

PROJECT NAME: **Aspen Grove Preliminary Plat (LP-10-04)**

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# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

## STAFF REPORT ASPEN GROVE PRELIMINARY PLAT

TO: Kittitas County Hearing Examiner  
FROM: Kittitas County Community Development Services Staff  
RE: Aspen Grove Preliminary Plat (LP-10-04)  
DATE: May 26, 2011 Hearing

### I. GENERAL INFORMATION

Requested Action: Brookside Consulting, agent for property owner Saddle Ridge LLC have applied for a 7-lot preliminary plat on approximately 21 acres of land that is zoned Rural-3. The project is proposed to be served by a Group B water system and individual on-site septic systems.

Location: The subject property is located approximately 4 miles west of the city of Cle Elum, south of Misty Mountain Way and west of Big Horn Way, Cle Elum, WA in a portion of Section 33, T20N, R14E, WM, in Kittitas County. Assessor's map number: 20-14-33000-0009.

### II. SITE INFORMATION

Total Project Size: 21 acres  
Number of Lots: 7  
Zoning District: Rural-3  
Domestic Water: Group B water system  
Sewage Disposal: Individual on-site septic systems  
Power/Electricity: Puget Sound Energy  
Fire Protection: Fire District #7  
Irrigation District: None

Site Characteristics:

North: Vacant

South: Vacant

East: Vacant

West: Vacant

Access: The proposed project will have access from Storie Lane via an existing bridge over the KRD canal and connected to existing private roadways. The access road will be constructed to meet Kittitas County Road Standards. All required roadway improvements will be the responsibility of the developer. A second access route may be required.

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

### III. ADMINISTRATIVE REVIEW

Notice of Application: A complete long plat application was submitted to Community Development Services on October 27, 2011. The application was deemed complete on November 22, 2010. The Notice of Application for the preliminary plat application was issued on March 25, 2010. This notice was published in the official county

paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on January 13, 2011.

Posting of Site: In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

#### **IV. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the subject property as Rural. Kittitas County has established the following goals and policies to guide future housing developments. These goals and policies were developed in response to existing housing conditions and identified needs within the county, and support the County Wide Planning Policies:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.6 Provide for future populations while protecting individual property rights.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.46 Residential development in rural lands must be in areas that can support adequate private water and sewer systems.

#### **V. ENVIRONMENTAL REVIEW**

The application is categorically exempt from SEPA review pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

#### **VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Exhibits in the Hearing Examiner packet.

There were no public comments were submitted on this proposal.

#### **VII. PROJECT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

##### Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan, including those listed above in section IV of this report. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a Group B water system and individual onsite septic systems.

Consistency with the provisions of KCC 17A Critical Areas:

Staff has conducted an administrative critical area review in accordance with KCC 17A and found wetlands on the subject properties.

Consistency with the provisions of KCC 16.12: Preliminary Plat:

The application contained all required elements necessary to review this proposal with the exception of soil logs and water availability, which will be required prior to final plat approval. All proposed lots meet the dimensional standards of KCC 17.30A for lots zoned Rural 3. As conditioned, this proposal is consistent with the Kittitas County Code 16.12.150 in making recommendation as to the adequacy of the proposed road system, the proposed sewage disposal and potable water supply system and fire protection facilities within the subdivision.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

All roads are required to meet all Kittitas County Road Standards as outlined in the February 2, 2011 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Agency Comments:

The following agencies provided comments during the comment period: Department of Ecology, Kittitas County Department of Public Works, Fire Marshal’s Office and Environmental Health. These comments have been included as conditions of approval to address these agency concerns.

Public Comments:

There were no public comments were submitted on this proposal.

**VIII. RECOMMENDATION**

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12 and Title 16.12 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends **approval** of the Aspen Grove Preliminary Plat; file number (LP-10-04), subject to the following findings of fact and conditions:

**Suggested Findings of Fact**

1. Brookside Consulting, agent for property owner Saddle Ridge LLC have applied for a 7-lot preliminary plat on approximately 21 acres of land that is zoned Rural-3. The project is proposed to be served by a Group B water system and individual on-site septic systems.
2. The subject property is located approximately 4 miles west of the city of Cle Elum, south of Misty Mountain Way and west of Big Horn Way, Cle Elum, WA in a portion of Section 33, T20N, R14E, WM, in Kittitas County. Assessor’s map number: 20-14-33000-0009.
3. The proposed lots range in size from approximately 0.92 acres to 1.15 acres in size. The project is proposed to be served by a Group B water system and individual on-site septic systems.
4. Site Information:
 

Total Project Size:	21 acres
Number of Lots:	7
Zoning district	Rural 3
Domestic Water:	Group B water system
Sewage Disposal:	Individual on-site septic systems
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District #7

Irrigation District:                      None

5. Site Characteristics:     The area is characterized as mountain terrain.
6. Surrounding Property:
  - North: Vacant
  - South: Vacant
  - East: Vacant
  - West: Vacant
7. The Comprehensive Plan designation is Rural.
8. The subject property is zoned Rural 3, which allows for one residential unit per 3 acres and one-half acres for platted cluster subdivisions served by public water and sewer systems. All subdivision lots under three acres in size must be served by public water and sewer systems (KCC 17.30.040).
9. A complete long plat application was submitted to Community Development Services on October 27, 2011. The application was deemed complete on November 22, 2010. The Notice of Application for the preliminary plat application was issued on March 25, 2010. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on January 13, 2011.
10. In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.
11. The application is categorically exempt from SEPA review pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
12. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a Group B water system and individual or community septic systems. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found wetlands on the subject properties.
13. This proposal is consistent with the provisions of KCC 16.12 Preliminary Plat Subdivision Code. The application contained all required elements necessary to review this proposal with the exception of soil logs and water availability, which will be required prior to final plat approval. All proposed lots meet the dimensional standards of KCC 17.30A for lots zoned Rural 3. This proposal is consistent with the Kittitas County Code 16.12.150 in making recommendation as to the adequacy of the proposed road system, the proposed sewage disposal and potable water supply system and fire protection facilities within the subdivision.
14. All roads are required to meet all Kittitas County Road Standards as outlined in the February 2, 2011 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12.
15. The following agencies provided comments during the comment period: Department of Ecology, Kittitas County Department of Public Works, Fire Marshal's Office and Environmental Health. These comments have been included as conditions of approval to address these agency concerns

**Suggested Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

**Suggested Conditions of Approval:**

**Platting Standards and Zoning Code:**

1. Certificate of Title: A certificate of title of the property proposed to be platted shall be submitted with the final plat.
2. Lot Closures: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
3. Conditions, Covenants, and Restrictions: Prior to final plat approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval.

**Critical Areas:**

4. Wetland Impacts: The proposed plat area contains areas of wetlands. Prior to final plat approval a wetland delineation performed by a qualified professional shall be submitted to Community Development Services for review and consultation with the Department of Ecology.

