



**STAFF REPORT  
SASSE RIDGE PRELIMINARY PLAT**

TO: Kittitas County Hearing Examiner  
FROM: Kittitas County Community Development Services Staff  
RE: Sasse Ridge Preliminary Plat (LP-11-00002)  
DATE: January 10, 2013

**I. GENERAL INFORMATION**

Requested Action: Wayne Nelson, agent for the property owner, Sasse Ridge LLC, submitted a preliminary plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots. The lots range in size from 3.01 to 3.12 acres in size and are proposed to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.

Location: The subject property is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor’s map number: 21-14-21000-0016.

**II. SITE INFORMATION**

Total Project Size: 30.61 acres  
Number of Lots: 10  
Domestic Water: Community Water System  
Sewage Disposal: Individual on-site septic system or community drainfields  
Power/Electricity: Puget Sound Energy  
Fire Protection: Fire District 7  
Irrigation District: None

Site Characteristics:

North: Vacant  
South: Vacant  
East: Vacant  
West: Vacant / across Salmon La Sac Road is Lake Cle Elum

Access: The proposed project will have access from Hex Mountain Drive, a 60-foot private access easement. A second access route is not required.

Zoning and Development Standards: The subject property is located within the Rural-3 zoning district. The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands. Applicable development standards set forth in KCC Chapter 17.30 include, but are not limited to the following:

Lot Size: The minimum residential lot size shall be three acres in the Rural-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting.

Setbacks: There shall be a minimum front yard setback of twenty-five feet. Side yard and rear yard setbacks shall be 15 feet.

Preliminary Plats: The requirements of KCC Chapter 16.08.200, "Subdivision" means the division or re-division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than 20 acres.

### **III. ADMINISTRATIVE REVIEW**

Notice of Application: A complete long plat application was submitted to Community Development Services on August 17, 2011. The Notice of Application for the preliminary plat application was issued on November 17, 2011. 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 December 2, 2011.

### **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**

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on December 21, 2012. The appeal period ended on January 9, 2013 at 5:00 p.m. No appeals were filed.

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

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as Exhibits in the Hearing Examiner packet.

### **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. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by a community water system and individual septic systems or community drainfields. Staff has conducted an administrative critical area review in accordance with KCC 17A and found critical areas which include steep slopes.

Consistency with the provision of KCC 17.30, Rural 3 zoning:

This proposal is not consistent with the Kittitas County Zoning Code 17.30.055 Yard Requirements – Zones Adjacent to Commercial Forest Zone. The preliminary plat map does not show the required 200-foot buffer for properties bordering or adjacent to the commercial forest zone. The minimum lot size is 3 acres. The lots in this proposal range in size from 3.01 ac. to 3.12 ac.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

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 November 14, 2012 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: Washington State Department of Health, Washington State Department of Ecology, Kittitas County Department of Public Works, Kittitas County Public Health and Kittitas County Fire Marshal. These comments have been included as conditions of approval to address these agency concerns.

Comments were also provided by the Yakama Nation.

Public Comments:

No public comments were submitted on this proposal at the time of staff review.

**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, Title 16.08, Title 16.12 and Title 17.30 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Sasse Ridge Preliminary Plat LP-11-00002, subject to the following findings of fact and conditions:

**Suggested Findings of Fact**

1. Wayne Nelson, agent for the property owner, Sasse Ridge LLC, submitted a preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots. The lots range in size from 3.01 to 3.12 acres in size and are proposed to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.
2. The subject property is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016.

3. Site Information:

Total Project Size:	30.61 acres
Number of Lots:	10
Domestic Water:	Community Water System
Sewage Disposal:	Individual on-site septic system or community drainfields
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District 7
Irrigation District:	None

4. Site Characteristics:

North: Vacant  
South: Vacant  
East: Vacant  
West: Vacant / across Salmon La Sac Road is Lake Cle Elum

5. Site Characteristics: The area is primarily covered in forest and relatively steep slopes exceeding 25% slope. The property is separated from Lake Cle Elum by vacant land and Salmon La Sac Road with no direct access to the shoreline.
6. The Comprehensive Plan designation is Rural.
7. The subject property is zoned Rural-3, which allows for one residential unit per 3 acres.
8. A complete long plat application was submitted to Community Development Services on August 17, 2011. The Notice of Application for the preliminary plat application was issued on November 17, 2011. 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 December 2, 2011.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on December 21, 2012. The appeal period ended on January 9, 2013 at 5:00 p.m. No appeals were filed.
10. 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 community water system and individual septic systems or community drainfields. Staff has conducted an administrative critical area review in accordance with KCC 17A and found critical areas which include steep slopes.
11. This proposal is not consistent with the Kittitas County Zoning Code 17.30.055 Yard Requirements – Zones Adjacent to Commercial Forest Zone. The preliminary plat map does not show the required 200-foot buffer for properties bordering or adjacent to the commercial forest zone. The minimum lot size is 3 acres. The lots in this proposal range in size from 3.01 ac. to 3.12 ac.
12. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
13. All roads are required to meet all Kittitas County Road Standards as outlined in the November 14, 2012 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

14. The following agencies provided comments during the comment period: The Yakama Nation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Department of Public Works, Kittitas County Public Health and Kittitas County Fire Marshal. These comments have been included as conditions of approval to address these agency concerns.

Comments were also provided by the Yakama Nation.

**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:**

1. The project shall proceed in substantial conformance with the plans and application materials on file dated August 17, 2011 except as amended by the conditions herein.
2. A certificate of title of the property proposed to be platted shall be submitted with the final plat.
3. A note shall be placed on the final plat stating that any construction within areas of 33% or greater slope will require geotechnical engineering per IRC R403.7.7 and/or IRC 1805.3.1 or current adopted code.
4. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
5. All current and future landowners must comply with the International Fire Code.
6. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. As KCC 17.30.055 requires, the final plat shall show a 200-foot buffer on all properties bordering or adjacent to properties zoned commercial forest.
9. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
10. According to the Public Health Department, individual final plat approval will be conditioned upon:

- a. Completion of soil logs which meet the septic availability requirement;
- b. Documentation from the State of Washington Department of Ecology verifying that the quantity of water required for the plat has been transferred;
- c. Placement of all proposed wells and submittal of well logs showing yields consistent with the requirement above and require nitrate and bacteriological tests showing potability of that water.

11. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylars that states:

- a. "The approval of this division of land included 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."
- b. "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."

12. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code, as follows:

#### 16.20.020 Final Plat General Information

- a. The final plat shall be drawn on polyester film in a neat and legible manner.
- b. The final plat shall be drawn to such a scale as to make a sheet eighteen inches by twenty-four inches. Should this size sheet unduly congest the drawing, the plat may be submitted on two or more sheets of the above dimensions. The perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch on the sides. The scale shall be one (1) inch equals two hundred (200) feet, or greater, unless otherwise approved by the director.
- c. All lettering shall be printed with permanent ink.
- d. Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- e. It shall show all courses and distances necessary to re-stake any portion of said plat.
- f. Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)

#### 16.20.040 Plat Drawing

- a. Section Data. All section, township, municipal and county lines lying within or adjacent to the subdivision;
- b. Tie Monuments. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;
- c. Plat Monuments. The location of all permanent control monuments found or established within the subdivision;
- d. Boundaries. The boundary of the subdivision, with complete bearings and lineal dimensions in heavier lines;
- e. Bearing and Distances. The length and bearings of all straight lines, the radii, arcs, and central angles of all curves;
- f. Lot Dimensions. The length of each lot line, together with bearings and other data necessary for the location of any lot line in the field;

- g. Road Names. The location, width, centerline, and name or names or number of all streets within and adjoining the subdivision;
- h. Easements. The location and width, shown with broken lines, and description of all easements. Easements may be described in the plat restrictions in lieu of being shown on the plat drawings;
- i. Lot Numbers. Numbers assigned to all lots and blocks within the subdivision;
- j. Adjacent Owners. Names of owners of land adjacent to the subdivision, and the names of any adjacent subdivisions;
- k. Surrounding Area. All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated;
- l. Vicinity Maps. A vicinity map showing the boundary of the plat in relation to the surrounding area such as adjacent subdivisions, rivers, creeks, roads or highways, canals, etc. Minimum area shown would be the section or sections containing the platted area with a scale of approximately 4" = 1 mile;
- m. Contours. Contour lines are not shown on a final plat as required on the preliminary plat;
- n. Miscellaneous Items. North arrow, scale and legend of monuments to be shown on open area of sheets;
- o. Grid Coordinates. A tie shall be made and shown on the plat if plat is within one mile of any such monument.
- p. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.
- q. Ditches. Location of existing ditches apparent or of record. (Ord. 2005-31, 2005)

13. 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.

14. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

15. Private Road Improvements: Access 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.
- 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. Joint-Use Driveway: A joint-used access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
18. Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance or driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
19. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
20. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
21. 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.
22. 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.
23. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

24. 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.
25. A burn permit must be obtained from Ecology if the proponent plans to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire.
26. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precaution be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonable with the use and enjoyment of property, causing health impacts, or damaging property or business.
27. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."
28. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
29. Both sheets shall reflect the Plat number: LP-07-00015.
30. An 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 more than one acre of 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.
31. This NPDES Construction Stormwater General 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.
32. Approved water storage of 40,000 gallons, with a private fire hydrant system shall be installed. This amount may be reduced by 50% when the plat note requires residential sprinkler systems to be installed.
33. Water storage and hydrant spacing shall comply with the International Fire Code.
34. 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.
35. "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
36. All bridges and gates across any private road shall be required to be permitted and certified.
37. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
38. A separate permit is required for any private water storage or hydrant system. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.

39. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on December 21, 2012. The following are the mitigation contained within the MDNS and shall be conditions of approval:

### **Geotechnical**

1. **Geotechnical**: This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.
2. **Final Design**: If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.

### **Water and Septic**

3. To satisfy the water requirements of Kittitas County Public Health Department, this project must meet the potable water requirements for preliminary and final approval as outlined in Resolution No. 2010-082 dated 8-17-10. This resolution has been attached to the MDNS.
4. 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. Soil logs were conducted on 10/13/11 and were satisfactory to the Public Health Department.

### **Transportation**

5. **Grading Plan**: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be imported and/or exported from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

### **Stormwater**

6. Activities such as road widening, stump pulling and clearing grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
7. **Stormwater**: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour,

25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

### **Cultural Resources and Historic Preservation**

8. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakama Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site.

### **Light and Aesthetics**

9. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

### **Noise**

10. Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby residential properties.
40. The following mitigation condition from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final plat and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final plat:
- a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2010- 082

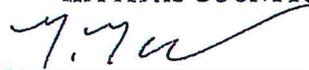
RATIFYING THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

- WHEREAS, Chapter 58.17 RCW requires the local health department make a recommendation for each preliminary plat as to whether the applicant has made appropriate provisions for water supply; and
- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, March 16, 2004, an administrative policy (Resolution 2004-36) related to potable water for subdivisions was presented, discussed and ratified through a public hearing process by the Board of County Commissioners ; and
- WHEREAS, in 2009, Resolution 2004-36 was reviewed to address citizen concerns and applicability to new County policies and regulations; and
- WHEREAS, during a June 9, 2010 public hearing, the Board of County Commissioners determined that Resolution 2004-36 was still applicable to current regulations; and
- WHEREAS, during a July 20, 2010 public hearing the Board of County Commissioners considered a revision to Resolution 2004-36 presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2004-36 presented by Kittitas County Public Health Department addressed updates to current County policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to ratify the Kittitas County Public Health Department's revision to Resolution 2004-36 to reflect the current administrative policy related to potable water supply for subdivisions.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 17<sup>th</sup> day of August 2010, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**



Commissioner Mark McClain, Chairman



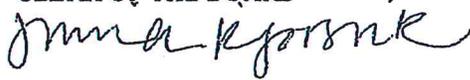
Commissioner Paul Jewell, Vice Chairman



Commissioner Alan Crankovich



ATTEST  
CLERK OF THE BOARD



APPROVED AS TO FORM:

\_\_\_\_\_  
Suzanne M. Becker, WSBA #40546

**Kittitas County Public Health Department**  
**Administrative Policy**  
**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies which includes:

1. **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.
2. **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 plat 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.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** 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 the 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.

All applications for subdivision (short plats and long plats) using the ground water exemption as defined in RCW 90.44.050 shall have the following note placed on the face of the final mylars:

*"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."*

Compliance with all current state and local rules and regulations is required. Applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the Applicant.

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Friday, January 04, 2013 10:18 AM  
**To:** 'Anne Watanabe'  
**Subject:** RE: Sasse Ridge

Thank you Anne. This has been included in the record.

-----Original Message-----

**From:** Anne Watanabe [mailto:annew@inlandnet.com]  
**Sent:** Wednesday, January 02, 2013 4:15 PM  
**To:** Lindsey Ozbolt  
**Subject:** Sasse Ridge

Hi Lindsey:  
Please see attached document per our discussion this morning.

Thank you.

Anne

Subject: Nathani Weis FPAs  
From: David Powell <dwppowell@yakama.com>  
Date: Tue, 27 Jul 2004 11:19:40 -0700  
To: Caron Van Orman <caron.vanorman@wadnr.gov>  
CC: nathan@inlandnet.com

Caron:  
Yesterday I met in the field with Nathan Weis. We discussed and visited five projects and agreed on a plan to protect the cultural values. Some of the projects have had previous FPAs and some have not. The legals for the projects are as follows:

Sec. 1, T 20N, R 13E - around 560 acres

Sec. 21, T 21 N, R 14 E - around 220 acres. This application is currently under an FPA that expires in October. Nathan intends to add about 6 acres when he resubmits it.

> includes Sasse Ridge parcel

Sec. 7 and 18, T 20 N, R15 E. 2702929 and previously 2701780 and 2701976.

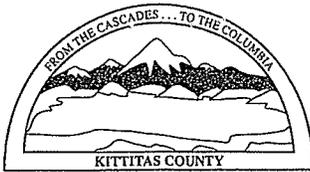
Sec 21, T 20 N, R 15 E - around 300 acres.

Sec 12, T20 N, R 14 E - around 150 acres.

I hope this helps as Nathan files FPAs.

David





KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

**NOTICE OF DECISION SEPA ACTION  
AND PUBLIC HEARING**

RECEIVED

DEC 27 2012

KITTTAS COUNTY  
CDS

**To:** Interested County Departments & Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Robert "Doc" Hansen, Planning Manager

**Date:** December 21, 2012

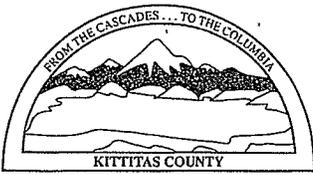
**Subject:** Sasse Ridge Long Plat (LP-11-00002)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on November 17, 2011.

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on December 21, 2012 make a Mitigated Determination of Non-Significance (MDNS) for the Sasse Ridge Long Plat LP-11-00002. The proposed project is a preliminary plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3. The project is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before January 9<sup>th</sup>, 2013 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter 43.21C RCW and Chapter 15.04 KCC (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **January 10, 2013** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.



**State Environmental Policy Act**  
**MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Description:** Sasse Ridge (LP-11-00002) is a proposed Preliminary Plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.

**Proponent:** Sasse Ridge, LLC

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

**Geotechnical**

1. **Geotechnical:** This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.

2. Final Design: If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.

### Water and Septic

3. To satisfy the water requirements of Kittitas County Public Health Department, this project must meet the potable water requirements for preliminary and final approval as outlined in Resolution No. 2010-082 dated 8-17-10. This resolution has been attached to the MDNS.
4. 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. Soil logs were conducted on 10/13/11 and were satisfactory to the Public Health Department.

### Transportation

5. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be imported and/or exported from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

### Stormwater

6. Activities such as road widening, stump pulling and clearing grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
7. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

### Cultural Resources and Historic Preservation

8. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakama Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted

with the area and a large enough perimeter established in order to maintain the integrity of the site.

**Light and Aesthetics**

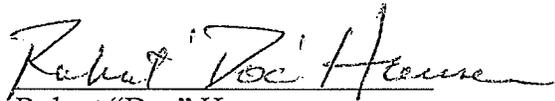
- 9. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

**Noise**

- 10. Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby residential properties.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the preliminary plat of approval.

**Responsible  
Official:**

  
Robert "Doc" Hansen

**Title:**

Planning Manager

**Address:**

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7506 Fax: (509) 962-7682

**Date:**

December 21, 2012

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, January 9, 2013.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, January 9, 2013. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2010- 082

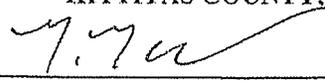
RATIFYING THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

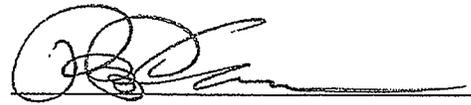
- WHEREAS, Chapter 58.17 RCW requires the local health department make a recommendation for each preliminary plat as to whether the applicant has made appropriate provisions for water supply; and
- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, March 16, 2004, an administrative policy (Resolution 2004-36) related to potable water for subdivisions was presented, discussed and ratified through a public hearing process by the Board of County Commissioners ; and
- WHEREAS, in 2009, Resolution 2004-36 was reviewed to address citizen concerns and applicability to new County policies and regulations; and
- WHEREAS, during a June 9, 2010 public hearing, the Board of County Commissioners determined that Resolution 2004-36 was still applicable to current regulations; and
- WHEREAS, during a July 20, 2010 public hearing the Board of County Commissioners considered a revision to Resolution 2004-36 presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2004-36 presented by Kittitas County Public Health Department addressed updates to current County policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to ratify the Kittitas County Public Health Department's revision to Resolution 2004-36 to reflect the current administrative policy related to potable water supply for subdivisions.

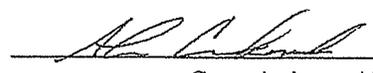
NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 17<sup>th</sup> day of August 2010, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

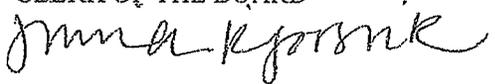
  
\_\_\_\_\_  
Commissioner Mark McClain, Chairman

  
\_\_\_\_\_  
Commissioner Paul Jewell, Vice Chairman

  
\_\_\_\_\_  
Commissioner Alan Crankovich



ATTY  
CLERK OF THE BOARD



APPROVED AS TO FORM:

\_\_\_\_\_  
Suzanne M. Becker, WSBA #40546

**Kittitas County Public Health Department**  
**Administrative Policy**  
**Potable Water for Subdivisions**

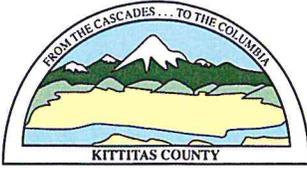
Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies which includes:

1. **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.
2. **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 plat 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.
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All applications for subdivision (short plats and long plats) using the ground water exemption as defined in RCW 90.44.050 shall have the following note placed on the face of the final mylars:

*"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."*

Compliance with all current state and local rules and regulations is required. Applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the Applicant.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

**Affidavit of Mailing & Publication**

PROPOSAL NAME: Sasse Ridge Long Plat LP-11-00002

NOTIFICATION OF: Notice of SEPA Action and Public Hearing

NOTIFICATION MAIL DATE: December 21, 2012

I certify that the following documentation:

- Notice of SEPA Action and Public Hearing for the Sasse Ridge Long Plat LP-11-00002
- SEPA MDNS for Sasse Ridge Long Plat LP-11-00002

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Lindsey Ozbolt  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 21<sup>st</sup> day of December, 2012



Amanda J. Weed  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: August 25<sup>th</sup>, 2015

## NOTICE OF SEPA ACTION AND PUBLIC HEARING

Sasse Ridge Long Plat  
LP-11-00002

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on December 21, 2012 make a Mitigated Determination of Non-Significance (MDNS) for the Sasse Ridge Long Plat LP-11-00002. The proposed project is a preliminary plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3. The project is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before January 9<sup>th</sup>, 2013 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter 43.21C RCW and Chapter 15.04 KCC (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

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**Dated: December 21, 2012**

**Publish in Daily Record: December 24, 2012**

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 12/21/12 11:03 by dde18

Acct #: 84329

Ad #: 813318

Status: N

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

Start: 12/24/2012 Stop: 12/24/2012  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 11.63 Words: 378  
Total STD6 11.63  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 100.02  
# Affidavits: 1

Contact:

Phone: (509)962-7506

Fax#:

Email: jeff.watson@co.kittitas.wa.us

Agency:

Ad Descrpt: SASSE RIDGE LP-11-00002

Given by: \*

Created: dde18 12/21/12 09:37

Last Changed: dde18 12/21/12 09:48

COMMENTS:

COPIED from AD 804506

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	12/24			
IN	A		97 S	12/24			

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.

