, husband and wife; Carl Sulky and Olga Sulky, husband and wife; Lona Hayden, a widow; Ray A. Haskins, a bachelor; and Fountain Alloway and Isis I. Alloway, husband and wife

Dated : October 31, 1949
 Recorded : July 14, 1964 in Book 115, Page 687
 Auditor's File No. : 314029

- 12. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

- 13. Matters disclosed on the Survey recorded July 11, 1995, Book 21 of Surveys, Page 62, under Auditor's File No. 583025, including but not limited to the following:
 a) Notes contained thereon.

- 14. Declaration of Covenant, recorded June 26, 2006, under Kittitas County Auditor's File No. 200606260090, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Affects: Portion of Tract 2

- 15. Matters disclosed on the Survey recorded July 31, 2006, Book 33 of Surveys, Pages 2 and 3, under Auditor's File No. 200607310001, including but not limited to the following:
 a) Notes contained thereon.

- 16. Dedication provisions as delineated on the face of the Plat of Lanigan Meadows as recorded in Book 10 of Plats, pages 155 through 157, under Auditor's File No. 200609050086, as follows:

"Know all men by these presents that we, the undersigned, owners in fee simple of the described real property, do hereby declare this plat and in lieu of dedication of roads hereby grant forever unto all owners of lots in this plat and all future plats in Lanigan Meadows an undivided interest in all roads shown as private roads.

"The costs of construction, maintenance and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a nonprofit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

(SCHEDULE B)

File No. 0104376

Guarantee Number: 48 0035 72030 6714

SPECIAL EXCEPTION NO. 16 CONTINUED

"In the event that the owners of any of the lots of this plat or any additional plats shall petition the county commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said nonprofit corporation."

Affects : Tract 3

- 17. Note No. 3 as delineated on the Plat of Lanigan Meadows as recorded in Book 10 of Plats, pages 155 through 157, under Auditor's File No. 200609050086, as follows:

"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 unless otherwise noted."

Affects : Tract 3

- 18. Note 11 as delineated on the Plat of Lanigan Meadows as recorded in Book 10 of Plats, pages 155 through 157, under Auditor's File No. 200609050086, as follows:

"An easement is hereby reserved for and conveyed to Kittitas County P.U.D. (an electric company), a telephone company and cable tv company, Evergreen Valley Utilities Company and their respected successors and assigns under and upon the private street(s), if any; and the exterior five (5), or ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all streets; in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, and wires with all necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone, television and other utility services together with a right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated."

Affects : Tract 3

- 19. Matters disclosed on the Plat of Lanigan Meadows recorded September 5, 2006, Book 10 of Plats, Pages 155 through 157, under Auditor's File No. 200609050086, including but not limited to the following:

- a) Tract B identified as an urban development area
- b) Notes contained thereon.

- 20. Restrictive Covenant, recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290100, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

- 21. Any question as to a lack of a right of access to and from the land.

Affects : Tracts 2 and 3

(SCHEDULE B)

File No. 0104376

Guarantee Number: 48 0035 72030 6714

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/kdbw/lam

Kittitas County Water Conservancy Board

**PO Box 1790
Ellensburg, Washington 98926
509 899 5707**

July 23, 2009

To Whom It May Concern:

Enclosed for your information, you will find a copy of an application for change/transfer of water that has been submitted to the Kittitas County Water Conservancy Board for processing and forwarded to the Central Regional office of the Department of Ecology. Please contact them at the Central Regional office with any questions or comments regarding this application at 15 West Yakima Avenue, Suite 200, Yakima, WA 98902-3401.

Sincerely,



Chery Varnum
Clerk of the Board

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR YAKIMA COUNTY

IN THE MATTER OF THE DETER-)	
MINATION OF THE RIGHTS TO THE)	NO. 77-2-01484-5
USE OF THE SURFACE WATERS OF)	
THE YAKIMA RIVER DRAINAGE)	
BASIN. IN ACCORDANCE WITH THE)	ORDER <i>PENDENTE LITE</i>
PROVISIONS OF CHAPTER 90.03,)	RE: PETITION OF
REVISED CODE OF WASHINGTON.)	TEANAWAY RIDGE, L.L.C.
)	
STATE OF WASHINGTON,)	
DEPARTMENT OF ECOLOGY)	COURT CLAIM NO. 01566
)	
Plaintiff,)	SUBBASIN NO. 3
vs.)	(Teanaway River)
)	
JAMES J. ACQUAVELLA, et al.,)	
)	
Defendants.)	
)	