**Stormwater and Drainage**

5. This project may require a NPDES Construction Stormwater General Permit from the Washington State Department of Ecology if there is a potential for stormwater discharge from the construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities, including building, road construction, and utility placements. Obtaining a permit is at least a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.
6. The NPDES permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.
7. Erosion control measures must be in place prior to any clearing, grading or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

8. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
9. Best management practices must be used to prevent any sediment, oil, gas, or other pollutants from entering surface or ground water.

### **Transportation and Infrastructure**

10. Timing of Improvements: This application is subject to the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
11. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed or the road construction bonded prior to the issuance of a building permit for any of the structures within the proposed plat.
12. The private road certification shall also include compaction testing results by a method approved by KCC 12.09.040 and the WSDOT Standard Specifications 2-03.3(14), and address roadside safety.
13. Required Prior to Final: All requirements of the Little Creek Ranches Plat Alteration LP-10-00001 shall be completed prior to receiving final approval for this plat.
14. Road Names: All roads shall be labeled on the final plat.
15. Private Road Improvements: Access from the end of the County road to the cul-de-sac within the plat shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See 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 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.
  - d. Maximum grade is 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.
16. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2009 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
  17. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  18. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  19. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  20. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
  21. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  22. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

**Water and Sewer**

23. The final plat notes shall include the following statements:

*The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.*

**AND**

*Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.*

24. Adequate Potable Water Supply Statement: Final approval is conditioned upon the developer/owner of the plat providing proof of potable water. Proof of potable water can be provided through several different ways depending on the source of water proposed as described and outlined in the Board of County Commissioners Resolution 2010-082.

The application states that residences will utilize a Group B Public Water System; therefore, the following information is required prior to final plat approval:

Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Kittitas County Satellite Management Agency. All infrastructure for the Group B Water System including the well/pump house and storage tanks must be completed or the developer/owner can bond for completion. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH is required prior to recommendation by KCPHD for final approval. If a bond is in place, final approval will still be recommended but all infrastructure must be completed before issuance of the first building permit within the subdivision.

25. Water Use for Group B System. The Department of Ecology states: the Upper Kittitas Ground Water Rule restricts all new appropriations of groundwater within the upper Kittitas. This project lies within the affected area. The rule does allow for new uses of groundwater if:
- A building permit has been granted and vested prior to July 16, 2009;
  - A qualifying 'group use' under WAC 173-539A was established prior to July 16, 2009; or
  - The project is determined by Ecology to be 'water budget neutral.'

The proponent shall apply to Ecology for a permit to appropriate public groundwater of, if seeking to use the groundwater exemption, shall submit to Ecology a request for determination that the proposed exempt use would be water budget neutral. No new exempt uses under RCW 90.44.050 may commence unless Ecology has approved a request for determination that the proposed exempt use would be water budget neutral.

26. Water for Dust Suppression. The Department of Ecology States: water use from road construction and dust suppression will likely be necessary given that new roads and grading are planned. Water use for construction and dust compression are not listed uses eligible for appropriation under RCW 90.44.050. Therefore, a water right will be required for water used for short term and long term construction and dust suppression needs. Temporary permits may be obtainable in short time-periods.

### **Fire Safety**

27. Approved water storage with a private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
28. Water storage and hydrant spacing shall comply with the International Fire Code.
29. The minimum fire flow requirements for the residential structures shall be no less than 1,000 gallons per minute for a duration of no less than 30 minutes. A reduction in fire flow of 50% is allowed when a building is provided with an automatic sprinkler system.
30. 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.
31. "No Parking—Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
32. All bridges and gates across any private road shall be required to be permitted and certified.
33. All development, design and construction shall comply with Kittitas County Code Kittitas County Zoning and the 2006 International Fire and Building Codes.

34. A separate permit is required for any private water storage or hydrant system.

35. Review of the final project submittals may include further requirements.

### **Air Quality**

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

37. The applicant should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on the property. The FDCP should include, but is not limited to, the following components:

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

38. According to County standards, a water truck shall be available during construction to minimize dust emissions.



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF PUBLIC HEARING

**To:** Adjacent Property Owners  
Applicant

**From:** Dan Valoff, Staff Planner

**Date:** May 5, 2011

**Subject:** **Aspen Grove Preliminary Plat (LP-10-04)**

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Notice is hereby given that Kittitas County Hearing Examiner will be conducting an open record public hearing on the Aspen Grove Preliminary Plat, LP-10-04, submitted by Brookside Consulting, agent for property owner Saddle Ridge LLC. The applicant is proposing a 7-lot plat on approximately 21 acres of land that is zoned Rural-3, located approximately 4 miles west of the city of Cle Elum, south of Misty Mountain Way and west of Big Horn Way, Cle Elum, WA in a portion of Section 33, T20N, R14E, WM, in Kittitas County. Assessor's map number: 20-14-33000-0009.

An open record hearing will be held before the Kittitas County Hearing Examiner on May 26, 2011 at 6:00 pm in the Kittitas County Courthouse, 205 W. 5<sup>th</sup> Avenue, Ellensburg, WA in the Commissioner's Auditorium. The Hearing Examiner at said public hearing will consider written and oral testimony. Interested persons are encouraged to attend.

Project documents may be viewed during normal business hours at Kittitas County Community Development Services (CDS) Office, 411 N. Ruby Street, Ellensburg, WA 98926. Please do not hesitate to contact CDS at (509) 962-7506 with any questions you might have. Contact: Dan Valoff, CDS Staff Planner.

**Notice of Public Hearing**  
**Aspen Grove Preliminary Plat LP-10-04**

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Date: May 2, 2011

Publish: May 5, 2011

DAILY RECORD  
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 05/03/11 13:02 by cad18

Acct #: 84329

Ad #: 443615

Status: N

KITTITAS COUNTY COMMUNITY  
DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 05/05/2011 Stop: 05/05/2011  
Times Ord: 1 Times Run: \*\*\*\*\*  
STD6 1.00 X 6.97 Words: 210  
Rate: LEG2 Cost: 58.00  
Class: 0001 LEGAL NOTICES

Contact:

Phone: (509)962-7506

Fax#:

Email: dan.valoff@co.kittitas.wa.us

Agency:

Descript: ASPEN GROVE LP-10-04

Given by: \*

Created: cad18 05/03/11 12:57

Last Changed: cad18 05/03/11 13:02

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	05/05			
IN	A		97 S	05/05			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD  
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 05/03/11 13:02 by cad18

Acct #: 84329

Ad #: 443615

Status: N

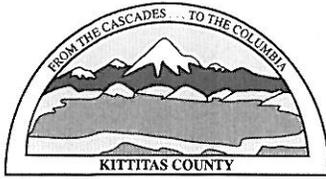
**Notice of Public Hearing  
Aspen Grove  
Preliminary Plat  
LP-10-04**