Lindsey Ochoit  
Name (print or type)

Lindsey M Stewart  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 12/21/12 11:03 by dde18

Acct #: 84329

Ad #: 813318

Status: N

**Notice of SEPA Action and  
Public Hearing**  
Sasse Ridge Long Plat  
LP-11-00002

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Dated: December 21, 2012  
Publish in Daily Record:  
December 24, 2012

STATE OF WASH WILDLIFE  
600 CAPITOL WAY N  
OLYMPIA WA -98501

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941

BALL, JAMES G ETUX  
10525 176TH CT NE  
REDMOND WA -98052

SHARP, DAVID W  
PO BOX 579  
MERCER ISLAND WA -98040

HAGNESS, DAVID ETUX  
27555 254TH WAY SE  
MAPLE VALLEY WA -98038

SHAFFER, DAVID ETUX &  
4073 172ND PL SE  
BELLEVUE WA -98008

MARYANSKI, JOHN ETUX  
36809 204TH AVE SE  
AUBURN WA -98092

RYBERG, JEFFREY G &  
9801 178TH AVE SE  
RENTON WA -98059

MONJAZEB, ARASTOU  
605 EVERGREEN POINT RD  
MEDINA WA -98039

CEDAR GROVE LLC  
PO BOX 289  
RONALD WA -98940

SASSE RIDGE LLC  
211 S. MONTGOMERY  
UNIONTOWN WA -99179

BOROZAN, KAREN ETVIR  
346 SUNSET AVE N  
EDMONDS WA -98020

MARAS, GREGORY A. ETUX  
PO BOX 243  
RONALD WA 98940

USA (WNF)  
215 MELODY LN  
WENATCHEE WA 98801

PLUM CREEK TIMBER CO L P  
PO BOX 1990  
COLUMBIA FALLS MT -59912

ROGALSKI, APRIL ETVIR  
3227 EVERGREEN POINT RD  
MEDINA WA 98039-1029

WARNER, MARC E ETUX  
1950 ALASKAN WAY #135  
SEATTLE WA 98101

TIMBER COVE HOMEOWNER'S  
ASSOC  
PO BOX 915  
CLE ELUM WA -98922

KITTITAS CO FIRE DIST #7  
PO BOX 777  
SO CLE ELUM WA -98943

JOLLY MOUNTAIN GROUP LLC  
1332 G. STREET  
LEWISTON ID -83501

City of Roslyn  
PO Box 451  
Roslyn WA 98941

PATTY GARVEYDARDA  
USDA Forest Service  
803 West Second Street  
Cle Elum, WA 98922

Encompass Engineering & Surveying  
108 E. 2<sup>nd</sup> St.  
Cle Elum, WA 98922

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Washington Dept. of Ecology  
Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

John Marvin, Habitat Biologist  
Yakima-Klickitat Fisheries Project  
760 Pence Rd.  
Yakima, WA, 98908

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

Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

Tom Justus  
WA State Department of Health  
16201 East Indiana Ave, Suite 1500  
Spokane Valley WA 99216

James E Brooks Library  
Documents Dept.  
400 E University Way  
Ellensburg, WA 98926

WA Dept. of Natural Resources  
713 E. Bowers Rd.  
Ellensburg, WA 98926

Liz Bryson  
Daily Record  
401 N. Main St.  
Ellensburg, WA 98926

Cle Elum – Roslyn School Dist. 404  
Administrative Office  
2690 SR 903  
Cle Elum, WA 98922

Kittitas County Fire Marshal

Kittitas County Code Enforcement

Kittitas County Public Works

Kittitas County Sheriffs Dept.

Kittitas County Environmental Health

Kittitas County Board of County  
Commissioners

Kittitas County Solid Waste Program



## NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

**To:** Interested County Departments & Agencies with jurisdiction  
Adjacent Property Owners  
Applicant

**From:** Robert "Doc" Hansen, Planning Manager

**Date:** December 21, 2012

**Subject:** Sasse Ridge Long Plat (LP-11-00002)

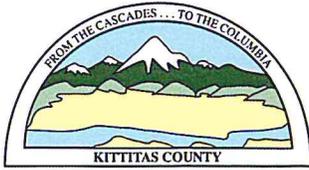
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Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on November 17, 2011.

NOTICE IS HERBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on December 21, 2012 make a Mitigated Determination of Non-Significance (MDNS) for the Sasse Ridge Long Plat LP-11-00002. The proposed project is a preliminary plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3. The project is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before January 9<sup>th</sup>, 2013 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter 43.21C RCW and Chapter 15.04 KCC (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **January 10, 2013** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.



## State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Sasse Ridge (LP-11-00002) is a proposed Preliminary Plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.
- Proponent:** Sasse Ridge, LLC
- Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

### Geotechnical

1. **Geotechnical:** This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.

2. Final Design: If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.

### **Water and Septic**

3. To satisfy the water requirements of Kittitas County Public Health Department, this project must meet the potable water requirements for preliminary and final approval as outlined in Resolution No. 2010-082 dated 8-17-10. This resolution has been attached to the MDNS.
4. 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. Soil logs were conducted on 10/13/11 and were satisfactory to the Public Health Department.

### **Transportation**

5. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be imported and/or exported from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

### **Stormwater**

6. Activities such as road widening, stump pulling and clearing grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
7. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

### **Cultural Resources and Historic Preservation**

8. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakama Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted

with the area and a large enough perimeter established in order to maintain the integrity of the site.

**Light and Aesthetics**

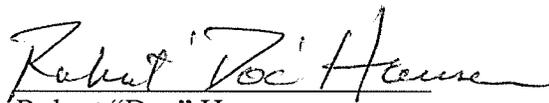
- 9. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

**Noise**

- 10. Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby residential properties.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the preliminary plat of approval.

**Responsible  
Official:**

  
Robert "Doc" Hansen

**Title:**

Planning Manager

**Address:**

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7506 Fax: (509) 962-7682

**Date:**

December 21, 2012

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, January 9, 2013.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, January 9, 2013. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2010- 082

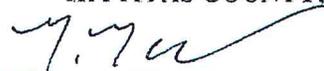
RATIFYING THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

- WHEREAS, Chapter 58.17 RCW requires the local health department make a recommendation for each preliminary plat as to whether the applicant has made appropriate provisions for water supply; and
- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, March 16, 2004, an administrative policy (Resolution 2004-36) related to potable water for subdivisions was presented, discussed and ratified through a public hearing process by the Board of County Commissioners ; and
- WHEREAS, in 2009, Resolution 2004-36 was reviewed to address citizen concerns and applicability to new County policies and regulations; and
- WHEREAS, during a June 9, 2010 public hearing, the Board of County Commissioners determined that Resolution 2004-36 was still applicable to current regulations; and
- WHEREAS, during a July 20, 2010 public hearing the Board of County Commissioners considered a revision to Resolution 2004-36 presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2004-36 presented by Kittitas County Public Health Department addressed updates to current County policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to ratify the Kittitas County Public Health Department's revision to Resolution 2004-36 to reflect the current administrative policy related to potable water supply for subdivisions.

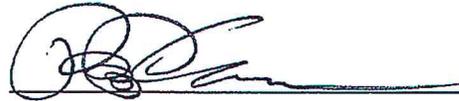
NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 17<sup>th</sup> day of August 2010, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**



Commissioner Mark McClain, Chairman



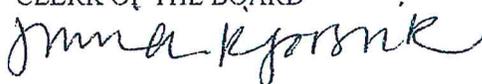
Commissioner Paul Jewell, Vice Chairman



Commissioner Alan Crankovich



CLERK OF THE BOARD



APPROVED AS TO FORM:

\_\_\_\_\_  
Suzanne M. Becker, WSBA #40546

**Kittitas County Public Health Department**  
**Administrative Policy**  
**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies which includes:

1. **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.
2. **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 plat 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.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** 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 the 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.

All applications for subdivision (short plats and long plats) using the ground water exemption as defined in RCW 90.44.050 shall have the following note placed on the face of the final mylars:

*"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."*

Compliance with all current state and local rules and regulations is required. Applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the Applicant.

## Lindsey Ozbolt

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**From:** James Rivard  
**Sent:** Thursday, December 20, 2012 4:45 PM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Sasse Ridge LP-11-00002 PH mdns conditions  
**Attachments:** Resolution 2010-082 and Addendum.pdf; Water Requirements for Plat Approval - Resolution 2012-027.pdf

Hi Lindsey,

What you will find it that comments from public health have been all over the place with time, due to politics.

However, what we have been told by legal is that the comment we made during the comment period are the conditions that apply to that application. So in terms of this application, BOCC resolution 2010-082 outlined the potable water requirements for preliminary and final approval. Perhaps the easiest thing for you to do in the MDNS is state that the applicant must comply with the potable water requirements outlined in BOCC resolution 2010-082 to satisfy the health departments requirements for proof of an adequate water supply for either a community public water system, individual or shared wells. I'd suggest attaching a copy of resolution 2010-082 for the record and completeness.

For septic you can look at our comment letter and include as is. However, on 10/13/2011 soil logs were conducted and were satisfactory.

Like I said public health's comments have changed with time and now today BOCC resolution 2012-027 outlines the requirements for proof of an adequate water supply at the time of subdivision approval.

Hope that helps. Please feel free to call me on my work cell tomorrow if you need additional help 509-201-6331

James Rivard  
Environmental Health Supervisor  
Kittitas County Public Health Department  
509-962-7515

---

**From:** Lindsey Ozbolt  
**Sent:** Tuesday, December 18, 2012 4:59 PM  
**To:** James Rivard  
**Subject:** Sasse Ridge LP-11-00002 PH mdns conditions

James,

Below are some sample conditions I found that Dan used to use on MDNS. They also appear to match some language within your comment letter dated Sept. 2, 2011. Please review the attached comment letters and the below draft language. Let me know if this language is appropriate or if you have other changes.

### Water and Sewer

The final plat notes shall include the following statements:

1. *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*

provide 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.

2. 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.

Final approval will be conditioned upon the developer/owner of the plat providing proof of potable water. Proof of 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.

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.

Please get back to me by Wednesday (tomorrow) afternoon if at all possible.

Thanks,

**Lindsey Ozbolt**  
Planner I

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY  
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and

WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and

WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and

WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and

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

WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6<sup>th</sup> day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KIT TITAS COUNTY, WASHINGTON**



*Mandy Robinson*

ATTEST:  
CLERK OF THE BOARD *Deputy*

*Alan Crankovich*  
\_\_\_\_\_  
Commissioner Alan Crankovich, Chairman

*Obie O'Brien*  
\_\_\_\_\_  
Commissioner Obie O'Brien, Vice Chairman

*Paul Jewell*  
\_\_\_\_\_  
Commissioner Paul Jewell

**Kittitas County Public Health Department  
Administrative Policy**

**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **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. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **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 Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant depending on any health, safety and environmental concerns specific to the project. Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2010- 082

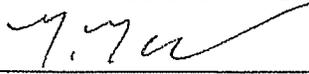
RATIFYING THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

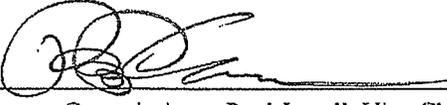
- WHEREAS, Chapter 58.17 RCW requires the local health department make a recommendation for each preliminary plat as to whether the applicant has made appropriate provisions for water supply; and
- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, March 16, 2004, an administrative policy (Resolution 2004-36) related to potable water for subdivisions was presented, discussed and ratified through a public hearing process by the Board of County Commissioners ; and
- WHEREAS, in 2009, Resolution 2004-36 was reviewed to address citizen concerns and applicability to new County policies and regulations; and
- WHEREAS, during a June 9, 2010 public hearing, the Board of County Commissioners determined that Resolution 2004-36 was still applicable to current regulations; and
- WHEREAS, during a July 20, 2010 public hearing the Board of County Commissioners considered a revision to Resolution 2004-36 presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2004-36 presented by Kittitas County Public Health Department addressed updates to current County policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to ratify the Kittitas County Public Health Department's revision to Resolution 2004-36 to reflect the current administrative policy related to potable water supply for subdivisions.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 17<sup>th</sup> day of August 2010, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

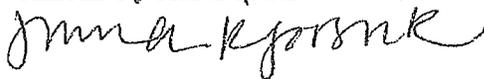
  
\_\_\_\_\_  
Commissioner Mark McClain, Chairman

  
\_\_\_\_\_  
Commissioner Paul Jewell, Vice Chairman

  
\_\_\_\_\_  
Commissioner Alan Crankovich



ATTY COUNTY WASHINGTON  
CLERK OF THE BOARD



APPROVED AS TO FORM:

\_\_\_\_\_  
Suzanne M. Becker, WSBA #40546

**Kittitas County Public Health Department**  
**Administrative Policy**  
**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies which includes:

1. **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.
2. **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 plat 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.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** 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 the 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.

All applications for subdivision (short plats and long plats) using the ground water exemption as defined in RCW 90.44.050 shall have the following note placed on the face of the final mylars:

*"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."*

Compliance with all current state and local rules and regulations is required. Applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the Applicant.

## Lindsey Ozbolt

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**From:** Neet, Bryan (ECY) [bnee461@ECY.WA.GOV]  
**Sent:** Monday, December 17, 2012 3:04 PM  
**To:** Lindsey Ozbolt  
**Subject:** SEPA Comment Correction for LP-11-00002

Ms. Ozbolt,

In error Ecology submitted an incorrect comment for the project proposed by Sasse Ridge, LLC (LP-11-00002). At this time Ecology retracts our comments regarding the coal mine tailings, and inability for Ecology to issue a Construction Stormwater General Permit for this project. We would like to instead utilize our normal comment for projects such as this one which states;

An 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 more than one acre of 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.

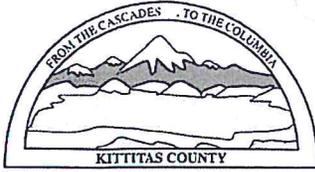
The permit requires that a Stormwater Pollution Prevention Plan is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

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 a application or contact Bryan Neet at the Department of Ecology (509) 575-2808, with questions about this permit.

We apologize about the confusion that the SEPA comments submitted on November 29, 2011 have caused.

Thanks,

Bryan Neet  
Non-Point Enforcement  
Water Quality Program  
(W) 509-575-2808  
(C) 509-654-4953  
(F) 509-575-2809



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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**MEMORANDUM**

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TO: Doc Hansen, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: November 14, 2012  
SUBJECT: Sasse Ridge Plat LP-11-00002

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**The following shall be SEPA mitigation items:**

1. **Geotechnical**: This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.
2. **Final Design**: If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.
3. **Stormwater**: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

Page 1 of 4

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411 N. Ruby St. Suite 1  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

G:\Eng\Development\Plats\Sasse Ridge LP-11-02\Comments\_Sasse Ridge.doc

4. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be removed from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

**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 prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Improvements: Access 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.
  - 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.
4. Temporary Cul-de-Sac: No more than two lots can be served off a cul-de-sac. Prior to final approval, individual lot accesses shall be determined to ensure the temporary cul-de-sac is placed appropriately.
5. 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.
6. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
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.

**SASSE RIDGE LLC**  
103 S. 2<sup>ND</sup> ST.  
P.O. BOX 687  
ROSLYN, WA 98941

June 13, 2012

Ms. Christina Wollman  
Kittitas County  
Public Works  
411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

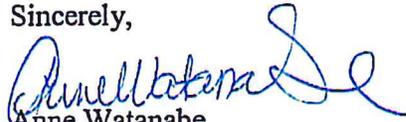
RE: Sasse Ridge Long Plat (LP-11-00002)

Dear Ms. Wollman:

In response to your letter dated November 28, 2011 requesting geotechnical information for the above referenced application, I have enclosed a technical report prepared by Icicle Creek Engineers dated June 11, 2012.

I trust this will adequately address any further concerns about the Washington Department of Natural Resources' 2005 land slide hazard zonation map and the long plat application will be processed accordingly.

Sincerely,

  
Anne Watanabe

Enclosure

cc: Dan Valoff, CDS

# ICICLE CREEK ENGINEERS

Geotechnical, Geologic and Environmental Services

June 11, 2012

Vernon Swesey  
Sasse Ridge LLC  
P.O. Box 687  
Roslyn, Washington 98941

Report  
Geological Engineering Consultation  
Preliminary Landslide Evaluation  
Proposed Property Development  
Sasse Ridge Plat  
West ½ of Section 21, Township 21  
North, Range 14 East, Willamette  
Meridian  
Ronald Area, Kittitas County,  
Washington  
ICE File No. 0991-001

## 1.0 INTRODUCTION

This report presents the results of Icicle Creek Engineers' (ICE's) geological engineering consultation regarding a preliminary evaluation of a landslide that is located within a portion of the proposed Sasse Ridge Plat located in the west ½ of Section 21, Township 21 North, Range 14 East, Willamette Meridian, near Ronald in Kittitas County, Washington. The Sasse Ridge Plat is shown relative to nearby physical features on the Vicinity Map, Figure 1.

We understand that Kittitas County, using regional landslide hazard maps developed by the Washington State Department of Natural Resources (DNR), requested that a landslide mapped in the area of the plat be evaluated for the potential of health and safety concerns as part of the site development planning and permitting process.

Our services were completed in general accordance with our Confirming Agreement dated June 4, 2012 and were authorized in writing by Nathan Weis of Sasse Ridge LLC on June 4, 2012.

## 2.0 SCOPE OF SERVICES

The purpose of our services was to complete a preliminary evaluation of a landslide that was previously mapped in the project area relative to the proposed development of the Sasse Ridge Plat. Our specific scope of services included the following:

- Review the available June 2005 landslide hazard zonation mapping (by the DNR as referenced above), and the Landslide Hazard Zonation Project Protocol (November 2006) by the DNR along with other published documents related to site geology and slope stability.

- Interview Jack Powell with the DNR; Mr. Powell is familiar with the identified landslide and adjacent areas.
- Review recent (2011) and historical aerial photographs (1957 and 1998).
- Complete a site visit to review and evaluate the existing site conditions.
- Based on the findings of the information and aerial photograph review, interview, reconnaissance and mapping, provide a description of the deep-seated landslide.
- Provide our preliminary opinion as to the activity of the landslide (active or relict/inactive).
- Provide recommendations for mitigation, if necessary, regarding the stability of the landslide and design and construction of the proposed Sasse Ridge Plat.

### 3.0 SASSE RIDGE PLAT DESCRIPTION

We understand that Sasse Ridge LLC plans to develop a 10-lot plat on a currently undeveloped (forested) site. Access to the plat will be by existing roads extending east off of State Route 903. Based on the current plat plan (Kittitas County Community Development Services, Notice of Application, dated November 17, 2011), the plat involves subdividing approximately 30.61 acres into 10, three-acre, single-family residential lots. Electric and telephone utilities will be extended from State Route 903 to the lots for use by future lot owners. An on-site water well will provide potable water. Each lot will require a septic tank and drainfield.

### 4.0 BACKGROUND INFORMATION

We understand that Kittitas County is using maps prepared by the DNR for the purpose of assisting in their permitting assessment of building sites that are within areas covered by the DNR regional landslide mapping. These regional landslide maps are part of the DNR's Landslide Hazard Zonation Project that began in the early 2000s. The primary purpose of the Landslide Hazard Zonation Project is to *assist foresters and land managers in pre-identifying unstable slopes* (related to Forest Practices Applications – FPAs). The area that covers the proposed Sasse Ridge Plat area is referred to by the DNR as the Cle Elum Lake Watershed Administrative Unit (WAU). DNR maps and other information specific to the proposed Sasse Ridge Plat include the following:

- DNR, September 2006, Landslide Hazard Zonation Project Protocol, Adaptive Management Program, Version 2.1.
- DNR, 2005a, LHZ – Final A-1 Map – Landslide Inventory – Cle Elum Lake Watershed, scale 1 inch = 2,000 feet.
- DNR, 2005b, LHZ, Final A-2 Map – Landforms and Hazard Ratings – Cle Elum Lake Watershed, scale 1 inch = 2,000 feet.
- DNR, 2005c, Mass Wasting Assessment, Landslide Hazard Inventory Project, Cle Elum Watershed, Kittitas County, Washington, 33 pages.