THIS MATTER having come on for hearing at the request of Petitioner, TEANAWAY RIDGE, L.L.C. (hereinafter "Teanaway Ridge") by and through its attorneys of record, Lawrence E. Martin and Paul C. Dempsey of Halverson Applegate P.S., in its Petition for Order *Pendente Lite*, heard in open court on June 14, 2007, and the Court having considered the Petition and the oral presentation of petitioner's attorney, and being otherwise fully advised in the premises; now, therefore,

1 IT IS ORDERED, ADJUDGED AND DECREED that Teanaway Ridge is
2 authorized to temporarily transfer its entire 76-acre Teanaway River irrigation
3 right to the former Mark Green property, which is now owned by Teanaway
4 Ridge and located in the east 1/2 Section 28, Township 18 North, Range 18
5 E.W.M.
6

7 The temporary transfer authorized herein shall be for the remainder of
8 the 2007 irrigation season and shall continue thereafter on a year-to-year basis
9 until such time as Teanaway Ridge notifies this Court of its desire to terminate
10 said temporary transfer, or as otherwise directed by the Court.
11

12 On the evidence presented herein, the Court finds that Teanaway Ridge
13 and its predecessors have fully beneficially used the subject water right.
14 Therefore, during the pendency of temporary transfer herein approved, the
15 parameter of the subject water shall be as follows:
16

17		
18	Claimant:	Teanaway Ridge, L.L.C.
19	Source:	Teanaway River
20	Use:	Irrigation of 76 acres
21	Period of Use:	May 1 through September 15
22	Quantity:	1.52 cfs. 304 acre-feet per year
23	Priority:	June 30, 1885
24	Point of Diversion:	3,200' south and 1850' west from the
25		northwest corner Section 12, being
26		within the NE 1/4 NW 1/4 SE 1/4 Section
27		12, Township 18 N., Range 17 E.W.M.
28		
29	Place of Use:	That portion of the East 1/2 Section 28,
30		Township 18 North, Range 18 E.W.M.,
31		lying northeast of the Burlington
32		Northern Railroad right-of-way and
33		southwest of Reecer Creek.
34		

1 IT IS FURTHER ORDERED. ADJUDGED AND DECREED that
2 Teanaway Ridge shall during the pendency of this Order reduce irrigation
3 acreage in order to maintain current consumptive use levels at the temporary.
4 downstream location according to the following schedule:
5

6 For the balance of the 2007 irrigation season (i.e., commencing June 15
7 and continuing through September 15). flood irrigation of 47.65 acres (Timothy
8 hay).
9

10 For the entire 2008 irrigation season (May 1 through September 15) and
11 any subsequent seasons under this Order. flood irrigation of 41.10 acres
12 (Timothy hay).
13

14 DONE IN OPEN COURT this _____ day of June, 2007.
15
16
17

18 _____
19 JUDGE / COMMISSIONER
20

21 Presented by:
22
23

24 _____
25 Lawrence E. Martin, WSBA #18743
26 Paul C. Dempsey, WSBA #31173
27 Halverson Applegate P.S.
28 Attorneys for Petitioner Teanaway Ridge
29
30
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32
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34 f:\clients\lem\deneen.p\19097\bugnu (teanaway) water transfer-009\order pendente lite.doc
6/10/2007 7:36 pm ha

HALVERSON APPLGATE P.S

1433 LAKESIDE COURT SUITE 100 • P.O. Box 22780
YAKIMA, WASHINGTON 98907-2715
PHONE (509) 575-6611

ORDER PENDENTE LITE RE: PETITION • 3
OF TEANAWAY RIDGE, L.L.C., CLAIM 01566

Claimant: Teanaway Ridge, L.L.C.
Source: Teanaway River
Use: Irrigation of 76 acres
Period of Use: May 1 through September 15
Quantity: 1.52 cfs. 304 acre-feet per year
Priority: June 30, 1885
Point of Diversion: 3,200' south and 1850' west from the northwest corner Section 12, being within the NE ¼ NW ¼ SE ¼ Section 12, Township 18 N., Range 17 E.W.M.
Place of Use: That portion of the East ½ Section 28, Township 18 North, Range 18 E.W.M., lying northeast of the Burlington Northern Railroad right-of-way and southwest of Reecer Creek.