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Date: May 2, 2011  
Publish: May 5, 2011



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

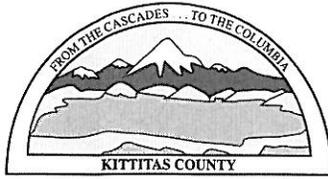
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Kirk Holmes, Director

## MEMORANDUM

TO: Dan Valoff, CDS  
FROM: Christina Wollman *cw*  
DATE: February 8, 2011  
SUBJECT: Beaver Creek SP-10-00014  
Tamarack Valley Plat LP-10-00003  
Aspen Grove Plat LP-10-00004

Based on clarified information received by Public Works, the requirements for the Beaver Creek SP-10-00014, Tamarack Valley Plat LP-10-00003, Aspen Grove Plat LP-10-00004 have been revised. The projects are not required to construct a second access route at this time. Any future subdivisions or reassignment of access to existing subdivisions or parcels will require additional review and may require the construction of a second access.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Dan Valoff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: February 2, 2011

SUBJECT: Aspen Grove Plat LP-10-00004

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#### The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed or the road construction to be bonded for prior to the issuance of a building permit for any of the structures within the proposed plat.

The private road certification shall also include compaction testing results by a method approved by KCC 12.09.040 and the WSDOT Standard Specifications 2-03.3(14), and address roadside safety.

3. Required Prior to Final: All requirements of the Little Creek Ranches Plat Alteration LP-10-00001 shall be completed prior to receiving final approval for this plat.
4. Road Names: All roads shall be labeled on the plat.
5. Private Road Improvements: Access from the end of the County road to the turnaround identified on the plat shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. 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 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.

Page 1 of 2

- 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.
6. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2009 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements. A hammerhead may be constructed with approval of the Fire Marshal.
  7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
  11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  12. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

February 3, 2011

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

Re: Aspen Grove (LP-10-00004)

Dear Mr. Valoff:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- Approved water storage with a private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- The minimum fire flow requirements for the residential structures shall be no less than 1,000 gpm for a duration of no less than 30 minutes. A reduction in fire flow of 50% is allowed when buildings are provided with an automatic sprinkler system.
- 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.
- "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
- All bridges and gates across any private road shall be required to be permitted and certified.
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
- A separate permit is required for any private water storage or hydrant system.
- Review of the final project submittals may include further requirements.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal



To Protect and Promote the Health and the Environment of the People of Kittitas County

February 14<sup>th</sup> 2011

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

RE: Aspen Grove Long Plat LP-10-00004

Dear Mr. Valoff,

Thank you for the opportunity to comment on the Aspen Grove Long Plat, LP-10-00004.

**Plat Note Statement:**

The final plat notes shall include the following statement:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."*

**AND in Upper Kittitas County Only (as defined in 173-539A WAC):**

*"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

**Adequate Potable Water Supply Statement:**

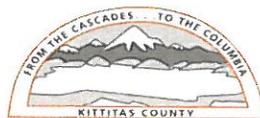
In addition to the requirements outlined below, if in Upper Kittitas County a water budget neutrality determination may be required from the Department of Ecology prior to Kittitas County Public Health being able to recommend final plat approval.

Regardless of the location of the plat within the county, the following requirements are applicable to both Upper and Lower Kittitas County:

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of potable water. Proof of potable water can be provided through several different ways depending on the source of water proposed as described and outlined in the Board of County Commissioners Resolution 2010-082.

***For preliminary plat approval***, applicants for subdivisions (short plats and long plats) in Kittitas Count shall include the type of water system proposed in order to acquire preliminary approval.

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F:509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F:509.962.7581

6

*Final approval* will be conditioned upon the type of water system proposed.

- **If application states that residences will utilize Individual Wells/2-party Shared Well:**

Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydrogeological report with documentation/evidence to support a claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydrogeologist.

- **If application states that residences will utilize a Group B Public Water System:**

Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Kittitas County Satellite Management Agency. All infrastructure for the Group B Water System including the well/pump house and storage tanks must be completed or the developer/owner can bond for completion. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH is required prior to recommendation by KCPHD for final approval. If a bond is in place, final approval will still be recommended but all infrastructure must be completed before issuance of the first building permit within the subdivision.

- **If application states that residences will utilize a Group A Public Water System:**

Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval.

**Septic Availability Statement:**

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

**If application states that residences will be connected to public sewer system:**

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:**

Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

**Review of the Application File:**

At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval in order for the plat application to be recommended for final approval.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

**James Rivard**

Digitally signed by James Rivard  
DN: cn=James Rivard, o=Kittitas County  
Public Health, ou=Environmental Health,  
email=james.rivard@co.kittitas.wa.us, c=US  
Date: 2011.02.14 08:49:19 -08'00'

James Rivard,  
Environmental Health Supervisor,  
Interim Co-Administrator Kittitas County Public Health



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

January 27, 2011

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

Re: LP-10-00004

Dear Mr. Valoff:

Thank you for the opportunity to comment on the short subdivision of Aspen Grove subdivision of approximately 21 acres into 7 single-family residential lots, proposed by Saddle Ridge, LLC. We have reviewed the application and have the following comments.

**Water Resources**

Total Scope of the Project Pursued by the Proponent

The proponent of this application for long plat has pursued several subdivisions in the same area under other LLCs. These LLCs are controlled by Cle Elum's Sapphire Skies LLC (CESS).

Ecology is aware of the subdivisions listed below; not all have been approved by Kittitas County (see map below for exact location).

Subdivisions Pursued by Cle Elum's Sapphire Skies LLC in T20N/R14E Section 33		
LLC	Subdivision	Lots
Fortune Creek	Vista West Cluster Plat <u>and</u> Talmadge East Plat	10 and 7
Cooper Pass	Tamarack Valley Plat	6
Cool Water	Beaver Creek Short Plat	3
Saddle Ridge	Aspen Grove Plat	7



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To date, Ecology records show that CESS has drilled 5 wells in the subject area. It should be noted that the names listed on the well log do not correspond to the ownership of the lot at the time of drilling. Each lot was owned by CESS when the listed wells were drilled.

Wells Drilled by Cle Elum's Sapphire Skies LLC in T20N/R14E Section 33		
Well Tag No.	Date Drilled	Subdivision
APF774	10/15/2007	<sup>1</sup> Vista West Cluster Plat
APB374	6/13/2007	<sup>1</sup> Talmadge East Plat
APB371	5/31/2007	<sup>1</sup> Aspen Grove Plat
APF773	10/9/2007	<sup>1</sup> Unknown Subdivision(s)
BAF762	9/29/2008	<sup>1</sup> Unknown Subdivision(s)

<sup>1</sup>Water Right Application G4-35249 lists this lot under the Place of Use.