The 2005 DNR mapping typically relied upon review of aerial photographs for identifying landslide features, referred to as a "Level 1 Assessment" (there are three levels of evaluation with Level 1 being completed at a regional scale – aerial photograph interpretation and very limited field review; DNR September 2006). The DNR completed two days of field review in the Cle Elum Lake WAU as a means to "verify" landslide features (note that the Cle Elum Lake WAU study area includes over 44,000 acres; DNR, 2005c).

Information included within the DNR study (2005c) indicates that the Cle Elum area study was *prepared according to the schedule necessary to produce a statewide screening tool as quickly as reasonably*

*possible. For this reason, it is likely that some landslides or landforms have been accidentally omitted, some benign features are improperly mapped as landslides, and some data have been miscoded.*

Based on our review of the referenced DNR maps and documents (DNR, 2005a and 2005b), the central and east portion of the Sasse Ridge Plat occurs within a "landslide" area referred to as Landslide Inventory No. 28678(146). "LSI 146" as referenced in this report is shown on the LSI 146 Location Map, Figure 2 relative to the proposed Sasse Ridge Plat. LSI 146 is described by the DNR as the following:

- "Probable" (not completely certain that this is a landslide).
- "Deep-Seated" (thickness of landslide is well below the tree root depth, typically more than 10 feet deep).
- Size is "Very Large" (approximately 496 acres).
- "Relict" (meaning that the landslide is dormant, dissected by streams with normal stream patterns, vague lateral margins, similar vegetation as on adjacent, non-landslide mapped areas).
- The hazard rating is classified as "Low" (the hazard rating scale ranges from "Low" to "Very High" and is a function of landslide frequency and rate of sediment delivery to fish-habitat).

We discussed LSI 146 with Mr. Powell, a geologist with the DNR; Mr. Powell provided the technical review for the Cle Elum Lake WAU documents. Mr. Powell was familiar with LSI 146 and strongly suggested a field review.

#### **5.0 LSI 146 GEOLOGIC SETTING**

Based on regional geologic mapping by the US Geological Survey (USGS, 2000, *Geologic Map of the Snoqualmie Pass 30 x 60 Minute Quadrangle, Washington*, Geologic Investigations Series Map I-2538), the Sasse Ridge Plat and surrounding areas are underlain by Teanaway Formation bedrock. Teanaway formation bedrock is described by the USGS (2000) as middle Miocene age basalt, basaltic tuff and rhyolite. The USGS (2000) mapped the same landslide area as the DNR (2005) as "Mass Wasting Deposits" that are described as *colluvium, soil or landslide debris with indistinct morphology*.

Though not mapped by the USGS (2000) at this location, probably because of the regional mapping scale, Alpine Glacial Outwash Deposits occur as a veneer (sometimes several tens of feet thick) over the bedrock. Based on our site observations as described later in this report, Alpine Glacial Outwash Deposits occur in local areas across the LSI 146 area, especially below Elevation 3,100 feet. Teanaway Formation bedrock was also observed throughout the area.

#### **6.0 LSI 146 AERIAL PHOTOGRAPH REVIEW**

ICE reviewed historical and recent aerial photographs dated 1957 (from USGS Earth Explorer), 1998 and 2011 (from Google Earth). Our review suggested no changes to the terrain that may be suggestive of deep-seated landslide activity of the LSI 146 area during this time frame.

#### **7.0 LSI 146 DESCRIPTION**

Brian Beaman of ICE completed a geologic reconnaissance of the proposed Sasse Ridge Plat and the LSI 146 area on June 6, 2012. The weather at the time of the site visit was partly cloudy and cool (temperature in the 50s).

Mr. Beaman is a Forest Practices "Qualified Expert" (Washington State Department of Natural Resources – DNR – Qualified Geologic Experts List) as described in WAC 222-10-030(5) (Engineering Geologist

License No. 671). Mr. Beaman also has experience in the general Kittitas County area regarding geotechnical and Critical Areas (landslide, erosion, coal mines) evaluations, primarily with the Suncadia Resort project.

The proposed Sasse Ridge Plat is located at about Elevation 2,800 feet on a west-facing slope overlooking Cle Elum Lake. Forest roads access the plat area as well as the upper portions of the hillside, including in the LSI 146 area. In particular, the 116 Road follows the LSI 146 body ("body" referring to the mid- to lower portions of the suspected landslide mass) then traverses the headscarp ("headscarp referring to the initiation area of the suspected landslide mass) at the top of the LSI 146 area. State Route 903 generally parallels the downslope toe of LSI 146. Some of our reconnaissance was completed by vehicle to obtain a better understanding of the overall suspected landslide setting, and other more detailed reconnaissance was completed on foot for more specific area observations.

The LSI 146 body is characterized by a series of bedrock highs (wide knobs – several hundred feet across) with intervening broad valleys, and at a regional scale, creating what might be considered "hummocky" topography. While "hummocky" topography is a usual deep-seated landslide landform indicator, the bedrock knobs and valleys were more random (not forming linear ridges), and did not have "bench-like" form as would be expected in deep-seated landslide terrain. Each of the topographic highs typically were capped by bare bedrock exposures (Teanaway Formation bedrock).

We also observed the headscarp area. The headscarp was not significantly oversteepened, was typically poorly-defined (not forming a continuous linear feature as might be expected), and was obviously dissected by stream drainages and by other erosional processes, possibly even by alpine glaciation.

Alpine Glacial Outwash Deposits (silt, sand, gravel and boulders) were evident below about Elevation 3,100 feet within the LSI 146 area. The Alpine Glacial Outwash Deposits at the higher elevations (near 3,100 feet) were localized and thin (less than 10-feet thick where observed in access road cuts), though became more widespread and thicker (more the 30-feet thick as observed in a State Route 903 road cut) along the toe of LSI 146.

Other than the hummocky topography, we did not observe other surface indicators of deep-seated landslide features such as springs and seepage (expected in the lower portions of the landslide area), tension cracks, groups of leaning or toppled trees, marginal streams or bare soil scarps.

## **8.0 LSI 146 EVALUATION**

Deep-seated landslides, especially Relict Landslides such as LSI 146, typically occurred several hundreds to thousands of years ago when the environment may have been considerably wetter, colder with little or no vegetation. Large seismic events can also trigger deep-seated landslides, especially those landslides occurring in bedrock.

In our opinion, based on our site observations, it is possible that LSI 146 is not a deep-seated landslide and is more a geomorphic form resulting from differential erosion of the underlying bedrock to create the "hummocky" topography that is actually more random bedrock highs rather than the classic hummocky topography (linear, bench-like topography) that is observed in well-defined deep-seated landslides. However, we cannot eliminate that possibility that LSI 146 is a deep-seated landslide as "Relict" type landslides are often modified significantly by past alpine glaciations and/or surface erosion

processes which tend to modify the typical linear patterns observed within more recently active deep-seated landslides.

For the purpose of this evaluation and with a high degree of confidence, we suggest that LSI 146 in the area of the Sasse Ridge Plat be characterized as a "questionable" landslide (currently the DNR has LSI 146 characterized as "probable"). It is our opinion that LSI 146, if it is a deep-seated landslide, has "activity" which is considered "Relict" (dormant and dissected). The "Relict" characterization is consistent with the current DNR classification of LSI 146.

#### **9.0 SASSE RIDGE PLAT RECOMMENDATIONS**

In our opinion, no specific recommendations are required regarding the planning and development of the Sasse Ridge Plat with regard to mitigating slope stability concerns for LSI 146.

#### **10.0 USE OF THIS REPORT**

We have prepared this report for use by Sasse Ridge LLC to supplement their planning and permitting processes for the proposed Sasse Ridge Plat; this report is not applicable to other locations or for other purposes. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

There are always risks related to slope stability issues in mountainous areas. These areas are naturally active geologically with respect to erosional and sedimentation processes. However, this risk can be reduced using currently accepted prescribed methods, but the risk cannot be eliminated. Proper land development methods, usually by closely following the local land development standards related to road construction, drainage and erosion control, before and after development, are key to reducing risks of slope instability.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time this report was prepared. No warranty, express or implied, should be understood.

\*\*\*\*\*

Vernon Swesey  
Sasse Ridge LLC  
June 11, 2012  
Page 6

We appreciate the opportunity to be of service to Sasse Ridge LLC on this project. If there are any questions concerning this report or if we can provide additional services, please call.

Yours very truly,  
Icicle Creek Engineers, Inc.



Kathy S. Killman, LEG  
Principal Engineering Geologist



Brian R. Beaman, PE, LEG, LHG  
Principal Engineer/Geologist



**BRIAN R. BEAMAN**

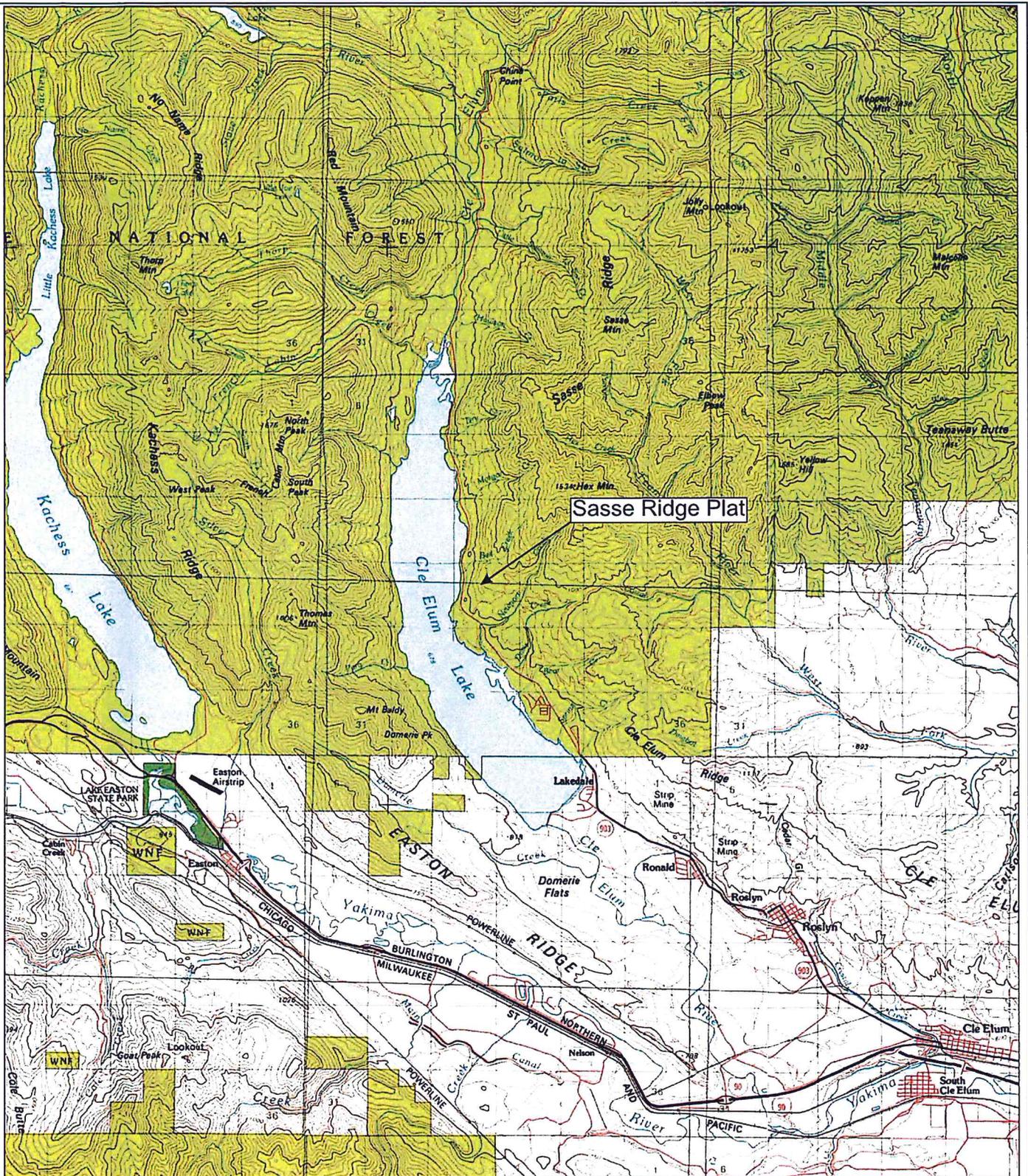


**EXPIRES 10-30-12**

Document ID: 0991001.Rep

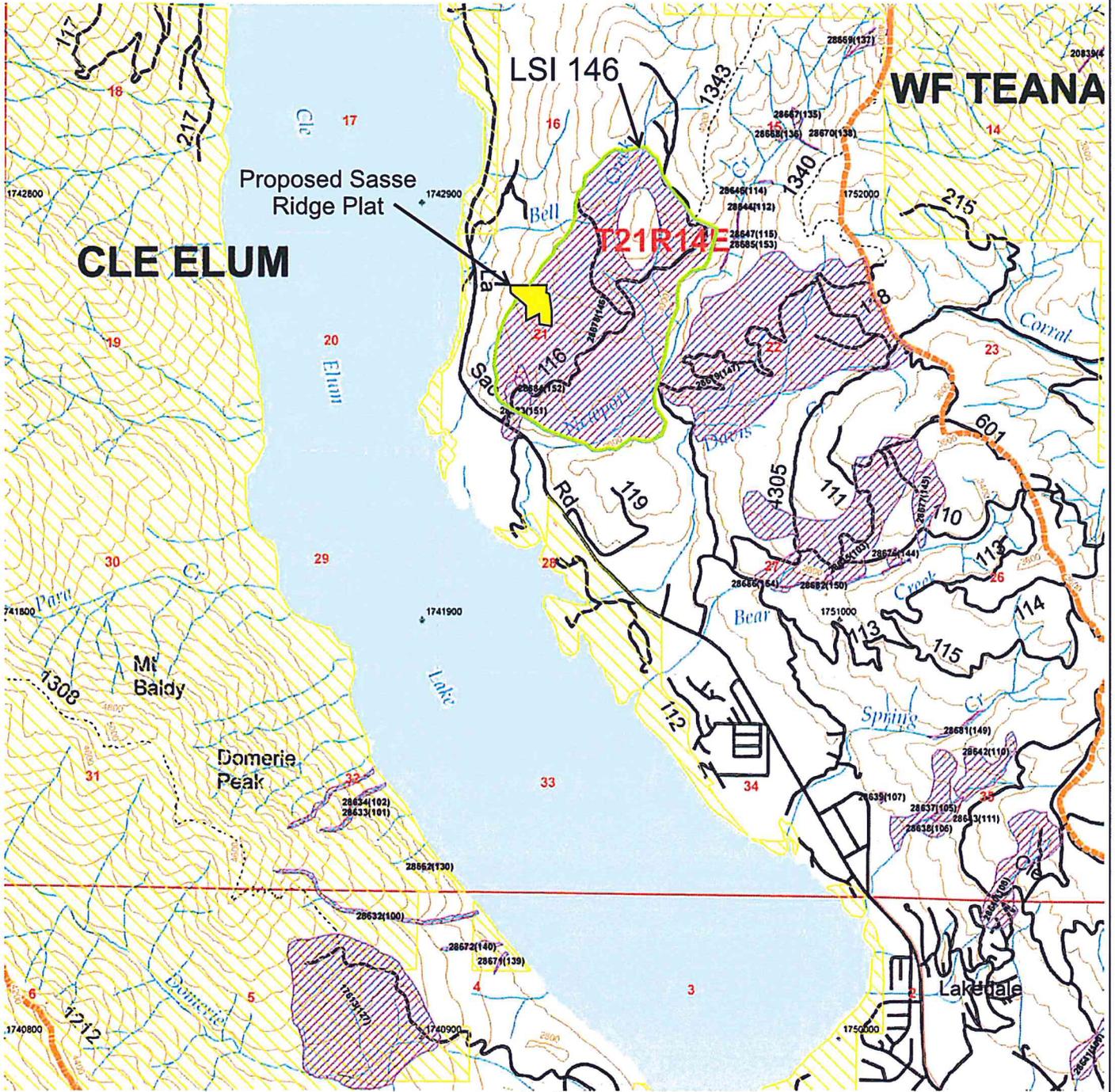
Submitted via email (PDF) and surface mail (three copies)

Attachments: Vicinity Map – Figure 1  
LSI 146 Location Map – Figure 2



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com topo)





No Scale



Map Reference: DNR, 2005a, LHZ – Final A-1 Map – Landslide Inventory – Cle Elum Lake Watershed.



Confederated Tribes and Bands of the Yakama Nation  
Established by the Treaty of June 9, 1855

Post Office Box 151  
Toppenish Washington 98948

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



Subject: Sasse Ridge LP-11-00002 Land Use Plat EIS

Dear Mr. Valoff,

The Yakama Nation Cultural Resource Program (CRP) has reviewed the proposal listed above. The proposed project is located within the Ceded Lands of the Yakama Nation, the legal rights to which were established by the Treaty of 1855, between the Yakama Nation and the United States Government. The treaty set forth that Yakama Nation shall retain the rights to resources upon these lands and, therefore, it is with the assistance and backing of the United States Federal Government that Yakama Nation claims authority to protect traditional resources.

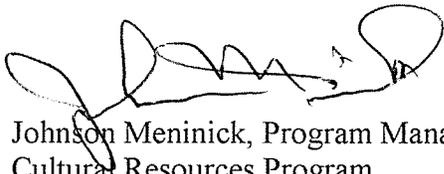
The proposed project is located near Cle Elum Lake in Township 21 North Range 14 East in Section 21 in Kittitas County, Washington. The project consists of a Plat Amendment for the purpose of development on approximately 30 acres of land. The YN CRP program addresses the following concerns:

- In the EIS statement addressing Cultural Resources it states “*Mr. David Powell from the Yakama Nation Cultural Resources Department visited the site on July 26<sup>th</sup>, 2004 and a plan to protect cultural values were agreed upon should any be discovered during the development of the project.*” No record of such agreement is on file with YN CRP. A record regarding a cursory review of Timber lands in the adjacent Section to the south (Section 28) was conducted by Mr. Powell in 2006. In this agreement, Mr. Powell stated the owner of the land (at the time Timber Cove LLC) will “*hire a professional archaeologist to conduct an archaeological survey of the proposed project. The professional report will be sent to Mr. Powell for review when it is completed.*” Regardless if such records do exist for the property in question, these surveys are **cursory** assessments of timber lands and are typically associated with limited ground disturbances unlike the development of a housing community which will entail **significant** ground disturbances.
- Two archaeological sites (FS1458 and FS1464) associated with Native American land use are immediately adjacent to the project area (within approximately ¼ of a mile).

- Cle Elum Lake is and remains an **important** ancestral and traditional place to the Yakama. Ancestral villages are documented and well known in vicinity of the proposed project.

Given the significance of the area to the Yakama and the close proximity of known archaeological sites to the proposed project, YN CRP requests the area is **surveyed** for archaeological and cultural resources pursuant to the spirit and intention of *RCW 27.53*. Please contact me at 1-509-865-5121 ext. 4737 or CRP archaeologist Jessica Lally at ext. 4766, or CRP archeologist Corrine Camuso at ext. 4776 or by e-mail at [ccamuso@yakama.com](mailto:ccamuso@yakama.com), if you have any questions regarding that which is written above.

Sincerely,



Johnson Meninick, Program Manager  
Cultural Resources Program

CC: Elizabeth Sanchey, Yakama Nation Environmental Management Program Manager  
Kate Valdez, Tribal Historic Preservation Officer  
Gretchen Kaehler, Department of Archaeology and Historic Preservation



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

November 29, 2011

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



Re: LP-11-00002

Dear Mr. Valoff:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the subdivision of approximately 30.61 acres into 10 lots, proposed by Sasse Ridge, LLC. We have reviewed the documents and have the following comments.

**WATER QUALITY**

It has recently come to the attention of Ecology staff that there are lands in the areas around Ronald, Roslyn, and Cle Elum that are contaminated with coal mine tailings and/or coal mine waste rock. Potential human and environmental health and safety risks are associated with coal mine byproducts. Preliminary information indicates that the property under application may contain such coal waste material. Metals, sulfate, ammonium and toxic organic compounds are some of the contaminants associated with coal particles remaining in the waste materials. Gases from coal degradation, such as methane, carbon dioxide, and/or hydrogen sulfide can build up over time causing health and safety risks to the overlying building occupants. Explosion and fire may result from methane gas build-up and coal residues. Sink holes may occur as the coal continues to degrade over time. Construction or grading activities using coal waste material could result in dust inhalation. Therefore, adequate characterization of coal mining related by products will be required for this site.