Considering the definition of 'common ownership' in WAC 173-539A, the *Campbell & Gwinn v Ecology* State Supreme Court decision, and Attorney General Opinion 1997 No. 6 these subdivisions are all parts of one project. As a result, water use on the proposed Aspen Grove lots and other subdivisions listed will need to be covered by a water right.

On June 5, 2009, CESS applied for a water right permit (G4-35249) to cover 7 large lots totaling approximately 150 acres for what CESS calls the "Little Creek Development." The Vista West Cluster Plat, Aspen Grove Plat, and Talmadge East Plat are listed under this application. However, the Tamarack Valley Plat and the Beaver Creek Short Plat are not covered under this application. Regardless of whether or not Ecology approves this application, **water use for all aspects of this project, including the Aspen Grove Long Plat must be covered with a water right.**

#### Water for Construction Purposes

Water use for road construction and dust suppression will probably be required given that new roads and grading are likely necessary. Water use for construction and dust suppression are not listed uses eligible for appropriation under RCW 90.44.050. Therefore, a water right will be required for water used for short term and long term construction and dust suppression needs. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is

Mr. Valoff  
January 27, 2011  
Page 3

for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

#### Impacts to the Water Resources

The impact to water resources (groundwater and surface water) associated with the use of water for this project is not addressed in any of the documents provided. For example, the documents provided do not address the impacts to groundwater supplies or to the surface water supplies of Little Creek which runs through the site. There are approximately 5.3 cfs of confirmed water rights from Little Creek (priority of 1886 and 1895) immediately downstream from the project. Little Creek has limited water supplies and there is not always a consistent supply of water to satisfy the existing confirmed rights. For instance, near the end of the 2009 irrigation season there was not enough water in Little Creek to satisfy the most senior water right.

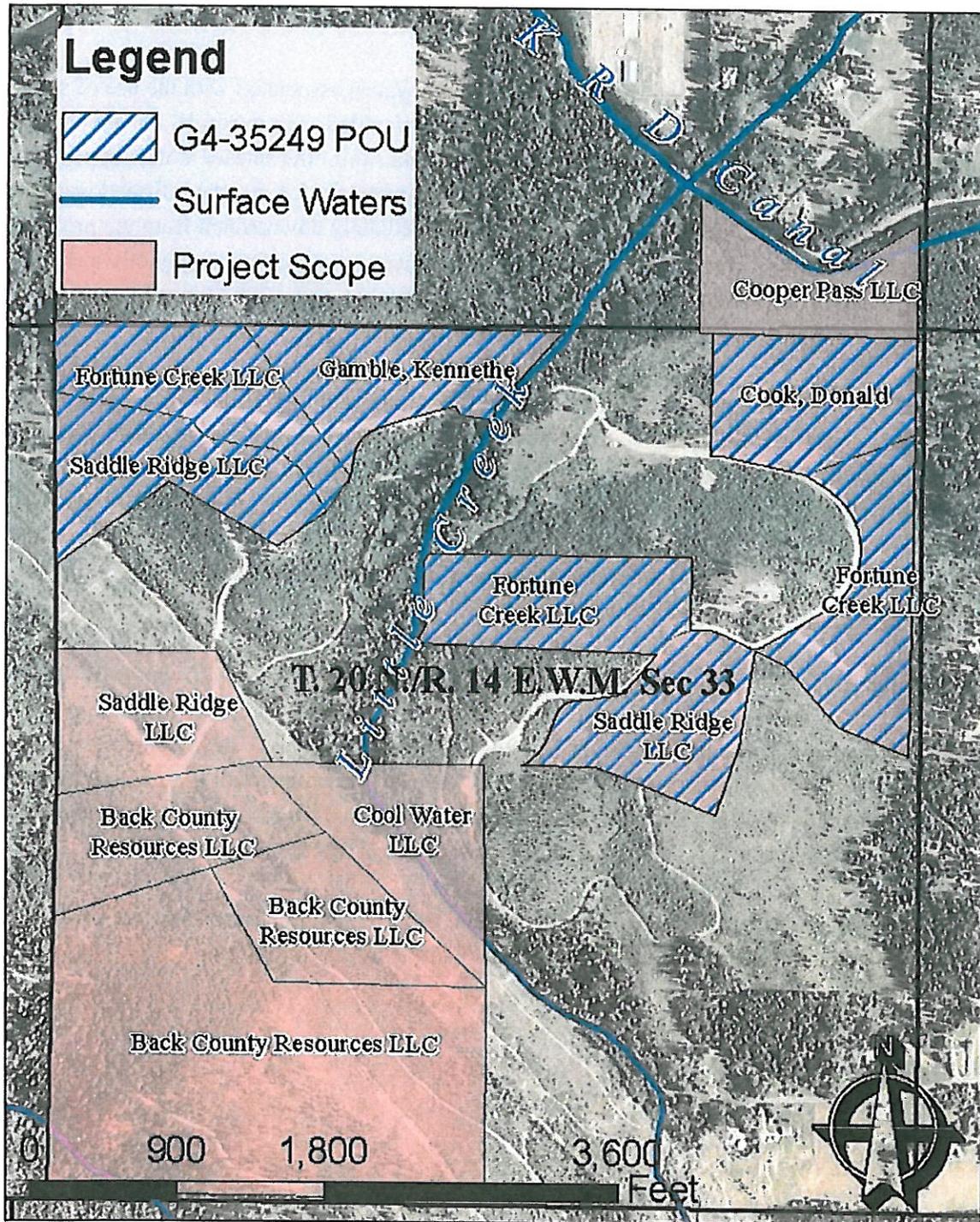
The use of the project's well(s) will likely have an effect on the ability of the Little Creek water right holders to exercise their rights. The timing and magnitude of impact to the Little Creek water right holders is not addressed in any of the documents provided. When the Little Creek water right holders are not satisfied, any additional impact results in the impairment of these rights (Supreme Court of WA *Postema v PCHB No. 67549-0*). In Washington State, the statute does not allow for de minimis impairment of an existing right. Therefore, groundwater may not be consistently legally available to this project.

ALL consumptive water use must be adequately mitigated for prior to use pursuant to WAC 173-539A. ALL unmitigated new consumptive uses will result in negative environmental impacts and be in violation of State law (WAC 173-539A). The subject property lies within one of the state's most water-short areas. Unmitigated use of water by the project will have a direct impact on senior water rights. When senior water rights are not met, each new unmitigated groundwater use, small as it may be, will result in the impairment of senior water rights.

If mitigation is offered, all commenting agencies and persons should have an opportunity to address any potential concerns with or the adequacy of the mitigation offered.

Mr. Valoff

## Sapphire Skies Land Holdings and Development in T20N / R14 EWM Sec 33



Mr. Valoff  
January 27, 2011  
Page 5

If you have any questions or would like to respond to these Water Resources comments, please contact Kurt Walker at (509) 454-4237.

### **Shorelands/Environmental Assistance**

The wetland and soils information presented is not detailed enough to be used for land segregation of 3 acre lots. A wetland delineation should be completed so that it can be shown that there will not be direct or indirect impacts to wetlands from expected housing and infrastructure development (including utilities and roads, septic etc. National Wetland Inventory (NWI) map data and soils data presented are only broad brush tools: while they do provide some assistance in planning site design, they are not an adequate substitute when dividing property into 3 acre parcels.

From aerial photo review, it appears that the wetlands may be more extensive than appear on the NWI maps. The topographic location of the site makes it a high probability that the wetland in this area could be a headwater wetland or could function also as an aquifer recharge area.

Ecology recommends that a final plat not be approved until a wetland delineation performed by a qualified professional is submitted. Ecology would like the opportunity to review the wetland report before it is approved by the County.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact Catherine Reed at (509) 575-2616.

### **Water Quality**

#### Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must

Mr. Valoff  
January 27, 2011  
Page 6

be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.

If you have any questions or would like to respond to these Water Quality comments, please contact Lynda Jamison at (509) 575-2434.

Sincerely,



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



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**Notice of Application:** January 13, 2011  
**Application Received:** October 27, 2010  
**Application Complete:** November 22, 2010

---

**Project Name (File Number):** Aspen Grove Long Plat (LP-10-00004)  
**Applicant:** Brookside Consulting, agent for property owner Saddle Ridge LLC.

**Location:** One tax parcel, located approximately 4 miles west of the city of Cle Elum, south of Misty Mountain Way and west of Big Horn Way, Cle Elum, WA in a portion of Section 33, T20N, R14E, WM, in Kittitas County. Assessor's map number: 20-14-33000-0009

**Proposal:** Brookside Consulting, agent for property owner Saddle Ridge LLC. has submitted a Preliminary Plat application to subdivide approximately 21 acres into 7 single-family residential lots.

**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/current/long-plats.asp>  
Phone: (509) 962-7506.

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on January 28, 2011. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the comment period has ended. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner, (509) 962-7506

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**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 16 Subdivisions, 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 Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner, (509) 962-7506

Date of this Notice of Application:	January 13, 2011
Application Received:	October 27, 2010
Application Complete:	November 22, 2010

Publish: January 13, 2011

DAILY RECORD  
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 01/11/11 16:16 by cad18

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Acct #: 84329

Ad #: 377506

Status: N

KITTITAS COUNTY COMMUNITY  
DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 01/13/2011 Stop: 01/13/2011  
Times Ord: 1 Times Run: \*\*\*\*\*  
STD6 1.00 X 13.44 Words: 373  
Rate: LEG2 Cost: 111.38  
Class: 0001 LEGAL NOTICES

Contact:

Phone: (509)962-7506

Fax#:

Email: dan.valoff@co.kittitas.wa.us

Agency:

Descript: PROJ/ASPEN GROVE LONG PLA

Given by: \*

Created: cad18 01/11/11 11:09

Last Changed: cad18 01/11/11 16:16

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 01/13  
IN A 97 S 01/13  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD  
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 01/11/11 16:16 by cad18

Acct #: 84329

Ad #: 377506

Status: N

**NOTICE OF  
APPLICATION**

**Project Name (File Number):**  
Aspen Grove Long Plat  
(LP-10-00004)

**Applicant:** Brookside Consulting agent for property owner Saddle Ridge LLC

**Location:** One tax parcel, located approximately 4 miles west of the city of Cle Elum south of Misty Mountain Way and west of Big Horn Way, Cle Elum, WA in a portion of Section 33 T20N, R14E WM, in Kittitas County. Assessor's map number: 20-14-33000-0009

**Proposal:** Brookside Consulting agent for property owner Saddle Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 21 acres into 7 single-family residential lots

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**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 16 Subdivisions, 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 Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Designated Permit Coordinator (staff contact):**  
Dan Valoff, Staff Planner,  
(509) 962-7506

Date of this Notice of Application: January 13, 2011  
Application Received: October 27, 2010  
Application Complete: November 22, 2010

Publish: January 13, 2011



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

## AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: 12-08-10	PLANNER: Dan Valoff

PROJECT NAME: Aspen Grove Preliminary Plat	FILE NUMBER: LP-10-00004
--	--------------------------

### PLEASE COMPLETE THE FOLLOWING:

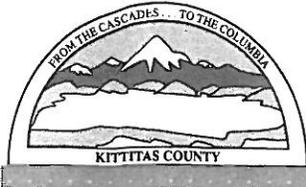
I, Allison Kimball, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Allison Kimball  
Signature

12-08-10  
Date

**Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.**

**For Staff Use Only:**  
Received \_\_\_\_\_



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 22, 2010

Saddle Ridge LLC  
206 West 1<sup>st</sup> Street  
Cle Elum WA 98922

RE: Aspen Grove Long Plat Application (LP-10-00004)

Dear Applicant,

The application for a 7 lot Plat on approximately 21 acres of land that is zoned Rural 3, located in a portion of Section 33, T20N, R14E, WM, in Kittitas County, Assessor's map number 20-14-33000-0009, was received on October 27, 2010. Your application has been determined complete as of November 22 2010

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of you application. Continued processing of your application will include, but not be limited to the following actions:

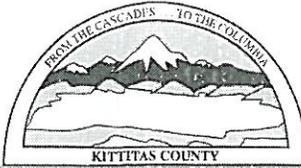
1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. **Note: Please contact Community Development Services for instructions for posting notice signs at the site as outlined in KCC ISA.03.110.**
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
5. An open-record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

If you have any questions regarding this matter, please contact me at (509) 962-7637, or by e-mail at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us).

Sincerely,

Dan Valoff  
Staff Planner

CC: Allison Kimball, Brookside Consulting via email: [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## LONG PLAT APPLICATION

LP-10-00004

(To divide lot into 5 or more lots, per KCC Title 16)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

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

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
  - Please pick up a copy of the Checklist if required)
- Project Narrative responding to Questions 9-11 on the following pages.