Contaminants associated with the materials may also impact surface water bodies or leach to groundwater due to erosion or percolation of rain or snow through the materials. Discharges of

Mr. Valoff  
November 29, 2011  
Page 2

stormwater from contaminated sites have the potential to violate surface water quality standards. Discharges that are not in compliance with these standards are not authorized. Therefore, a Construction Stormwater General Permit will not be considered for this site until a full site characterization has been received by the Department of Ecology delineating all areas of the property where coal mine tailings or waste materials may exist or are located.

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.

## WATER RESOURCES

### **Total Scope of the Project Pursued by the Proponent**

The proponent of this application (LP-11-00002) has pursued several subdivisions in the same area under several Limited Liability Company (LLC) names. These LLCs are controlled by Newport Hills Land Company Incorporated (Newport Hills) and managing interests. In total, the project consists of 5 contiguous subdivisions and 8 adjacent lots amounting to 60 lots within an area of approximately 215 acres (figure 1). Ecology is aware of the subdivisions listed below in Table 1; not all have been approved by Kittitas County to date (see figure 1 for precise location.)

<b>Table 1</b> <b>Subdivisions Pursued by Newport Hills Land Co. Inc.</b> <b>in T21N/R14E Section 21</b>		
<b>LLC</b>	<b>Subdivision</b>	<b>Lots</b>
Newport Hills Land Co.	Anna Bell	14
Cedar Grove	Cedar Grove	14
Newport Hills Land Co.	Hex Mountain	8
Jolly Mountain Group	Eagle Nest	14
Sasse Ridge	Sasse Ridge	10

Ecology records show that Newport Hills has drilled 7 wells in the subject area (see Table 2). The wells were drilled under controlling LLCs or managing parties.

<b>Table 2</b> <b>Wells Drilled by Newport Hills Land Co. Inc in</b> <b>T. 21 N. / R. 14 E.W.M. Sec 21</b>	
<b>Well Tag No.</b>	<b><sup>1</sup>Name or LLC</b>
AFH679	Newport Heights
AFH680	Nathan Weis
APG953	Anna Bell Water Club
APG997	Greg Maras
APG996	Marion Weis
APE780	Jolly Mountain Group LLC
APE751	Sasse Ridge LLC

<sup>1</sup> Each well was drilled under a managing interest of Newport Hills Land Co. Inc.

**SEPA Checklist**

In 3.a.1) of the SEPA checklist, the proponent proposes to use groundwater for the subject application. Under A.9. and 10. of the checklist, the proponent acknowledges that approval from the Department of Ecology regarding water use 'may'/'will' be necessary. We agree that water use will require authorization from Ecology.

Mr. Valoff  
November 29, 2011  
Page 4

### **Applicable Law, Rules, and Court Decisions**

In the state of Washington, withdrawals of groundwater from 1945 onward require a water right permit or certificate unless the use is specifically exempt from the state permitting requirements. These exempt uses can be found in RCW 90.44.050. This statute is commonly referred to as 'the permit exemption' or simply 'the exemption' (see attachment for additional information). The use of groundwater under the permit exemption has been interpreted in two Attorney General Opinions (AGO 1997 No. 6 and AGO 2005 No. 17) and by the State Supreme Court in the *Campbell & Gwinn v. Ecology* decision. The recent Upper Kittitas Ground Water Rule (WAC 173-539A) provides additional guidance with respect to defining what uses are 'exempt' from water right permitting.

With regard to this project/application, there are no valid 'exemptions' under RCW 90.44.050. Thus, all use of water must be covered or withdrawn under the authority of a water right permit or certificate. To date, the proponent has not applied for any Water Right Permits for the project.

### **In Summary**

The Department of Ecology has concluded that the Sasse Ridge (LP-11-00002) subdivision is part of a project as defined by WAC 173-539A and AGO Opinion 197 No. 6. The project includes the 5 contiguous subdivisions and 8 adjacent lots amounting to 60 lots within an area of approximately 215 acres shown in figure 1. Ecology has determined that a Water Right Permit is required for the project, including those listed in LP-11-00002. The proponent acknowledges that water use authorization from Ecology will be necessary. However, the applicant has not applied for any Water Right Permits for the project. Thus, Ecology will reserve judgment regarding future applications and any mitigation offered. If mitigation is offered as a part of this application, all commenting agencies and persons should have an opportunity to address any potential concerns with or the adequacy of the mitigation offered.

Ecology has had multiple correspondences with the proponent's attorney, Anne Watanabe, regarding the matter of water right permitting for the Newport Hills Land Co. Inc. project. Ms. Watanabe has requested that certain parts of the project be exempted from Water Right

Mr. Valoff  
November 29, 2011  
Page 5

Permitting. Ecology has consistently informed Ms. Watanabe that a Water Right Permit(s) is (are) required for the project<sup>1</sup>.

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

Sincerely,



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

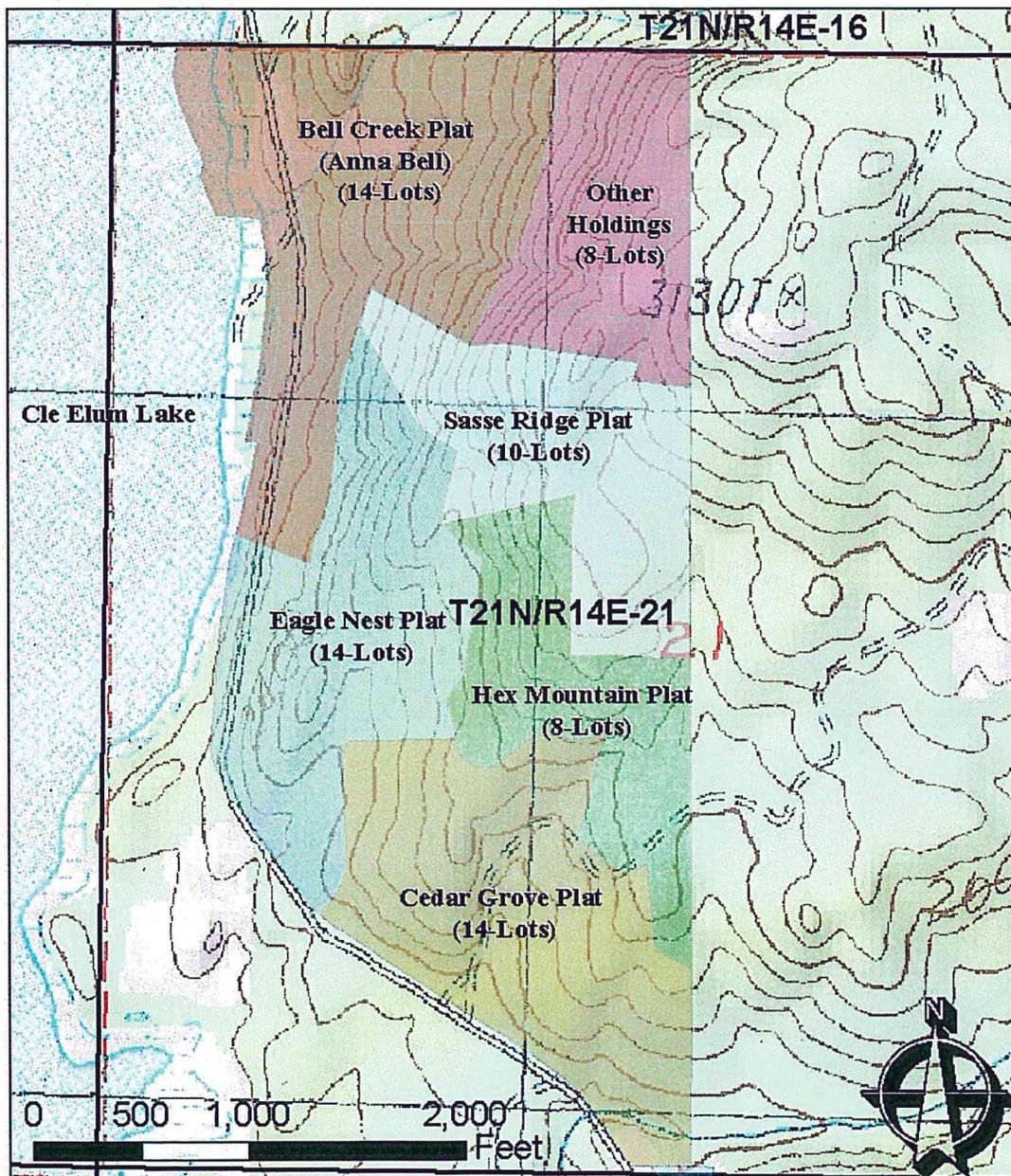
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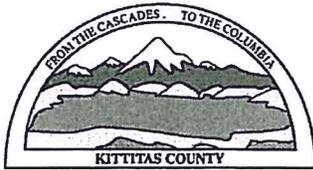
Enclosure

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<sup>1</sup> Ecology letter dated October 18, 2011 from Melissa Downes, Operations Unit Supervisor to Anne Watanabe, Newport Hills Land Company, Inc.

## Newport Hills Land Co. Inc. Land Holdings and Subdivisions in T21N / R14E Sec 21





**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

---

Kirk Holmes, Director

November 28, 2011

Vernon Swesey  
PO Box 687  
Roslyn, WA 98941

Dear Vern,

Information from the Washington Department of Natural Resources illustrates a landslide located over a large portion of the project site. A geotechnical study will be required prior to the SEPA determination. The study must be prepared by a Washington State licensed geotechnical engineer or engineering geologist and shall confirm existence and stability of the slide and provide recommended mitigation items.

Sincerely,

Christina Wollman, Planner II

Cc: Dan Valoff, CDS

## Dan Valoff

---

**From:** Cannon, Heather (DOH) [Heather.Cannon@DOH.WA.GOV]  
**Sent:** Wednesday, November 23, 2011 10:24 AM  
**To:** Dan Valoff  
**Cc:** Mau, Russell E (DOH)  
**Subject:** Sasse Ridge Long Plat LP-11-00002

To Dan Valoff, Staff Planner,

Regarding the application noted above, please consider the following comments:

This project is a new 10 lot subdivision proposing an unknown number of wells to serve water.

If one or more public water systems are proposed to supply some or all of the 10 lots the applicant must gain Department of Health approval of these systems(s) before construction begins.

Water systems proposing to serve 15 or more residential connections, **or 25 or more residents**, must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins. To calculate the number of residents, use the following: number of housing units (x) Kittitas County persons/per/household = number of residents. If the number of residents is 25 or more, this system will be a Group A system and must meet the Chapter 246-290 requirements.

If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

If you have any questions or concerns, please contact me.

Thank you,

*Heather Cannon*

Regional Planner  
Washington State Dept of Health - Office of Drinking Water  
16201 E Indiana AVE, STE 1500  
Spokane Valley, WA 99216

Ph (509) 329-2121  
Fx (509) 329-2104

**Public Health - Always Working for a Safer and Healthier Washington**

Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

September 20, 2011

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

Re: Sasse Ridge (LP-1-00002)

Dear Mr. Valoff:

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

- Approved water storage of 40,000 gallons, with a private fire hydrant system shall be installed. This amount may be reduced by 50% when the plat note requires residential sprinkler systems to be installed.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- 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. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.

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

September 2<sup>nd</sup> 2011

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

RE: Sasse Ridge LLC Long Plat LP-11-00002

Dear Mr. Valoff,

Thank you for the opportunity to comment on the Sasse Ridge LLC Long Plat, LP-11-00002.

**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."*

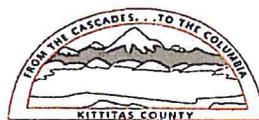
**Adequate Potable Water Supply Statement:**

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.

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

**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.

**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:**

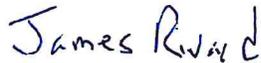
Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

**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 needs 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,  
Environmental Health Supervisor  
Kittitas County Public Health Department

**Enc: KCPHD Soil Log Fact Sheet**

CC: Sasse Ridge LLC, P.O. Box 687, Roslyn WA 98941 / [vernon@inlandnet.com](mailto:vernon@inlandnet.com)  
Encompass Engineering and Surveying via email @ [wnelsen@encompass.net](mailto:wnelsen@encompass.net)

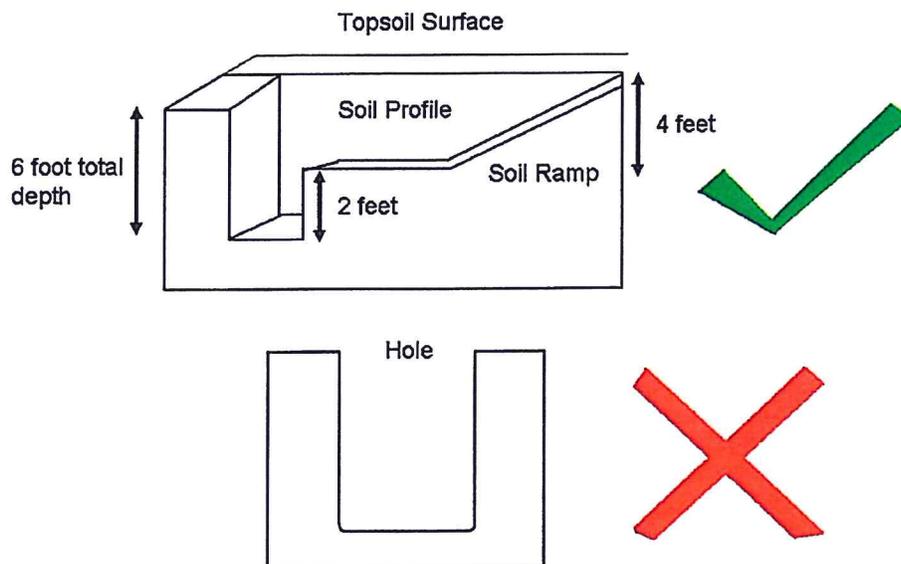
## Soil Log Fact Sheet Directions for Land Division

**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



**Minimum Land Area Requirements:** According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning

regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

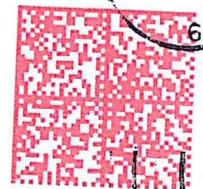
**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 933-8262 to arrange an appointment.

**KITTITAS COUNTY**  
UNITY DEVELOPMENT SERVICES  
NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926

**RECEIVED**  
NOV 21 2011  
KITTITAS COUNTY  
CDS

*Notice of Application*

CEDAR GROVE LLC  
PO BOX 289  
RONALD WA -98940



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# 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 Mailing & Publication

PROPOSAL NAME: Sasse Ridge Preliminary Plat (LP-11-00003)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 17, 2011

I certify that the following documentation:

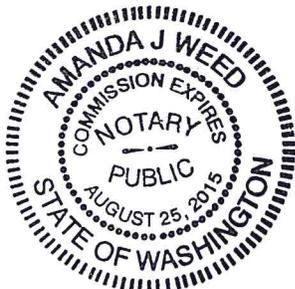
- Notice of Application Sasse Ridge Preliminary Plat (LP-11-00003)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

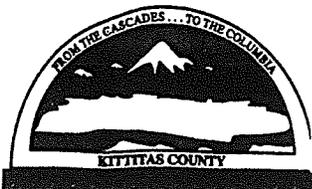
Dan Valoff  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 17<sup>th</sup> day of November 2011



Amanda J. Weed  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: August 25, 2015



## 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"

### NOTICE OF APPLICATION

**Notice of Application:** November 17, 2011  
**Application Received:** August 17, 2011  
**Application Complete:** August 23, 2011

---

**Project Name (File Number):** Sasse Ridge Long Plat (LP-11-00002)

**Applicant:** Wayne Nelson of Encompass Engineering authorized agent for Sasse Ridge LLC, property owner.

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's map number: 21-14-21000-0016

**Proposal:** Wayne Nelson, agent for property owner Sasse Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre 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.

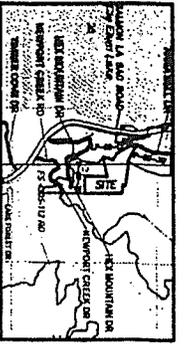
**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on December 2, 2011. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

**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

VICINITY MAP  
N.T.S.



**APPROVALS**

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

KITTITAS COUNTY HEALTH DEPARTMENT

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

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT COMPLETES THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 21-14-21000-0016 (200442)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY TREASURER

KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.  
PARCEL NO. 21-14-21000-0016 (200442)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

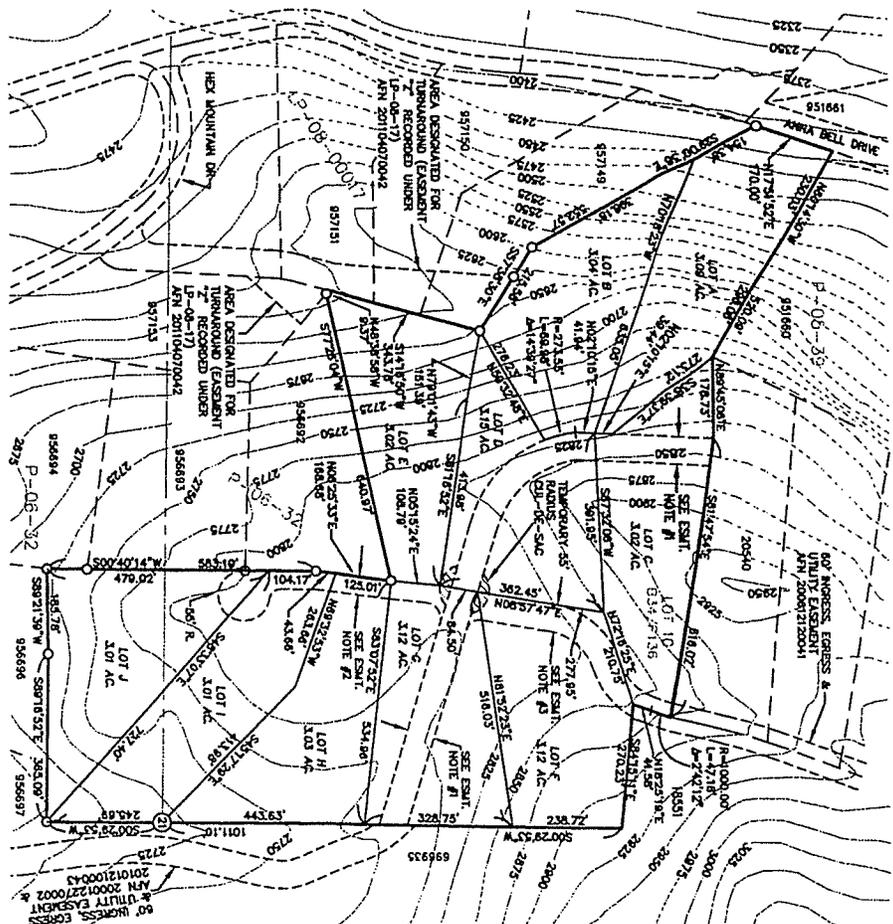
KITTITAS COUNTY ASSESSOR

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

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_ CLERK OF THE BOARD  
NOTICE: THE JUDICIAL OFFICER SHALL BE QUALIFIED THAT FOR \_\_\_\_\_ JUDICIAL OFFICER SHALL BE QUALIFIED

**SASSE RIDGE PLAT**  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
KITTITAS COUNTY, STATE OF WASHINGTON



**RECEIVED**  
AUG 17 2011  
KITTITAS COUNTY  
CDS

LP-11-XX

**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS SHOWN ON THE PLAT UNDER ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136 UNDER ADJOINER'S FILE NUMBER 200709100070 TO THE CORRELATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 58 TOTAL STATION. THE CORNER MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING: BOOK 31 OF SURVEYS, PAGE 86, FILE NO. 200709100070; BOOK 32 OF SURVEYS, PAGE 136, FILE NO. 200709100070; AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