### OPTIONAL ATTACHMENTS

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

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



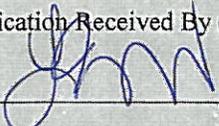
### APPLICATIONS FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)  
 602.00 Kittitas County Department of Public Works  
 524.00 Kittitas County Fire Marshal  
 625.00 Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)

---

**\$5,086.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 10-27-10	RECEIPT #: 9497	<b>PAID</b> OCT 27 2010 KITITAS CO. DATE STAMP IN BOX CDS
---	-------------------	--------------------	---

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

1

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: SADDLE RIDGE LLC  
Mailing Address: 206 W 1ST STREET  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: BROOKSIDE CONSULTING - ALLISON KIMBALL  
Mailing Address: PO BOX 1036  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 859-3421  
Email Address: brooksideconsulting@gmail.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: NO SITUS PER ASSESSOR'S RECORDS  
City/State/ZIP: \_\_\_\_\_

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

LOT 9 OF SURVEY BOOK 29, PAGES 187-188; A PORTION OF THE EAST HALF OF  
SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

6. **Tax parcel number:** 20-14-33000-0009 (17908)

7. **Property size:** 21.00 (acres)

8. **Land Use Information:**

Zoning: RURAL 3                      Comp Plan Land Use Designation: RURAL

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Are Forest Service roads/easements involved with accessing your development?** Yes  **No**  (Circle)  
If yes, explain: \_\_\_\_\_
- 11. **What County maintained road(s) will the development be accessing from?**

**AUTHORIZATION**

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

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

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

X Alvin Kibel

Date:

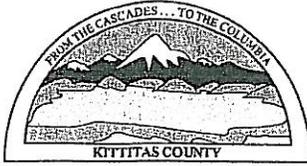
10/27/10

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

X S. J. [Signature]

Date:

10/27/10



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street	Cle Elum	WA	98922	2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.  
 PLEASE EMAIL ALL DOCUMENTS TO [information@encompasses.net](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.

(Aspen Grove PLAT)  
 07199-9 Saddle Ridge LLC

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

## **Aspen Grove Plat**

### **Project Description**

The proposed development includes a subdivision of approximately 21.0 acres into seven single-family residential lots pursuant to Chapter 16.12 KCC. Each lot will be a minimum of three acres and the subdivision will be developed as a single phase with construction to occur within five years of preliminary approval.

### **Access**

Access to the site is proposed from Storie Lane via an existing bridge over the KRD canal and connecting to existing private roadways. Currently, this route may provide access to 11 existing lots of record lying east of Little Creek, plus an additional 22 lots pending preliminary and/or final plat approval. The proposed development includes seven lots, for a total of 40 lots served. A second access route is not proposed and should not be required at this time (see KCC 12.01.095(2)).

### **Utilities**

Power: Puget Sound Energy

Telephone: Qwest

Sanitary Sewage Disposal: Individual on-site septic

Potable Water Supply: Group B Water System

### **SEPA**

The proposed development is categorically exempt from SEPA (see KCC 15.04.090(1)(a)).

### **Critical Areas**

According to Kittitas County's critical areas maps, the subject property contains a small inclusion of wetlands and steep slopes. The approximate locations of the critical areas have been identified on the preliminary plat.

# ASPEN GROVE PLAT

## A PTN. OF THE EAST 1/2 OF SEC. 33, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

P-10-XXXXX



### APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 20-14-33000-0009 (17998)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY ASSESSOR

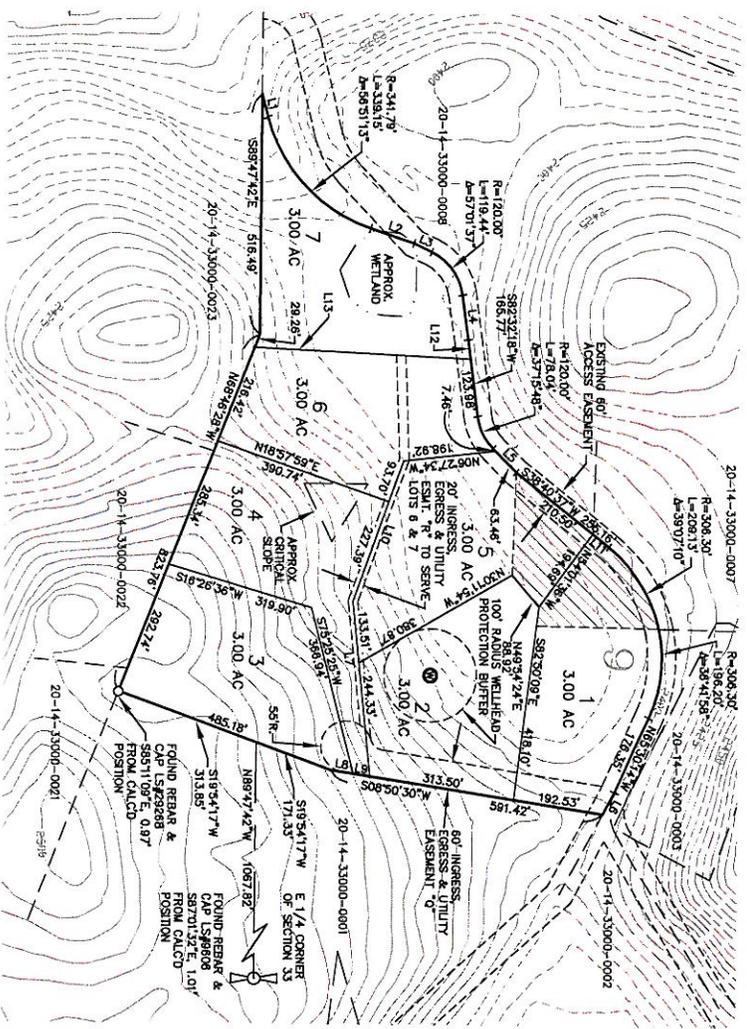
KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.  
PARCEL NO. 20-14-33000-0009 (17998)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY BOARD OF COMMISSIONERS

KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

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



#### LEGEND

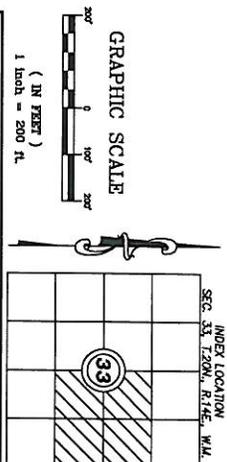
- A QUARTER CORNER AS NOTED
- IRON REBAR & CAP 1 1/2" DIA
- IRON REBAR & CAP 1 1/4" DIA
- PROPOSED STONE/WATER DIVERSION AREA

LINE	BEARING	DISTANCE
1	S75°13'49"W	51.11
2	N19°24'35"E	41.94
3	S82°32'18"W	45.92
4	S45°16'30"W	70.81
5	N61°55'01"W	53.81
6	S84°41'27"W	37.84
7	N08°50'30"E	35.86
8	N08°50'30"E	35.86
9	N72°26'35"W	321.09
10	N88°40'37"E	44.66
11	N82°32'18"E	41.76
12	S02°34'54"W	465.62
13		



**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BEARINGS ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS, PAGES 197 & 198, UNDER THE NAME OF DAVID P. NELSON, SURVEYOR OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS ARE BENCHMARKED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 9 OF SURVEY 20040920044 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.



RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at the request of \_\_\_\_\_ DAVID P. NELSON, Surveyor's Name \_\_\_\_\_ County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of \_\_\_\_\_ SADDLE RIDGE, LLC In, NOY, \_\_\_\_\_ 2008.

DAVID P. NELSON, DATE \_\_\_\_\_ Certificate No. 18092, \_\_\_\_\_

Western Washington Division  
165 NE Juniper Street, Suite 201 • Everett, WA 98201 • Fax: (425) 391-3055  
106 East 7th Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

**ASPEN GROVE PLAT**  
A PTN. OF THE EAST 1/2 OF SEC. 33, T.20N., R.14E., W.M.  
KITITAS COUNTY, WASHINGTON

DRAWN BY	DATE	JOB NO.
G. WEISER	01/2010	07199-9
CHECK BY	SCALE	SHEET
D. NELSON	1" = 20'	1 OF 3

**USDA** United States  
Department of  
Agriculture



Natural  
Resources  
Conservation  
Service

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

## Aspen Grove Plat



# Preface

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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=nrcs>) or your NRCS State Soil Scientist ([http://soils.usda.gov/contact/state\\_offices/](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

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

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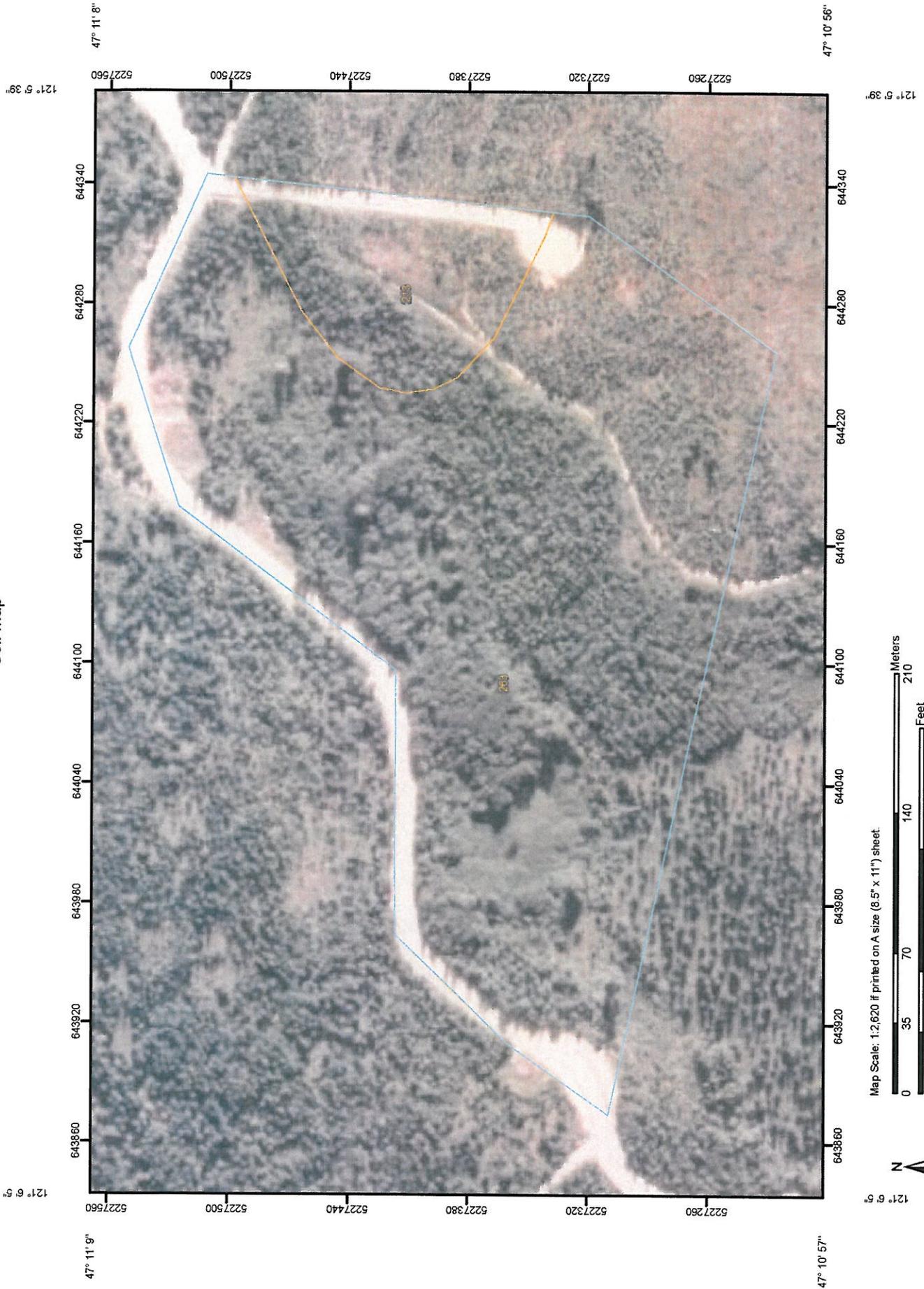
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# Soil Map

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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.

Custom Soil Source Report  
Soil Map



### MAP LEGEND

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

### MAP INFORMATION

Map Scale: 1:2,620 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 Unit Legend

Kittitas County Area, Washington (WA637)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
213	Roslyn ashy sandy loam, moist, 3 to 25 percent slopes	2.6	12.2%
263	Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes	18.7	87.8%
Totals for Area of Interest		21.3	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 intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

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

### 213—Roslyn ashy sandy loam, moist, 3 to 25 percent slopes

#### Map Unit Setting

*Elevation:* 1,900 to 2,400 feet  
*Mean annual precipitation:* 30 to 40 inches  
*Mean annual air temperature:* 43 to 45 degrees F  
*Frost-free period:* 85 to 115 days

#### Map Unit Composition

*Roslyn, moist, and similar soils:* 85 percent  
*Minor components:* 15 percent

#### Description of Roslyn, Moist

##### Setting

*Landform:* Kame terraces, terraces, valley sides  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, convex  
*Parent material:* Glacial drift with a mantle of loess and volcanic ash

##### Properties and qualities

*Slope:* 3 to 25 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* 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:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Moderate (about 8.5 inches)

##### Interpretive groups

*Land capability (nonirrigated):* 4e  
*Other vegetative classification:* grand fir/vine maple (CWS551)

##### Typical profile

*0 to 1 inches:* Moderately decomposed plant material  
*1 to 8 inches:* Ashy sandy loam  
*8 to 15 inches:* Ashy sandy loam  
*15 to 37 inches:* Loam  
*37 to 60 inches:* Gravelly loam