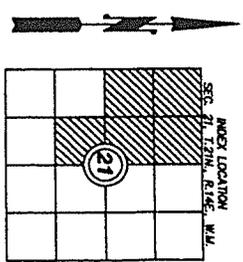
**EASEMENT NOTES:**

1. EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.



**LEGEND**

- SET 3/4" IRON ROD & CAP LSN# 18092
- FOUND IRON ROD & CAP LSN# 18092
- ⊙ CENTER OF SECTION

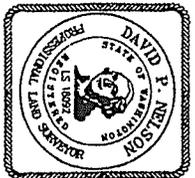


**RECORDER'S CERTIFICATE**

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

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the In. AUGUST, 20.11  
DAVID P. NELSON  
Certificate No. 18092 DATE \_\_\_\_\_



**SASSE RIDGE PLAT**

A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
KITTITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	08/20/11	11076
CHKD BY	SCALE	SHEET
D. NELSON	1" = 200'	1 OF 2



165 NE Maple Street, Suite 201 - Lewiston, WA 98627 - Phone: (509) 335-0250 - Fax: (509) 331-5055  
104 East 2nd Street - Co. Elev. WA 98922 - Phone: (509) 524-9413 - Fax: (509) 524-9419

STATE OF WASH WILDLIFE  
600 CAPITOL WAY N  
OLYMPIA WA -98501

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941

BALL, JAMES G ETUX  
10525 176TH CT NE  
REDMOND WA -98052

SHARP, DAVID W  
PO BOX 579  
MERCER ISLAND WA -98040

HAGNESS, DAVID ETUX  
27555 254TH WAY SE  
MAPLE VALLEY WA -98038

SHAFFER, DAVID ETUX &  
4073 172ND PL SE  
BELLEVUE WA -98008

MARYANSKI, JOHN ETUX  
36809 204TH AVE SE  
AUBURN WA -98092

RYBERG, JEFFREY G &  
9801 178TH AVE SE  
RENTON WA -98059

MONJAZEB, ARASTOU  
605 EVERGREEN POINT RD  
MEDINA WA -98039

CEDAR GROVE LLC  
PO BOX 289  
RONALD WA -98940

SASSE RIDGE LLC  
211 S. MONTGOMERY  
UNIONTOWN WA -99179

BOROZAN, KAREN ETVIR  
346 SUNSET AVE N  
EDMONDS WA -98020

MARAS, GREGORY A. ETUX  
PO BOX 243  
RONALD WA 98940

USA (WNF)  
215 MELODY LN  
WENATCHEE WA 98801

PLUM CREEK TIMBER CO L P  
PO BOX 1990  
COLUMBIA FALLS MT -59912

ROGALSKI, APRIL ETVIR  
3227 EVERGREEN POINT RD  
MEDINA WA 98039-1029

WARNER, MARC E ETUX  
1950 ALASKAN WAY #135  
SEATTLE WA 98101

TIMBER COVE HOMEOWNER'S  
ASSOC  
PO BOX 915  
CLE ELUM WA -98922

KITTITAS CO FIRE DIST #7  
PO BOX 777  
SO CLE ELUM WA -98943

JOLLY MOUNTAIN GROUP LLC  
1332 G. STREET  
LEWISTON ID -83501

City of Roslyn  
PO Box 451  
Roslyn WA 98941

PATTY GARVEYDARDA  
USDA Forest Service  
803 West Second Street  
Cle Elum, WA 98922

Encompass Engineering &  
Surveying  
108 E. 2<sup>nd</sup> St.  
Cle Elum, WA 98922

WA Dept. Fish and Wildlife  
Brent Renfrow/ Mark Teske  
201 N. Pearl  
Ellensburg, WA 98926

Washington Dept. of Ecology  
Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

John Marvin  
Habitat Biologist  
Yakima-Klickitat Fisheries Project  
760 Pence Rd.  
Yakima, WA, 98908

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

Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

Tom Justus  
WA State Department of Health  
16201 East Indiana Ave, Suite 1500  
Spokane Valley WA 99216

DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 11/16/11 13:49 by cad18

-----  
Acct #: 84329

Ad #: 571196

Status: N

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

Start: 11/17/2011 Stop: 11/17/2011  
Times Ord: 1 Times Run: \*\*\*\*\*  
STD6 1.00 X 12.81 Words: 358  
Rate: LEG2 Cost: 110.67  
Class: 0001 LEGAL NOTICES

Contact:

Descript: N/APP SASSE RIDGE

Phone: (509)962-7506

Given by: \*

Fax#:

Created: cad18 11/15/11 11:02

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

Last Changed: cad18 11/15/11 11:52

Agency:

-----  
PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 11/17  
IN A 97 S 11/17  
-----

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)

6

NORTHERN KITTITAS COUNTY  
**TRIBUNE**

509-674-2511 • P.O. Box 308 • Cle Elum, WA 98922  
www.nkctribune.com



**Invoice**

Invoice #: 00071337

Date: 11/17/11

Page: 1

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

DATE	DESCRIPTION	AMOUNT
11/17/11	Application (#LP-11-00002) Sasse Ridge Long Plat	\$90.00

Sales Tax: \$0.00  
Total Amount: \$90.00  
Amount Applied: \$0.00  
Balance Due: \$90.00

Terms: Net EOM after EOM

6

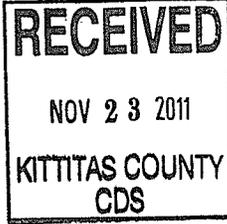
**AFFIDAVIT OF PUBLICATION**

STATE OF WASHINGTON

) SS

COUNTY OF KITTITAS

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of



Application (# LP-11-00002)  
Sasse Ridge Long Plat

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 consecutive weeks,

commencing on the 17<sup>th</sup> day of

Nov., 2011 and ending on

the \_\_\_\_\_ day of \_\_\_\_\_, 2011,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 90., which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 21 day of

November, 2011.

Brittanie J. Vaughn

Notary Public in and for the State of Washington, residing at

Cle Elum, Wa.

County of Kittitas. Expires 08, 27, 14.



**NOTICE OF APPLICATION**

Sasse Ridge Long Plat  
-11-00002)

**Applicant:** Wayne Nelson of Encompass Engineering authorized agent for Sasse Ridge LLC, property owner.

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's map number: 21-14-21000-0016

**Proposal:** Wayne Nelson, agent for property owner Sasse Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre 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/>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on December 2, 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.

**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

6

**DAILY RECORD/KITTITAS PUB**

C/O IDAHO STATE JOURNAL RECEIV  
 PO BOX 1570  
 POCA TELLO ID 83204  
 (509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1  Memo Bill Period 11/2011		2  Advertiser/Client Name KITTITAS COUNTY COMMUNITY	
23  Total Amount Due 110.67		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 11/15/11	6  Billed Account Number 84329	7  Advertiser/Client Number Not A. 84329

8  Billed Account Name and Address KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES 411 N. RUBY ST, SUITE 2 ELLENSBURG WA 98926		Amount Paid:  Comments:  Ad #: 571196
---	--	---

Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
11/17/11	571196 LEG2	N/APP SASSE RIDGE NOTICE OF AP 11/17 IN DR	STD6 12.81	1 8.60	110.67	110.67

RECEIVED

NOV 21 2011

KITTITAS COUNTY  
CDS

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 110.67
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**DAILY RECORD/KITTITAS PUB**

(509) 925-1414

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 571196	25  Billing Period 11/2011	Advertiser Information			
6  Billed Account Number 84329	7  Advertiser/Client Number 84329	2  Advertiser/Client Name KITTITAS COUNTY COMMUNI			

## AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Tyler Miller being first duly sworn on oath, deposes and says: That he is the Publisher of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

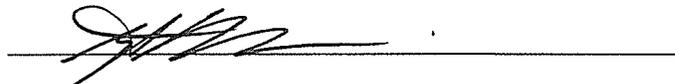
### KITTITAS COUNTY COMMUNITY

#### N/APP SASSE RIDGE

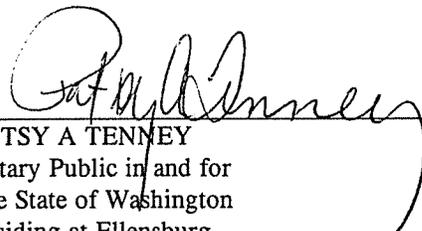
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

11/17/2011

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$110.67 the rate of \$8.6 per column inch for each insertion.



Subscribed to me this 17th day of November in the year of 2011

  
PATSY A TENNEY  
Notary Public in and for  
The State of Washington  
Residing at Ellensburg,  
Washington (SEAL)

Notary Public  
State of Washington  
PATSY A TENNEY  
My Appointment Expires Aug 26, 2013

**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

Publish: November 17, 2011

## NOTICE OF APPLICATION

**Project Name (File Number):**  
Sasse Ridge Long Plat (LP-11-00002)

**Applicant:** Wayne Nelson of Encompass Engineering authorized agent for Sasse Ridge LLC, property owner.

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's map number: 21-14-21000-0016

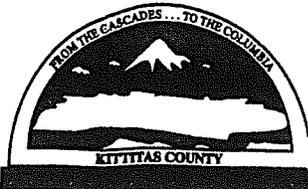
**Proposal:** Wayne Nelson, agent for property owner Sasse Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots.

**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/>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on December 2, 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.

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6



## 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"

### NOTICE OF APPLICATION

**Notice of Application:** November 17, 2011  
**Application Received:** August 17, 2011  
**Application Complete:** August 23, 2011

---

**Project Name (File Number):** Sasse Ridge Long Plat (LP-11-00002)

**Applicant:** Wayne Nelson of Encompass Engineering authorized agent for Sasse Ridge LLC, property owner.

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's map number: 21-14-21000-0016

**Proposal:** Wayne Nelson, agent for property owner Sasse Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots.

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**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on December 2, 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.

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



## NOTICE OF APPLICATION

**Project Name (File Number):** Sasse Ridge Long Plat (LP-11-00002)

**Applicant:** Wayne Nelson of Encompass Engineering authorized agent for Sasse Ridge LLC, property owner.

**Location:** One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T21N, R14E, WM, in Kittitas County. Assessor's map number: 21-14-21000-0016

**Proposal:** Wayne Nelson, agent for property owner Sasse Ridge LLC has submitted a Preliminary Plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots.

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**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

Publish: November 17, 2011

DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 11/16/11 13:49 by cad18

Acct #: 84329

Ad #: 571196

Status: N

**NOTICE OF  
APPLICATION**

**Project Name (File Number):**  
Sasse Ridge Long Plat (LP-  
11-00002)

**Applicant:** Wayne Nelson of  
Encompass Engineering au-  
thorized agent for Sasse  
Ridge LLC, property owner.

**Location:** One tax parcel,  
located approximately 7 miles  
northwest of the city of  
Roslyn, east of Salmon La  
Sac Road and north of Hex  
Mountain Drive, Ronald WA in  
a portion of Section 21, T21N,  
R14E, WM, in Kittitas County.  
Assessor's map number:  
21-14-21000-0016

**Proposal:** Wayne Nelson,  
agent for property owner  
Sasse Ridge LLC has submit-  
ted a Preliminary Plat applica-  
tion to subdivide approximate-  
ly 30.61 acres into 10 three  
acre single-family residential  
lots.

**Materials Available for  
Review:** The submitted  
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documents may be examined  
by the public at the Kittitas  
County Community Develop-  
ment Services (CDS) office at  
411 N. Ruby, Suite 2, Ellens-  
burg, Washington, 98926, or  
on the CDS website at  
<http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506

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Any person has the right to  
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once made. Appeal proce-  
dures can vary according to  
the type of decision being  
appealed, and are described  
in Kittitas County Code, Title  
15A.

**Environmental Review  
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tion measures regardless of  
whether an EIS is prepared. A  
copy of the threshold determi-  
nation may be obtained from  
the County.

**Public Hearing:** An open  
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uled before the Kittitas County  
Hearing Examiner after the  
SEPA environmental threshold  
determination has been  
issued. A Public Hearing  
Notice will be issued establish-  
ing the date, time and location  
of this hearing.

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

Publish: November 17, 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:	PLANNER: Dan Valoff
PROJECT NAME: Sasse Ridge Preliminary Plat	FILE NUMBER: LP-11-00002

### PLEASE COMPLETE THE FOLLOWING:

I, Nathan Weiss, 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.**

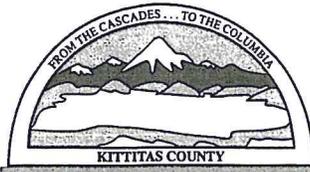
Nathan R Weiss  
Signature

8-30-11  
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

<b>RECEIVED</b>
AUG 30 2011
KITTITAS COUNTY
CDS



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"

August 23, 2011

Sasse Ridge LLC  
P.O. Box 687  
Roslyn WA 98941

FILE COPY 

RE: Sasse Ridge Plat, LP-11-00002

Dear Applicant,

The application for a 10 lot Plat on approximately 30.61 acres of land that is zoned Rural 3, located in a portion of Section 21, T21N, R14E, WM, in Kittitas County, Assessor's map numbers 21-14-21000-0016 was received on August 17, 2011. Your application has been determined complete as of August 23, 2011.

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 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.
2. Posting of the property by the applicant along each street frontage and publishing of a legal notice.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. Notification of the SEPA Threshold Determination and a public hearing will be scheduled before the Kittitas County Hearing Examiner.

You may pick up the "Land Use Action" sign at any time to be posted visible from the road frontage and return the signed affidavit of posting to my attention. After this has been completed I will be able to issue the Notice of Application

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

Sincerely,



Dan Valoff  
Staff Planner

CC Wayne Nelson Encompass Engineering via email to: wnelsen@encompasses.net



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

### PLAT APPROVAL FORM

To: Community Development Services-ATTN: Planning

From: Environmental Health

Date: 09/07/2011

Re: Sasse Ridge LP-11-00002  
Plat

#### SEWAGE DISPOSAL

\_\_\_ Connection to Public Utility (Letter from entity attached)

#### Soil Logs

#### Existing Structures (If Any)

Evaluated on 10/13/11

\_\_\_ Permitted and Inspected

Comments: Soils are Adequate

#### WATER AVAILABILITY

\_\_\_ Connection to Public Utility (letter from entity attached)

#### Individual Well(s)

#### Group B Public Water System

\_\_\_ Hydro Geological Report

\_\_\_ All Documentation Reviewed / Approved

P. E. \_\_\_\_\_

\_\_\_ Concurrence DOH/Well ID # Issued

OR

#### Shared Well

\_\_\_ Well Log(s) for Existing Well(s)

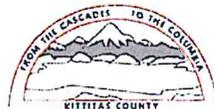
\_\_\_ Existing Well Log \_\_\_ Water User's Agreement

Comments: \_\_\_\_\_

Mylar Signed Off \_\_\_\_\_ Date \_\_\_\_\_  
Staff Signature

The information received has satisfied the health requirements necessary for plat 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  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509 962 7698  
F: 509 962 7052





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

### Soil Log Evaluation for Land Subdivision

Plat Name: Sassc Ridge Plat Eden #: LP-11-0000Z  
 Date of Evaluation: 10/13/11 E.H. Staff: JKB  
 Property Owners Name: WKS  
 Site Address: SR 903  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Parcel Number: \_\_\_\_\_ Acreage Size: \_\_\_\_\_

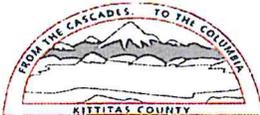
SOIL LOG # <u>1</u>		LOT # <u>E</u>	
Depth	Texture	Structure	Color
Feet			
1-	SL w/ Gravels	MOD - Loose	
-			
2-			
-			
3-			
-			
4-			
5-	60" ---		
6-			

SOIL LOG # <u>2</u>		LOT # <u>B</u>		
Depth	Texture	Structure	Color	
Feet				
1-	SL	MOD		
-				
2-				
-				
3-				36" ---
-				
4-	BKR			
5-	BASALT			
6-				

SOIL LOG # <u>3</u>		LOT # <u>A</u>	
Depth	Texture	Structure	Color
Feet			
1-	SL	MOD - Loose	
-			
2-			
-			
3-			
-			
4-	48" ---		
5-	BKR		
6-	BASALT		

SOIL LOG # <u>4</u>		LOT # <u>C</u>	
Depth	Texture	Structure	Color
Feet			
1-	SL	MOD	
-			
2-			
-			
3-			
-			
4-	48" ---		
5-	BKR		
6-	BASALT		

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/

Environmental  
 Health Services  
 507 N. Nanum Street, Suite 102  
 Ellensburg, WA 98926  
 T: 509.933.8261  
 F: 509.962.7052



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

### Soil Log Evaluation for Land Subdivision

Plat Name: Sassa Ridge Eden #: \_\_\_\_\_  
 Date of Evaluation: \_\_\_\_\_ E.H. Staff: \_\_\_\_\_  
 Property Owners Name: \_\_\_\_\_  
 Site Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Parcel Number: \_\_\_\_\_ Acreage Size: \_\_\_\_\_

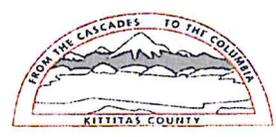
SOIL LOG # <u>5</u>		LOT # <u>D</u>	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-	SL		
-			
3-			
-			
4-	4' ---		
-			
5-	Sand		
-	stone		
6-			

SOIL LOG # <u>6</u>		LOT # <u>F</u>	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-	SL		
-			
3-			
-			
4-	4.5' ---		
-			
5-	BKR		
-			
6-			

SOIL LOG # <u>7</u>		LOT # <u>G</u>	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-	SL		
-			
3-	3' ---		
-			
4-	Fractured		
-	Sand		
5-	stone		
-			
6-			

SOIL LOG # <u>8</u>		LOT # <u>H</u>	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-	SL		
-			
3-	2.5' ---		
-			
4-	BKR		
-			
5-			
-			
6-			

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/

Environmental  
 Health Services  
 507 N. Nanum Street, Suite 102  
 Ellensburg, WA 98926  
 T: 509.933.8261  
 F: 509.962.7052

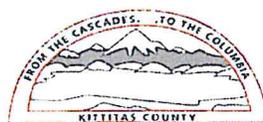
To Protect and Promote the Health and the Environment of the People of Kittitas County

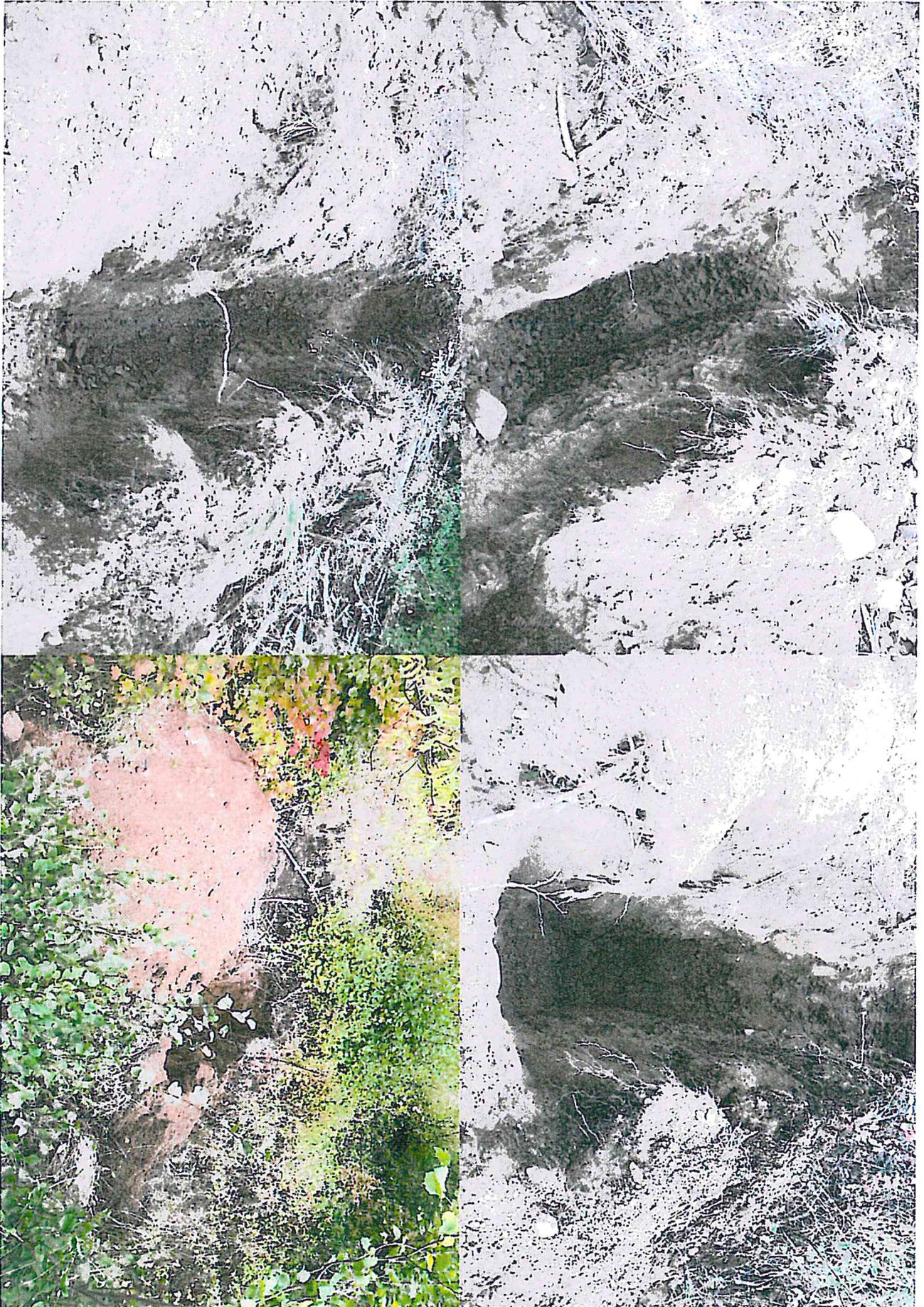
### Soil Log Evaluation for Land Subdivision