#### Minor Components

##### Quicksell

*Percent of map unit:* 5 percent

##### Bertolotti

*Percent of map unit:* 5 percent

##### Nard

*Percent of map unit:* 5 percent

## 263—Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes

### Map Unit Setting

*Elevation:* 2,200 to 2,700 feet  
*Mean annual precipitation:* 30 to 50 inches  
*Mean annual air temperature:* 43 to 45 degrees F  
*Frost-free period:* 80 to 110 days

### Map Unit Composition

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

### Description of Volperie

#### Setting

*Landform:* Mountain slopes  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Parent material:* Residuum from phyllite and schist with a mantle of volcanic ash

#### Properties and qualities

*Slope:* 5 to 30 percent  
*Depth to restrictive feature:* 30 to 40 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 3.8 inches)

#### Interpretive groups

*Land capability (nonirrigated):* 4e  
*Other vegetative classification:* grand fir/pinegrass (CWG124)

#### Typical profile

*0 to 1 inches:* Slightly decomposed plant material  
*1 to 8 inches:* Very paragravelly ashy sandy loam  
*8 to 16 inches:* Very paragravelly loam  
*16 to 38 inches:* Gravelly loam  
*38 to 48 inches:* Weathered bedrock

### Minor Components

#### Nard

*Percent of map unit:* 5 percent

#### Roslyn

*Percent of map unit:* 5 percent

Custom Soil Resource Report

**Kladnick**

*Percent of map unit: 5 percent*

**Bertolotti**

*Percent of map unit: 5 percent*



# WATER WELL REPORT

State of Washington Date Printed: 16-Apr-2008 Log No. 0  
 Construction / Decommission: Original  
 Construction 274294 Construction Notice

**CURRENT**  
 Notice of Intent No.: W232038  
 Unique Ecology Well I.D. No APB371  
 Water Right Permit Number:  
 OWNER: PORTER, LINDA

*\* Amended*

OWNER ADD 403 N. SECOND  
 ROSLYN, WA 98941  
 Well Add LOT 9 LITTLE CR/FSRD4517

PROPOSED USE: DOMESTIC

TYPE OF WORK: Owners's Well Number: (If more than one well)  
**NEW WELL** Method: **ROTARY**

DIMENSIONS Diameter of well: 6 inches  
 Drilled 700 ft. Depth of completed well 700 ft.

CONSTRUCTION DETAILS: Casing installed **WELDED**  
 Liner installed: 6 " Dia from +1 ft. to 19 ft.  
 " Dia from ft. to ft. 5 " Dia from 2 ft. to 700 ft.  
 " Dia from ft. to ft. " Dia from ft. to ft.

Perforations: **Yes** Used In: **CASING**  
 Type of perforator used **TORCH**  
 SIZE of perforations 4 in. b 1/8 in.  
 150 Perforation from 180 ft. to 700 ft.  
 Perforation from ft. to ft.  
 Perforation from ft. to ft.

Screens: **No** K-Pac Location  
 Manufacture's Name  
 Type: Model No  
 Diam. slot size from ft. to ft.  
 Diam. slot size from ft. to ft.

Gravel/Filter packed: **No** Size of Gravel  
 Material placed fro ft. to ft.

Surface seal: **Yes** To what depth 18 ft.  
 Seal method: Material used in seal **BENTONITE**  
 Did any strata contain unusable water **No**  
 Type of water Depth of strata  
 Method of sealing strata off

PUMP: Manufacture's name  
 Type: H.P. 0

WATER LEVELS Land-surface elevation above mean sea level: 0 ft.  
 Static level 120 ft. below top of well Date 05/31/2007  
 Artesian Pressure lbs per square inch Date  
 Artesian water controlled by

WELL TESTS: Drawdown is amount water level is lowered below static level.  
 Was a pump test made **No** If yes, by whom  
 Yield gal/min with ft drawdown after  
 Yield gal/min with ft drawdown after  
 Yield gal/min with ft drawdown after  
 Recovery data (time taken as zero when pump turned off)(water level measured from well top to water level)  
 Time: Water Level Time: Water Level Time: Water Level  
 Date of test:  
 Bailer test gal/min ft drawdown after hrs.  
 Air test 5 gal/min w/ stem set at 700 ft. for 2 hours  
 Artesian flow gpm Date  
 Temperature of water Was a chemical analysis made **No**

City: Cle Elum, WA 98922 County: Kittitas  
 Location: SE 1/4 SE 1/4 Sec 33 T 20 R 14E EW  
 Lat/Long: Lat Deg Lat Min/Sec  
 (s, t, r still) Long Deg Long Min/Se  
 Tax Parcel No.: 17908 *R*

CONSTRUCTION OR DECOMMISSION PROCEDURE  
 Formation: Describe by color, character, size of material and structure Show thickness of aquifers and the kind and nature of the material in each stratum penetrated. Show at least one entry for each change in formation.

Material	From	To
BROWN CLAY COBBLES	0	6
DECO SHALE GRAVEL	6	16
SHALE BLACK SOFT CAVING SOME QUARTZITE	16	580
SHALE BLACK FRAC W/ WATER	580	640
SHALE BLACK SOFT	640	700

Notes:  
 5 GPM AT 580-640'

Work starte 05/23/2007 Complete 05/31/2007

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

Driller  Engineer  Trainee  
 Name: **MARTY RUGO** License No.: 2038  
 Signature: *Marty Rugo*  
 If trainee, Licensed driller is: License No.:  
 Licensed Driller Signature

Drilling Company:  
 NAME: FOGLE PUMP & SUPPLY, INC.  
 ADDRESS: PO Box 456  
 Republic, WA 99166  
 Phone: 5097752878 Toll Free: 800-453500  
 E-Mail: leslie@foglepump.com  
 FAX: 5097750498 WEB Site: www.foglepump.com  
 Contractor's  
 Registration No.: FOGLEPS095L4 Date Log Created: 06/19/200



**500' RADIUS**  
**JOB # 07199-9 (SADDLE RIDGE LLC)**  
**PARCEL # 20-14-33000-0009**

20-14-33000-0007  
20-14-33000-0002  
Fortune Creek LLC  
206 W. 1<sup>st</sup> Street  
Cle Elum, WA 98922

20-14-33000-0006  
Chehalis Valley Timber  
P.O. Box 261  
Montesano, WA 98563

20-14-33000-0003  
Steven D. Novy  
4812 Field Ln NW  
Olympia, WA 98502

20-14-33000-0001  
Steve Henkes etux  
5521 157<sup>th</sup> Dr. NE  
Redmond, WA 98052

20-14-33000-0021  
20-14-33000-0022  
20-14-33000-0023  
Harley G. Sheffield etux  
781 Goat Peak Ranch Rd.  
Cle Elum, WA 98922

20-14-33000-0017  
Cool Water LLC  
206 W. 1<sup>st</sup> St.  
Cle Elum, WA 98922

20-14-33000-0008  
William L. Nietsch etux  
John A. Truax etux  
12540 SW Tremont  
Portland, OR 97225