Plat Name: Sasse Ridge Eden #: \_\_\_\_\_  
 Date of Evaluation: \_\_\_\_\_ E.H. Staff: \_\_\_\_\_  
 Property Owners Name: \_\_\_\_\_  
 Site Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Parcel Number: \_\_\_\_\_ Acreage Size: \_\_\_\_\_

SOIL LOG # <u>9</u>		LOT #	
Depth	Texture	Structure	Color
Feet			
1-	SLW bravels		
-			
2-			
-			
3-	48" ---		
4-			
5-	BKR		
6-			
SOIL LOG #		LOT #	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-			
-			
3-			
-			
4-			
-			
5-			
-			
6-			

SOIL LOG # <u>10</u>		LOT # <u>5</u>	
Depth	Texture	Structure	Color
Feet			
1-	SL w/ bravels		
-			
2-			
-			
3-	54" ---		
4-			
5-	BKR		
6-			
SOIL LOG #		LOT#	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-			
-			
3-			
-			
4-			
-			
5-			
-			
6-			









**Long Plat Preliminary Submittal Requirements For:**

**LP-11-00002 Sasse Ridge**

Date Received: August 17, 2011

Review Date: August 24, 2011

Map Number: 21-14-21000-0016 Parcel Number: 20542 Acres Recorded: 30.61

Planner: Jeff Watson Zoning: Rural 3

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

**Critical Areas**

Yes  No Within a Shoreline of the State Environment:

Yes  No Within a FIRM Floodplain Panel #:

Yes  No Within a PHS Habitat Habitat Type:

Yes  No Wetland in Parcel Wetland Type:

Yes  No Seismic Rating Category:

Yes  No Within Coal Mine Area

Yes  No Hazardous Slope in Parcel Category:

Yes  No Airport Zones within Parcel Zone:

Yes  No Adjacent to Forest Service Road Road:

Yes  No Adjacent to BPA Lines or Easement

Yes  No Within 1000' of Mineral Land of LTS

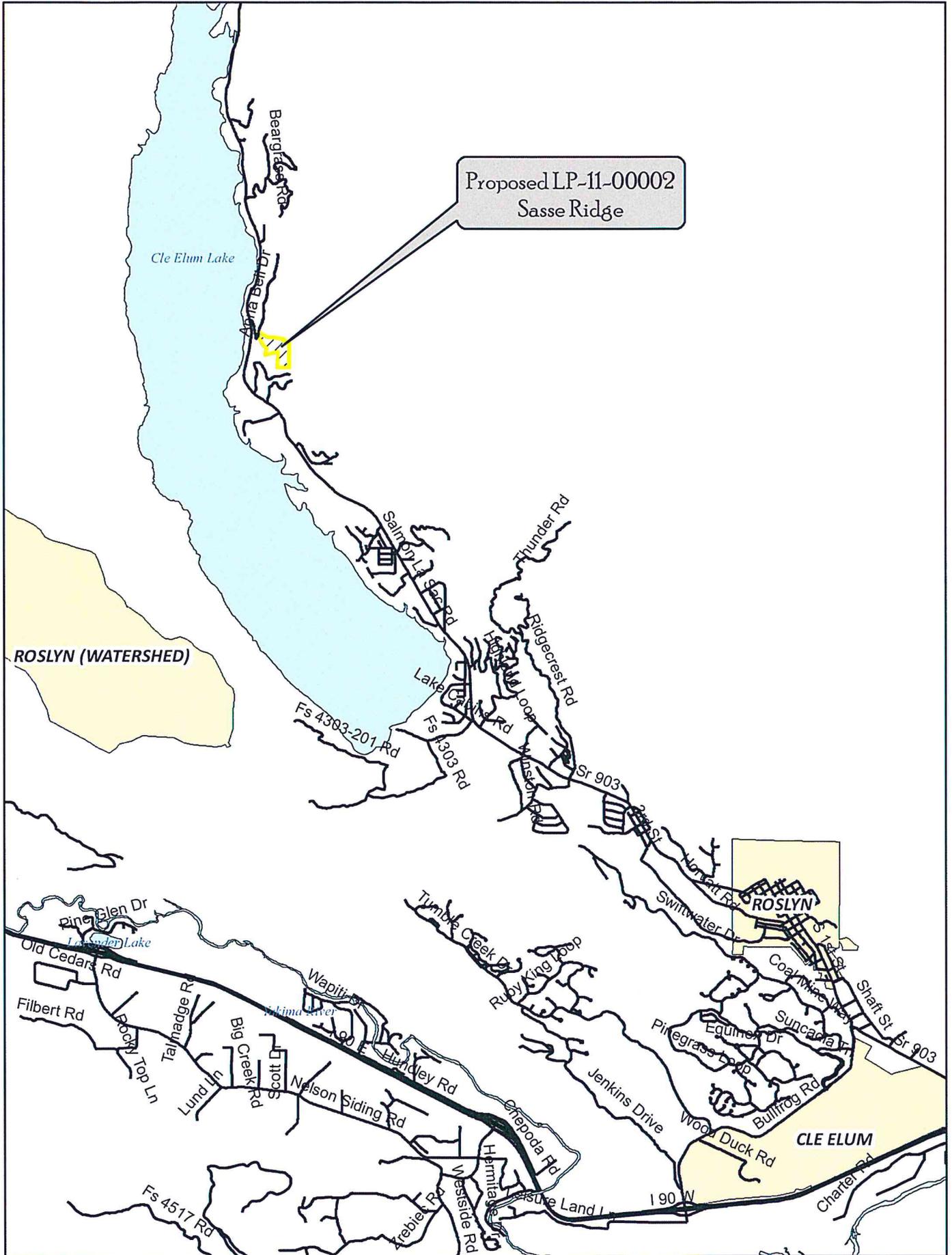
Fee Collected

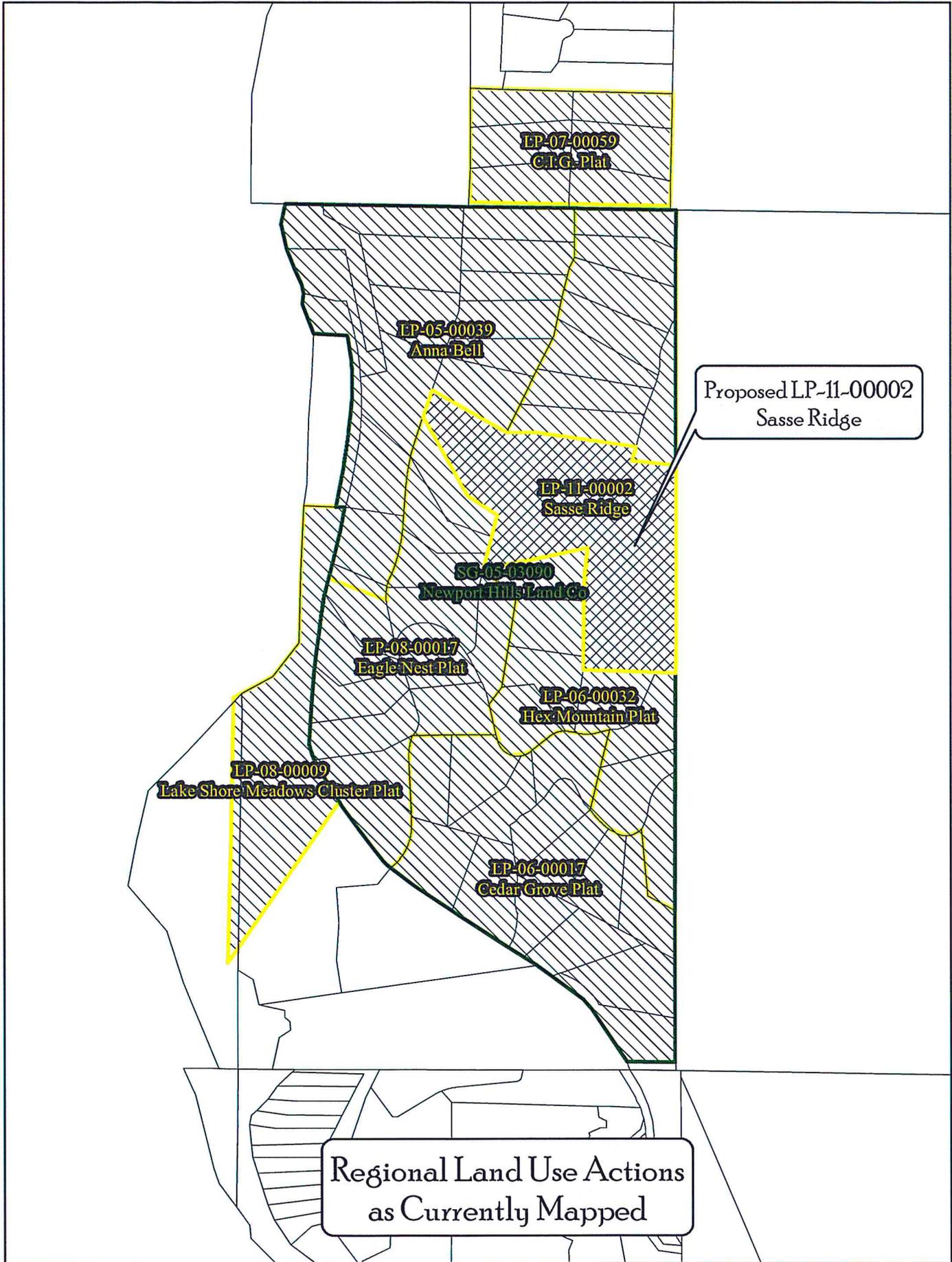
Second Page of Application turned in (Contact Page)

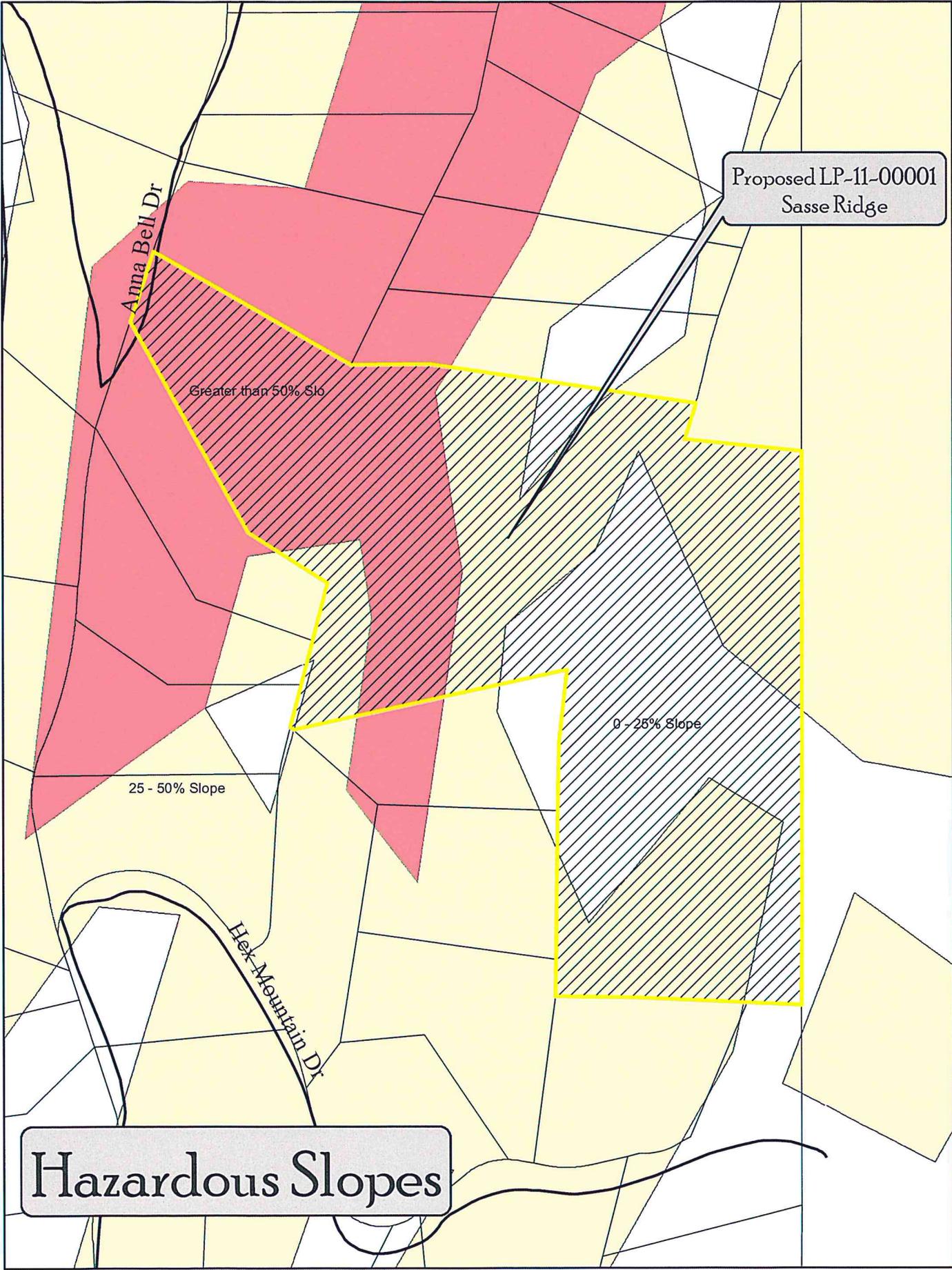
8.5 X 11 Preliminary Plat Map

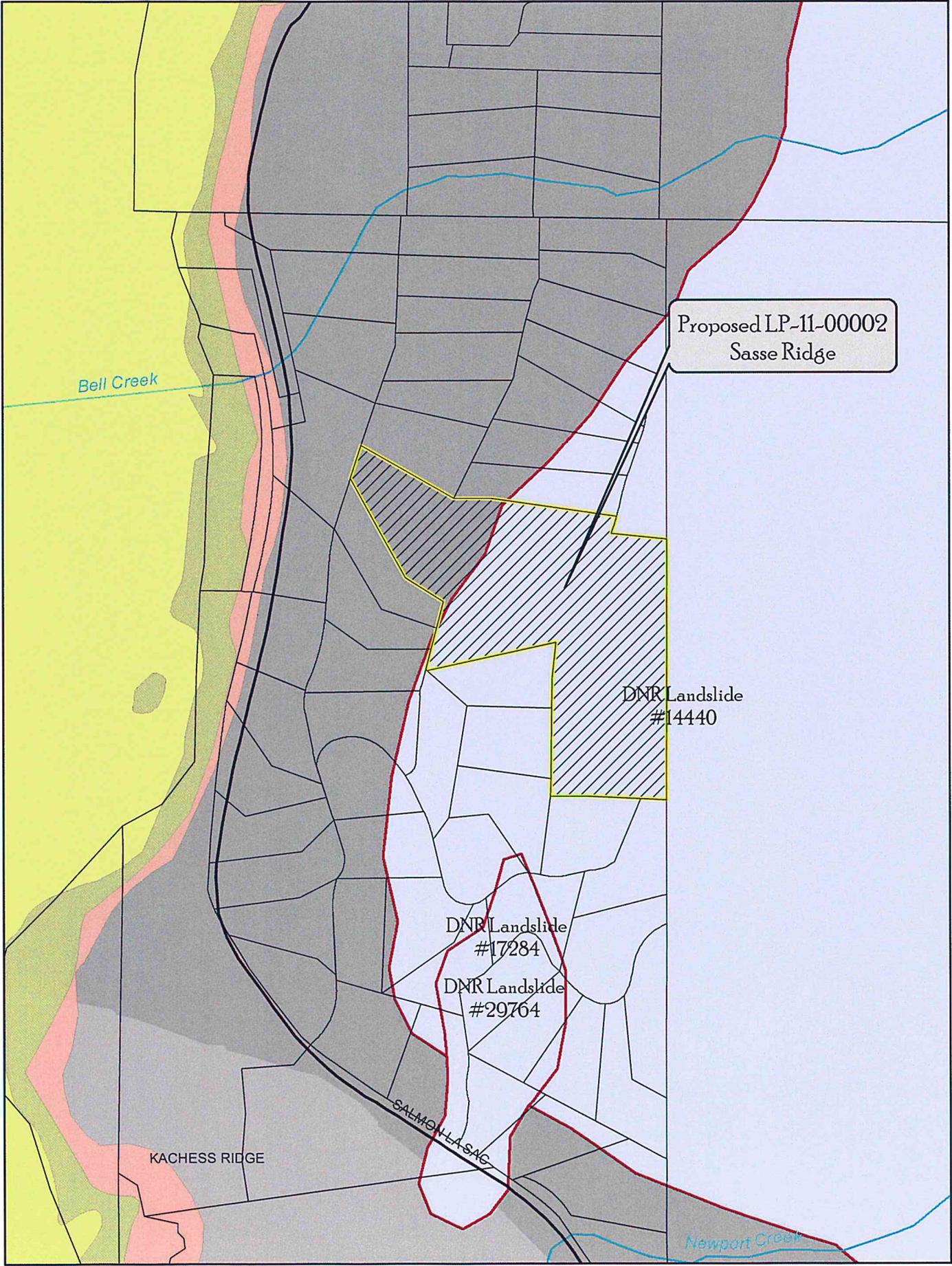
Large Preliminary Plat Maps

- Certificate of Title
- Computer Closures
- Names of proposed subdivision, all sheets
- Location of subdivision by section, township, range, county, and state, all sheets
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor
- Scale (1:200 or Greater), North Arrow, and Date
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams
- Proposed platted boundary lines, lot and road dimensions, and gross acreage
- Statement of proposed sewage, water, and drainage improvements









Proposed LP-11-00002  
Sasse Ridge

DNR Landslide  
#14440

DNR Landslide  
#17284

DNR Landslide  
#29764

Bell Creek

KACHESS RIDGE

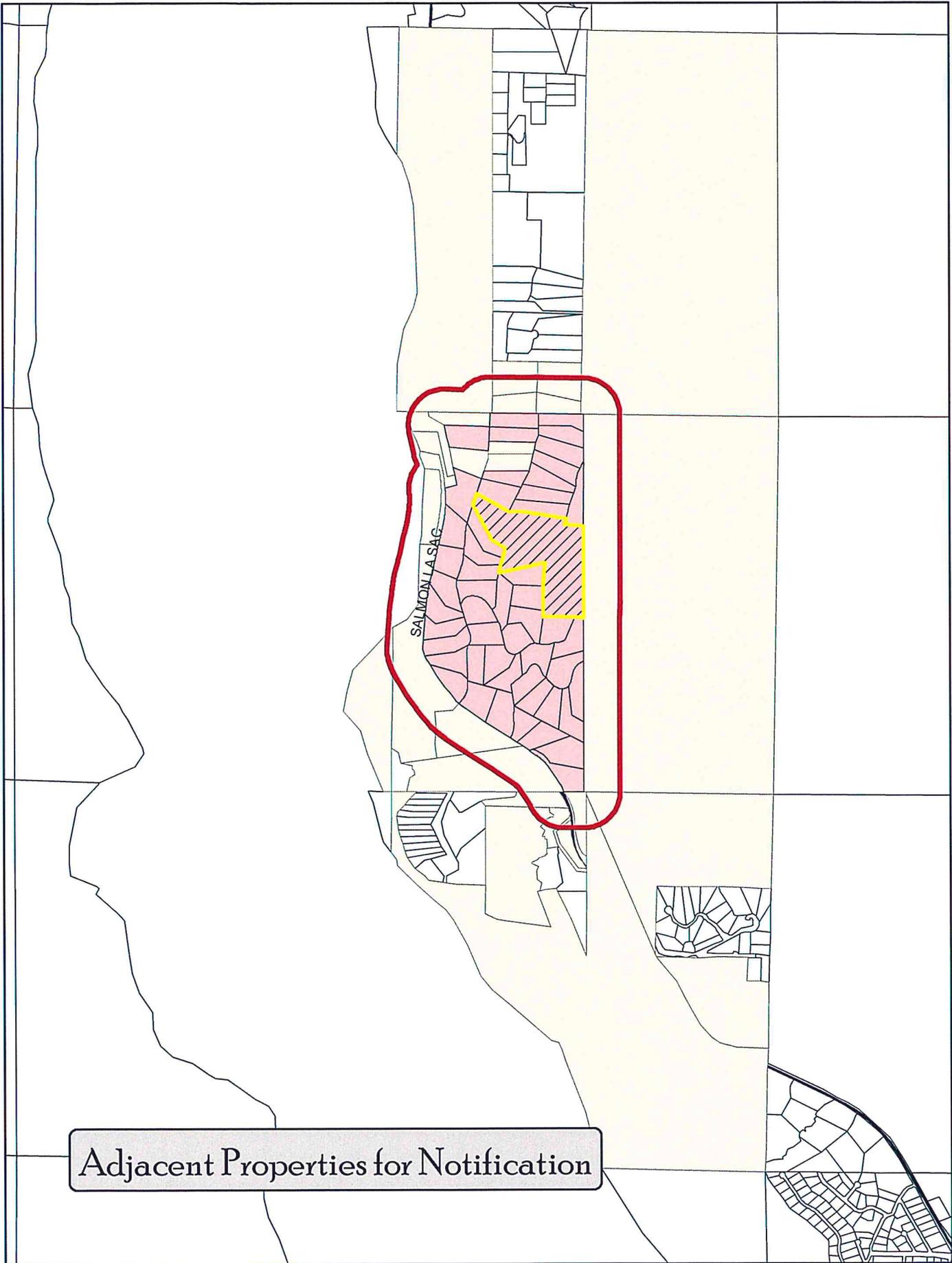
SALMON LA SAG

Newport Creek

Attribute Data for Landslide 14440 (Red print is decoded from metadata)

OBJECTID	548	
SHAPE	Polygon Z	
LANDSLIDE_ID	14440	
LANDSLIDE_TYPE_CD	6	
LANDSLIDE_TYPE_DESC	Deep-seated	
DSLS_MORPH_CD	9999	
DSLS_MORPH_DESC	Unknown	
LANDSLIDE_NAME		
GRADIENT_DEGREES	29	
GRADIENT_METHOD_CD	9999	
GRADIENT_METHOD_DESC	Gradient degrees determined from unknown source	
SLOPE_MORPH_CD	2	CONCAVE PLANAR
SLOPE_MORPH_DESC	Concave-planar	
ASPECT	9999	
GEOLOGIC_UNIT_LABE		
STRUCTURE_ASSOC_CD	9999	UNKNOWN
STRUCTURE_ASSOC_DESC	Unknown	
LANDSLIDE_TRIGGER_EVENT		
LANDSLIDE_CERTAINTY_CD	2	PROBABLE
LANDSLIDE_CERTAINTY_DESC	Probable	
LANDSLIDE_DATE	<null>	
LANDSLIDE_LIMIT_DATE	<null>	
DNR_EVAL_CD	9999	UNKNOWN

DNR_EVAL_DESC	Unknown	
FIELD_CHECK_CD	9999	UNKNOWN
FIELD_CHECK_DESC	Not known if field checked	
INFRA_DAMAGE_CD	9999	UNDETERMINED
INFRA_DAMAGE_DESC	Undetermined	
LANDUSE_CD	1	FORESTRY RELATED ACTIVITIES
LANDUSE_DESC	Forestry related activities	
GEOL_MAP_SOURCE		
LANDSLIDE_SOURCE_REFERENCE_ID	146	
LANDSLIDE_SOURCE_REFERENCE		
PUBLICATION_REFERENCE	SC_98_21_28_235	
SOURCE_DB_CD	4	
SOURCE_DB_NAME	Landslide Hazard Zonation Project, FP, DNR	
SOURCE_DB_FEATURE_ID	9999	
COMMENTS		
SHAPE_Length	25207.579129	
SHAPE_Area	21592278.715902	



Adjacent Properties for Notification

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Neither the State of Washington nor any agency, officer, or employee of the State of Washington warrants the accuracy, reliability, or timeliness of any information in the Public Access System and shall not be liable for any losses caused by such reliance on the accuracy, reliability, or timeliness of such information. While every effort is made to ensure the accuracy of this information, portions may be incorrect or not current. Any person or entity who relies on information obtained from the System does so at his or her own risk.

### JOLLY MOUNTAIN GROUP LLC

UBI Number	602805816
Category	LLC
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	02/07/2008
Expiration Date	02/29/2012
Inactive Date	
Registered Agent Information	
Agent Name	ANNE WATANABE
Address	103 S 2ND
City	ROSLYN
State	WA
ZIP	98941
Special Address Information	
Address	PO BOX 687
City	ROSLYN
State	WA
Zip	98941

### Governing Persons

Title	Name	Address
Member, Manager	NEWPORT HILLS LAND COMPANY ,	103 S 2ND PO BOX 687 ROSLYN , WA

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[« Return to Search List](#)

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### NEWPORT HILLS LAND COMPANY, INC.

UBI Number	602135080
Category	REG
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	07/13/2001
Expiration Date	07/31/2012
Inactive Date	

#### Registered Agent Information

Agent Name	MILLS MEYERS SWARTLING
Address	1000 2ND AVE FL 30
City	SEATTLE
State	WA
ZIP	981041064

#### Special Address Information

Address	
City	
State	
Zip	

#### Governing Persons

Title	Name	Address
Secretary	MARAS, GREGORY	PO BOX 171 103 S SECOND ST ROSLYN, WA
Vice President	WATANABE, ANNE	PO BOX 171 103 S SECOND ST ROSLYN, WA
President, Chairman	WEIS, DOUGLAS	PO BOX 171 103 S SECOND ST ROSLYN, WA
Vice President	WEIS, NATHAN	PO BOX 171 103 S SECOND ST ROSLYN, WA
Treasurer	BROOKS, JAMES	PO BOX 171 ROSLYN, WA

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### SASSE RIDGE LLC

UBI Number	602805811
Category	LLC
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	02/07/2008
Expiration Date	02/29/2012
Inactive Date	
<b>Registered Agent Information</b>	
Agent Name	ANNE WATANABE
Address	103 S 2ND ST
City	ROSLYN
State	WA
ZIP	98941
<b>Special Address Information</b>	
Address	PO BOX 687
City	ROSLYN
State	WA
Zip	98941

### Governing Persons

Title	Name	Address
Member, Manager	NEWPORT HILLS LAND COMPANY INC.	103 S 2ND STREET P O BOX 687 ROSLYN, WA

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#### CEDAR GROVE NW, LLC

UBI Number	602664321
Category	LLC
Profit/Nonprofit	Profit
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	10/30/2006
Expiration Date	10/31/2011
Inactive Date	

#### Registered Agent Information

Agent Name	ANNE WATANABE
Address	103 S 2ND STREET
City	ROSLYN
State	WA
ZIP	98941

#### Special Address Information

Address	PO BOX 687
City	ROSLYN
State	WA
Zip	98941

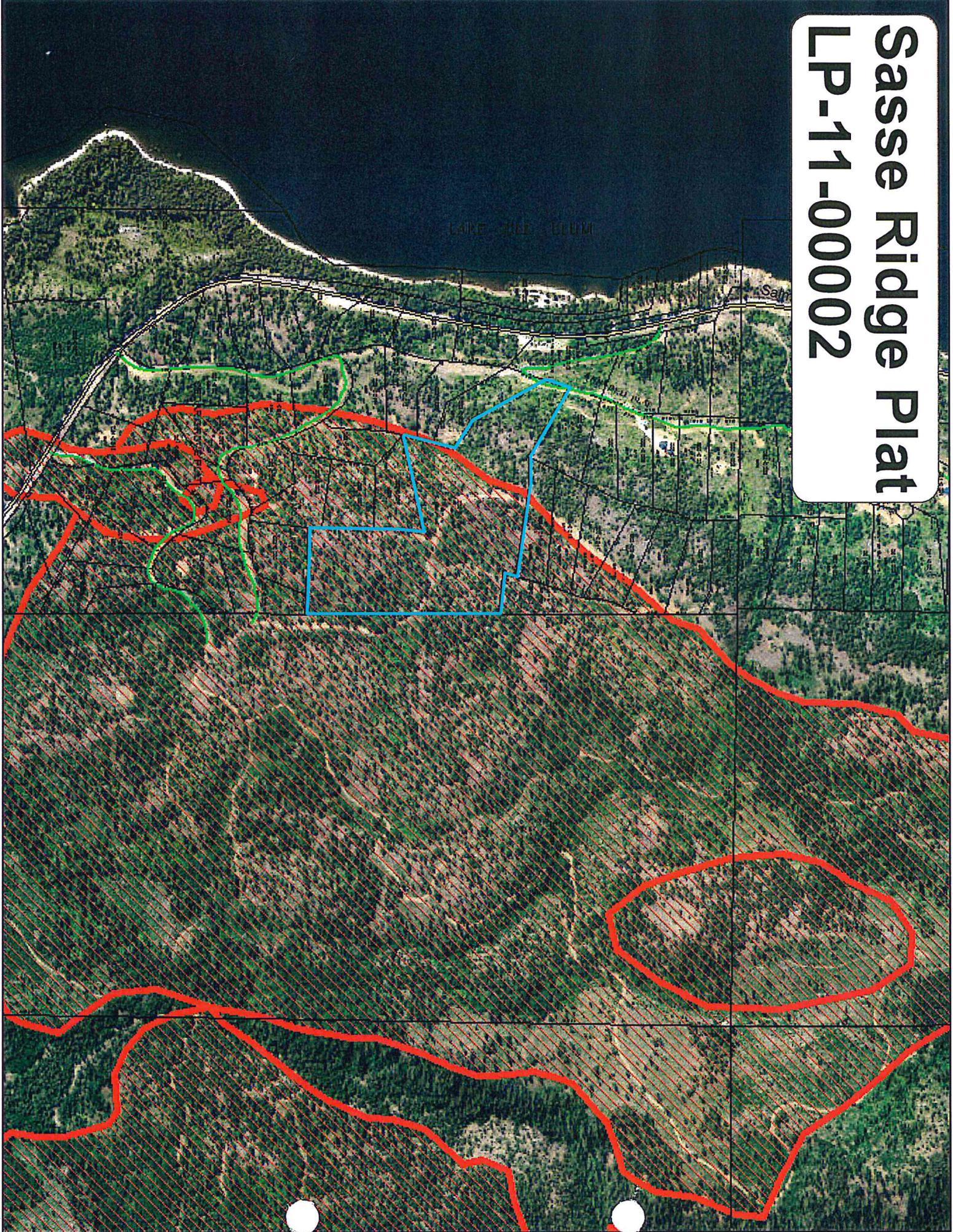
#### Governing Persons

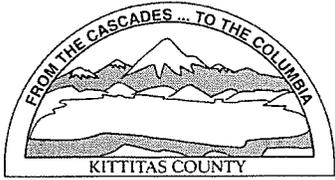
Title	Name	Address
Member	WEIS, SUSAN	RONALD, WA
Member	WEIS, MARIAN	ROSLYN, WA
Member	WEIS, DOUGLAS	RONALD, WA
Member	WEIS, MARIAN	CLE ELUM, WA

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[Return to Search List](#)

**Sasse Ridge Plat  
LP-11-00002**





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

**RECEIPT NO.: 00011956**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

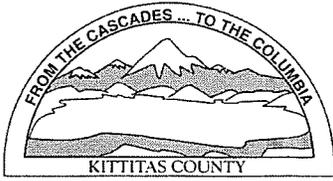
**Account name:** 024504

**Date:** 8/17/2011

**Applicant:** SASSE RIDGE LLC

**Type:** check # 1297

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-11-00002	CDS FEE FOR PLAT	3,335.00
LP-11-00002	FM PLAT	524.00
LP-11-00002	EH LONG PLAT FEE	625.00
LP-11-00002	PW LONG PLAT FEE	602.00
	Total:	5,086.00



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

**RECEIPT NO.:** 00011957

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 024504

**Date:** 8/17/2011

**Applicant:** SASSE RIDGE LLC

**Type:** check # 1295

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-11-00005	CDS SEPA FEE	490.00
SE-11-00005	PW SEPA	70.00
	Total:	560.00

# Letter of Transmittal



Together with  
Baima & Holmberg



**Western Washington Division**  
165 NE Juniper St., Suite 201, Issaquah, WA 98027  
Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS  
ELLENSBURG WA 98926

Date: 8-17-11

Job No. 11076

Attn:

Re: SASSE RIDGE PLAT (PRELIMINARY)

**WE ARE SENDING YOU**

Attached  Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
10		2	COPIES WITH CONTOURS
1		2	8 ½ X 11 MAP
1			APPLICATION / PUBLIC DISCLOSURE REQUEST FORM
1			SUBDIVISION GUARANTEE
1			SEPA CHECKLIST
1			COUNTY SUBMITTAL FEE

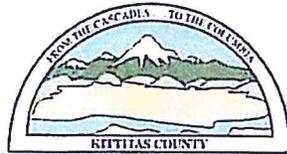
**THESE ARE TRANSMITTED as checked below:**

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

REMARKS:

Signature: Gmogen Wensen Title: ENGR. & SURV. TECH.

Copy to: File



**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"

**LONG PLAT APPLICATION**

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

A pre-application meeting is required if over nine lots will be created by the proposed subdivision. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings 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**

- Eight 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
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA 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

**APPLICATION 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: 	RECEIPT # 	
			DATE STAMP IN BOX

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

FORM LAST REVISED: 01-12-2011

Page 1 of 3

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: Sasse Ridge LLC  
Mailing Address: P.O Box 687  
City/State/ZIP: Roslyn, WA 98941  
Day Time Phone: 509-649-2211  
Email Address: vernon@inlandnet.com

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: Encompass Engineering & Surveying  
Mailing Address: 108 East 2nd St.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: wnelsen@encompass.net

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

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

4. **Street address of property:**

Address: No Address Assigned  
City/State/ZIP: Ronald, WA 98941

5. **Legal description of property (attach additional sheets as necessary):**  
Lot 10 of Book 34 Page 1316; Newport Creek Short Plat 01-30; being a portion E1/2 of Section 12, North, Range 14; East, W.M., Kittitas County, State of Washington

6. **Tax parcel number:** 21-14-21000-0016

7. **Property size:** 30.61 (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)

Date:

X Wynne Webb for EES

8/17/11

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

Date:

X Nathan R Webb

7-19-11

NARRATIVE TO LONG PLAT APPLICATION  
FOR SASSE RIDGE PLAT



The property is located North of State Route 903 and West from the Township of Ronald and East of Salmon La Sac Campground. A private road known as Hex Mountain Drive serves the property. The project area includes one parcel in Township 21N, Range, 14E Section 21. Project includes 30.61 acres to be developed into 10 three acre lots that will include a community water system or individual wells and individual or community septic system.

# SASSE RIDGE PLAT

RECEIVED  
AUG 17 2011  
KITITAS COUNTY  
CDS



**SASSE RIDGE PLAT**  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

LP-11-XX

**APPROVALS**

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

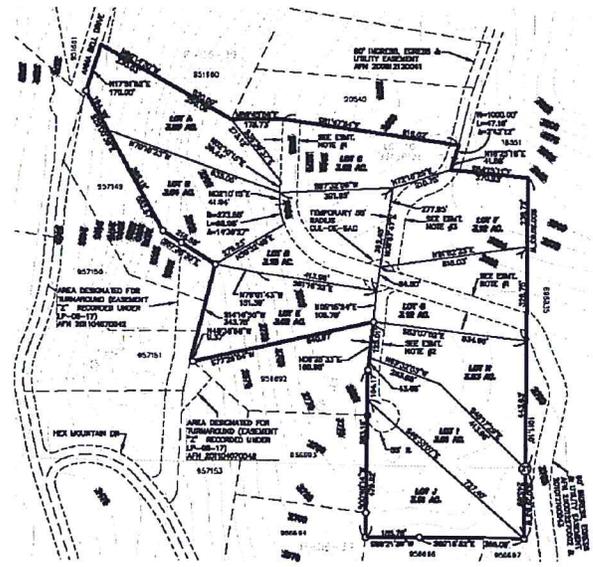
KITITAS COUNTY ENGINEER  
KITITAS COUNTY HEALTH DEPARTMENT  
KITITAS COUNTY HEALTH OFFICER  
CERTIFICATE OF COUNTY PLANNING DIRECTOR  
KITITAS COUNTY PLANNING DIRECTOR  
CERTIFICATE OF KITITAS COUNTY TREASURER  
KITITAS COUNTY TREASURER  
KITITAS COUNTY ASSESSOR  
KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A  
WARRANTY THAT FUTURE PARTIES WILL BE BOUND.

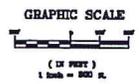


**SURVEY NOTES:**

- THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOTS OF THAT CERTAIN SURVEY AS REQUIRED BY ENCUMBRANCE EXEMPTION AND SECTION 16 OF BOOK 24 OF SURVEYS, PAGE 136, UNDER ALAYTON'S FILE NUMBER 200709-0070 TO THE CORPORATION (BROWN) HEREIN.
- THIS SURVEY WAS PERFORMED UNDER A TRIMBLE SC TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS FROM THESE BEING LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE 1/4 CHAIN OF 1110000 LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:  
• BOOK 24 OF SURVEYS, PAGE 136, UNDER ALAYTON'S FILE NUMBER 200709-0070 TO THE CORPORATION (BROWN) HEREIN.  
• BOOK 24 OF SURVEYS, PAGE 136, UNDER ALAYTON'S FILE NUMBER 200709-0070 TO THE CORPORATION (BROWN) HEREIN.  
• ALL RECORDS REFERENCED THEREIN, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

**EASEMENT NOTES:**

- EASEMENT "A" - A 40' EASEMENT, EGRESS AND UTILITY EASEMENT.
- EASEMENT "B" - A 40' EASEMENT, EGRESS AND UTILITY EASEMENT.
- EASEMENT "C" - A 40' EASEMENT, EGRESS AND UTILITY EASEMENT.



**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_ 20\_\_ at \_\_\_\_ o'clock \_\_\_\_ of the day 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 accordance with the requirements of the Survey Recording Act of the State of WASHINGTON.

DAVID P. NELSON DATE  
Certificate No. 18092

**SASSE RIDGE PLAT**  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	LOT NO.
G. WEISER	08/2011	11076
DRAWN BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 2

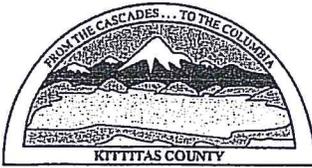
OWNER

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941

PREPARED BY:



Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



# 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

RECEIVED  
AUG 17 2011

## 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			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

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

Information relating to plats and short plats that have been processed and granted preliminary approval by Kittitas County from Jan 2005 to present. Specifically plat drawings, names and addresses of landowners in need of final plat approval, road certification and further subdivision.

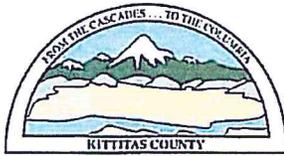
Job# 11076

SASSE Ridge PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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"Building Partnerships - Building Communities"

**SEPA ENVIRONMENTAL CHECKLIST**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

**APPLICATION FEES:**

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE:

*8/17/11*

RECEIPT #

*11957*

**RECEIVED**

AUG 17 2011

KITTITAS COUNTY  
CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 4-21-11

Page 1 of 11

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:  
Sasse Ridge Plat
2. Name of applicant:  
Sasse Ridge LLC
3. Address and phone number of applicant and contact person:  
P.O. Box 687, Roslyn, WA 98941 Vernon Swesey 509-649-5230
4. Date checklist prepared:  
7/15/2011
5. Agency requesting checklist:  
Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable):  
Estimated buildout will be approximately 10 years.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Not at this time.
8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
Forest Practice Application #2702237 approved by Washington State Dept. of Natural Resources on Sept. 23, 2002 and renewed on Oct. 20th, 2004.  
Stormwater Permit issued by the Department of Ecology. Permit # WAR-010166
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
Approval of an application from the Department of Ecology for mitigated water may need to be applied for.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Kittitas County Final Plat Approval, Permits for the community septic systems and the Community Water System or individual wells will need to be approved by the Kittitas County Environmental Health Dept., Washington State Dept. of Health and Department of Ecology for compliance for water.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
Project includes 30.61 Acres to be developed into 10 three acre lots.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, ~~steep~~ slopes, mountainous, other.

\_\_\_\_\_  
\_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?  
The steepest slope is estimated to be approximately a 55% slope.

\_\_\_\_\_  
\_\_\_\_\_

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

\_\_\_\_\_  
\_\_\_\_\_

No prime farmland or agriculture soils are located on property. Soil Analyses showed: 5243 Natkim Gravelly Sandy Loam (5-25% slope) 5244 Natkim Gravelly Sandy Loam (25-45% slope), 5245 Natkim Gravelly Sandy Loam (45-65% slope), 6839 Roslyn Sandy Loam (5-25%), 6845 Roxer Gravelly Sandy Loam (45-65%)

d. Are there surface indications or history of unstable soils in the immediate vicinity?

\_\_\_\_\_  
\_\_\_\_\_

None

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
Some fill will be needed to create the road base. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material then the fill will be imported from off site sources.

\_\_\_\_\_  
\_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

\_\_\_\_\_  
\_\_\_\_\_

During the general course of construction and earth disturbances, some erosion may occur.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

\_\_\_\_\_  
\_\_\_\_\_

Roads and other infrastructure as well as residential structures will be the only impervious surfaces and it is estimated that 5% of the site could be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

\_\_\_\_\_  
\_\_\_\_\_

Best Management Practices, including but not limited to silt fencing, road ditches, water bars, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

\_\_\_\_\_  
\_\_\_\_\_

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Washington State Dept of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Newport Creek  
Unnamed Creek

These creeks flow into Lake Cle Elum, which is west of Salmon La Sac Rd at distances ranging from 800-2004 feet from the property boundaries.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

\_\_\_\_\_  
\_\_\_\_\_

1

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

\_\_\_\_\_

c. See attached.  
Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

\_\_\_\_\_

Where will this water flow? Will this water flow into other waters?

\_\_\_\_\_

If so, describe.

\_\_\_\_\_

Storm water could be generated on site, which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual, such as straw bales barriers, silt fencing, and perhaps a sediment pond.

2) Could waste materials enter ground or surface waters? If so, generally describe.

\_\_\_\_\_

\_\_\_\_\_

The only known potential source of waste materials that could enter ground or surface waters would be effluent from approved septic systems.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

\_\_\_\_\_

\_\_\_\_\_

Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.

4. PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

\_\_\_\_\_

evergreen tree: fir, cedar, pine, other

\_\_\_\_\_

shrubs

\_\_\_\_\_

grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation: \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

\_\_\_\_\_

Vegetation removal will include removal of fir trees, pine trees and other types of trees, and vegetation where structures and roads will be placed.

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

\_\_\_\_\_

None that we are aware of.

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

\_\_\_\_\_

Conditions, covenants and restrictions (CC&R's) will be recorded for the lots

\_\_\_\_\_

5. ANIMALS which will encourage native vegetation and xerscaping.

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

\_\_\_\_\_

\_\_\_\_\_

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beavers, other:

\_\_\_\_\_ fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.  
None that we are aware of. \_\_\_\_\_  
\_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
No \_\_\_\_\_
- d. Proposed measures to preserve or enhance wildlife, if any. \_\_\_\_\_  
Retain wildlife trees and green recruitment trees and retain as much natural vegetation as possible. \_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. \_\_\_\_\_  
Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well. \_\_\_\_\_
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. \_\_\_\_\_  
No \_\_\_\_\_
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. \_\_\_\_\_  
None at this time. \_\_\_\_\_

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. \_\_\_\_\_  
We anticipate general construction site hazards with this project. \_\_\_\_\_
  - 1) Describe special emergency services that might be required. \_\_\_\_\_  
See attached. \_\_\_\_\_
  - 2) Proposed measures to reduce or control environmental health hazards, if any. See attached. \_\_\_\_\_
- b. Noise \_\_\_\_\_
  - 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? \_\_\_\_\_  
Some general construction noise will be generated during construction phases but noise impacts are not expected from the finished project. \_\_\_\_\_
  - 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. \_\_\_\_\_  
On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically would from dawn to dusk. \_\_\_\_\_
  - 3) Proposed measures to reduce or control noise impacts, if any. \_\_\_\_\_  
In a effort to reduce or control possible noise impacts, construction hours could run from 6am to 8pm Monday thru Saturday. \_\_\_\_\_

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
Currently it's vacant timberlands and rural residential home sites. \_\_\_\_\_
- b. Has the site been used for agriculture? If so, describe.  
No \_\_\_\_\_
- c. Describe any structures on the site.  
None \_\_\_\_\_
- d. Will any structures be demolished? If so, what?  
No \_\_\_\_\_
- e. What is the current zoning classification of the site?  
Rural 3 \_\_\_\_\_
- f. What is the current comprehensive plan designation of the site?  
Rural \_\_\_\_\_
- g. If applicable, what is the current shoreline master program designation of the site?  
There are no shorelines of the state on this site. \_\_\_\_\_
- h. Has any part of the site been classified as an:  
 environmentally sensitive area?  
No \_\_\_\_\_
- i. Approximately how many people would the completed project displace?  
None \_\_\_\_\_
- j. Approximately how many people would reside or work in the completed project? The number of workers is unknown. The completed project will be limited to a maximum of 10 residential lots. It is not known when all lots will be occupied. \_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
There will be no displacement therefore no measures are required. \_\_\_\_\_
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. \_\_\_\_\_

9. HOUSING See Attached

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
A maximum of 10 lots will be created. Housing will be middle to high-income level. \_\_\_\_\_
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
None \_\_\_\_\_
- c. Proposed measures to reduce or control housing impacts, if any.  
None \_\_\_\_\_

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
The tallest height of any proposed structure would not exceed 35 feet. The principal exterior building material would be wood, masonry or metal materials. \_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed?  
No views would be impacted by this project. \_\_\_\_\_

- c. Proposed measures to reduce or control aesthetic impacts, if any.  
The CC&Rs will apply to the development of home sites and will require a certain level of uniformity in character and quality of the built community.

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11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Typical lighting from a small residential community will be produced.

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- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No

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- c. What existing off-site sources of light or glare may affect your proposal?  
None

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- d. Proposed measures to reduce or control light and glare impacts, if any.  
The covenants would require downward facing outdoor lighting.

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12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Recreation opportunities associated with Lake Cle Elum are available as well as dispersed outdoor recreation opportunities such as hunting, hiking, snowmobiling, cross country skiing, and mountain biking.

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- b. Would the proposed project displace any existing recreational uses? If so, describe. No

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None

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13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

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Mr. David Powell from the Yakama Nation Cultural Resources Dept. visited the site on July 26th, 2004, and a plan to protect cultural values were agreed upon should any be discovered during development of the project.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
None Known.

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- c. Proposed measures to reduce or control impacts, if any.  
Not applicable, none known.

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14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
Hex Mountain Drive access off Salmon La Sac Road that serves the property.

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
No

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c. How many parking spaces would the completed project have? How many would the project eliminate?  
See attached.

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
The project will include improvements to Hex Moutain Drive that accesses the property and will meet the Kittitas County Priavte Road Stanards.

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e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
Lake Cle Elum on opposite side of Salmon La Sac road.

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
The project at full build out could generate up to 100 trips per day.

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g. Proposed measures to reduce or control transportation impacts, if any.  
Provide adequate traffic signage at and before the intersection of the private road with Salmon La Sac Rd, including speed limits with the property.

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15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
The project will rely on existing public services. The addition of a maximum of 10 lots in a rural area is not expected to bring a substantial increased need for public services.

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b. Proposed measures to reduce or control direct impacts on public services, if any.  
CC&Rs will apply with the intent of reducing the need for public fire and police protection such as fire wise practices and prohibiting storage of hazardous substances.

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16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
Cable, DSL

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b. Describe the utilities that are proposed for the project, the utility

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providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_

\_\_\_\_\_

Residential utilities will be provided to the project such as electricity, phone, cable and high speed internet connections. Service providers will include Inland Networks, Inland Internet, R&R Cable and Puget Sound Energy.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Nathan R Weis

Date: 8-16-11

Print Name: Nathan R Weis

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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1

ATTACHMENT FOR  
SEPA ENVIRONMENTAL CHECKLIST  
FOR SASSE RIDGE PLAT



A. Background:

12. The property is North of State Route 903 and West from the Township of Ronald and East of Salmon La Sac Campground. A private road known as Hex Mountain Drive serves the property. The project area includes one parcel in Township 21N, Range 14E, Section 21.

B. Environmental Elements:

2. Air;

a. Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust and wood smoke from fire stoves and fireplaces.

b. Ground:

1) Ground water will be withdrawn for domestic use from an engineered Community Water System or individual wells approved by the Washington State Department of Health and/or the Kittitas County Environmental Health Department. Water is not to be discharged to surface waters.

2) Discharge would be from future home sites that will utilize septic systems that are required to be certified and designed in accordance with Kittitas County and Washington Department of Health regulations.

7. Environmental Health:

a.

1) Fire Dept. services would be provided by Kittitas County Fire District #7 and all roads will meet the International Fire Code and County requirements. Police and medical response services would be provided for through the local County contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

2) There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.

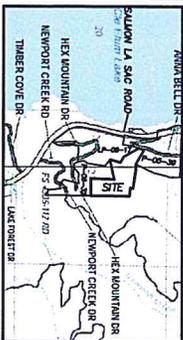
8. Land and Shoreline Use

1. The project will comply with local zoning and land use laws and be consistent with the Kittitas County Comprehensive Plan.

14. Transportation:

c. The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated. Private driveways will be created off existing private roads to serve the lots.

VICINITY MAP  
N.T.S.



APPROVALS

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

KITTITAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE SASSE RIDGE 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\_\_

KITTITAS COUNTY HEALTH OFFICER

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

KITTITAS COUNTY PLANNING DIRECTOR

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. 21-14-21000-0016 (2004-2)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 21-14-21000-0016 (2004-2)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY ASSESSOR

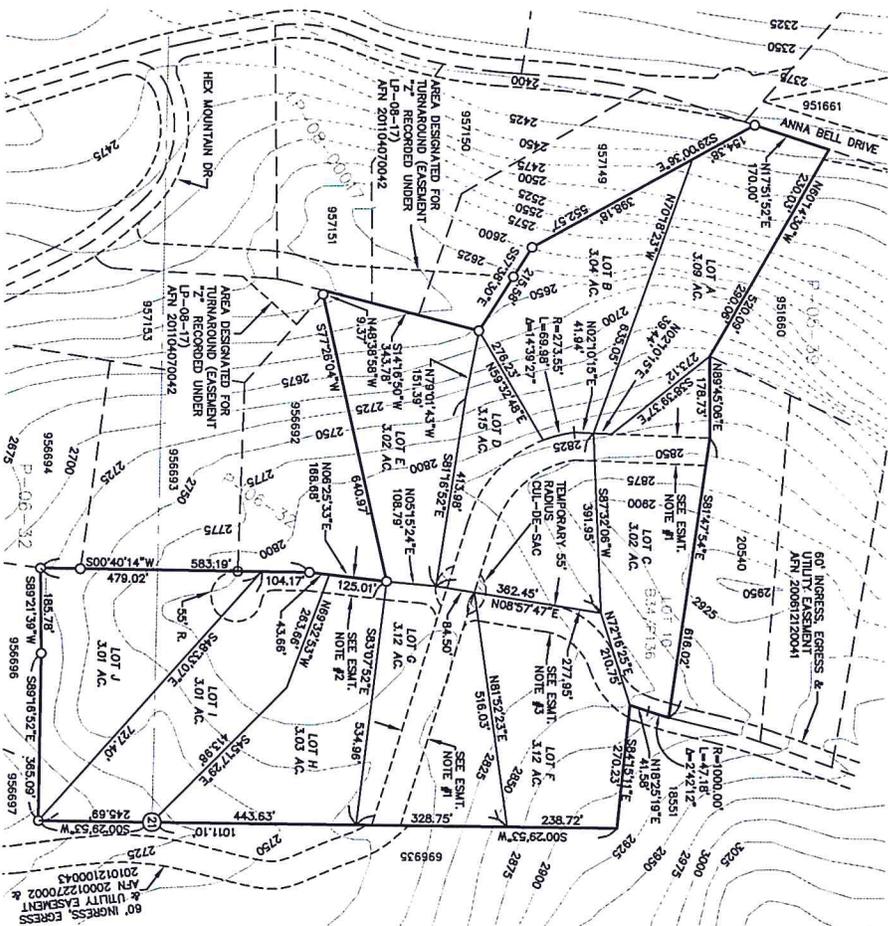
KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY \_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

NOTICE: THE APPLICANT HAS PLAT IS NOT A GUARANTEE THAT THE SURVEY WILL BE GUARANTEED.

SASSE RIDGE PLAT  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON



SURVEY NOTES:

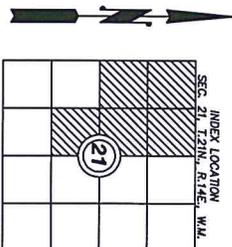
1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCLOSURE ENGINEERING AND SURVEYING IN BOOK 200709100070 AND ADDITION'S FILE NUMBER 200709100070 TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 98 TOTAL STATION. THE POINTS WERE MEASURED FROM A BENCHMARK HEREIN BEING LOCATED STATED AND CHECKED FROM CLOSED BENCHES IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 31 OF SURVEYS, PAGE 89, ARN 200505200021.
  - BOOK 31 OF SURVEYS, PAGE 89, ARN 200505200021.
  - AND THE SURVEY REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EASEMENT NOTES:

1. EASEMENT "S" - A 60" INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40" INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60" INGRESS, EGRESS AND UTILITY EASEMENT.

LEGEND

- SET 3/4" IRON ROD & CAP L#8 18092
- FOUND IRON ROD & CAP L#8 18092
- ⊙ CENTER OF SECTION



RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M. In book \_\_\_\_\_ of \_\_\_\_\_, at page \_\_\_\_\_ of \_\_\_\_\_, at the request of \_\_\_\_\_  
DAVID P. NELSON  
Surveyor's Name

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 \_\_\_\_\_  
SASSE, RIDGE, LLC  
In AUGUST, 20\_\_.

DAVID P. NELSON  
Certificate No. 18092



LP-11-XX

SASSE RIDGE PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON



161 NE Langer Street, Suite 201 • Eastern Washington Division  
100 East 2nd Street • Central Washington Division  
100 East 2nd Street • Central Washington Division • Phone: (509) 674-7413 • Fax: (509) 674-7419

DRAWN BY	DATE	JOB NO.
G. WEISER	08/20	11076
CHECKED BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

OWNER:  
 SASSE RIDGE LLC  
 211 S MONTGOMERY  
 UNIONTOWN WA 98179  
 PARCEL #21-14-21000-0016 (20542)  
 ACRES: 30.61  
 LOTS: 10  
 WATER SOURCE: COMMUNITY WATER SYSTEM(S)  
 AND/OR INDIVIDUAL WELLS  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: R-3

**SASSE RIDGE PLAT**  
 A PORTION OF THE WEST 1/2 OF SECTION 21,  
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.  
 KITITAS COUNTY, STATE OF WASHINGTON

**EXISTING LEGAL DESCRIPTION:**

LOT 10 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 10, 2007, IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

**NOTES:**

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SASSE RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN THE SAMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

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

NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

ACKNOWLEDGEMENT  
 STATE OF \_\_\_\_\_ ) S.S.  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ THE UNITED LIABILITY COMPANY, THE UNDERSIGNED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON SAID DAY OF THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 MY APPOINTMENT EXPIRES AT \_\_\_\_\_

**ADJACENT PROPERTY OWNERS:**

- 18551
- 20540
- 951660
- 951661
- 956892
- 956893
- 956894
- 956896
- 956897
- NEWPORT HILLS LAND CO INC
- PO BOX 687
- ROSLYN WA 98941
- 696935
- BLUM GREEK TIMBER CO LP
- PO BOX 1990
- COLUMBIA FALLS WA 99912
- 957149
- 957150
- 957151
- 957153
- JOLLY MOUNTAIN GROUP LLC
- 1532 G STREET
- LEMINGTON ID 83501



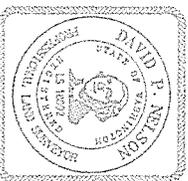
LP-11-XX

6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. 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 GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
 1-800-553-4344



RECORDER'S CERTIFICATE .....  
 Filed for record this.....day of ..... 20.....at.....M  
 in book.....of.....at page.....at the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 County Auditor ..... Deputy County Auditor .....

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....SASSE, RIDGE, LLC.....  
 In.....AUGUST, 2011.....  
 DAVID P. NELSON.....DATE  
 Certificate No.....18092.....

143 NE Juniper Street, Suite 201 • Aberdeen, WA 98507 • Phone: (425) 393-0250 • Fax: (425) 391-3033  
 104 East 2nd Street • Oco Blinn, WA 98922 • Phone: (509) 674-7431 • Fax: (509) 674-7419  
 Western Washington Division  
**Encompass**  
 ENGINEERING & SURVEYING

SASSE RIDGE PLAT			
A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON			
DWN BY	DATE	JOB NO.	
G. WEISER	08/2	11076	
CHKD BY	SCALE	SHEET	
D. NELSON	N/A	2	OF 2

# STEWART TITLE GUARANTY COMPANY

AUG 17 2011  
KITITAS COUNTY  
CDS

## Subdivision Guarantee

Guarantee No.: SG-2631-21155

Fee: \$150.00

Effective Date: July 14, 2011 at 12:00 AM

Order Number: 25039

The County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary of said Subdivision Guarantee, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication as shown in Subdivision Guarantee.

RECEIVED  
JUL 25 2011  
11076

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.



*Stewart Morris Jr.*  
Chairman of the Board



*Abraham S. Morris*  
President

Countersigned:

*[Handwritten signature]*

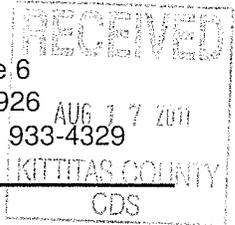
Authorized Countersignature  
Stewart Title of Kittitas County Ellensburg, Washington

**Guarantee Serial No. SG-2631-21155**

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

title of kittitas county

208 West 9<sup>th</sup> Avenue, Suite 6  
Ellensburg, Washington 98926  
Phone (509) 933-4324 ♦ Fax (509) 933-4329



## Updated Subdivision Guarantee

Dated: 7/14/2011

Sasse Ridge LLC  
PO Box 19  
Uniontown, WA 99179

Charge: \$150.00  
Sales Tax: \$12.00  
Total: \$162.00

Reference No.: Sasse Ridge

Order No. 25039

OWNERS: Sasse Ridge LLC, a Washington limited liability company

LEGAL DESCRIPTION:

Lot 10 of that certain survey recorded September 10, 2007, in Book 34 of Surveys, Page 136, under Auditor's File No. 200709100070, records of Kittitas County, State of Washington; being a portion of the West Half of Section 21, Township 21 North, Range 14 East, W.M., Kittitas County, State of Washington.

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

Shandi Garrison

Exhibit "B"



1. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34. Notice of approval of such classified use as a Classified Forest Land was given by the Kittitas County Assessor on January 3, 1984 under recording no. 476209.

2. EASEMENT, including terms and provisions contained therein:

Recorded: June 27, 2003  
Recording no.: 200306270027  
In favor of: Puget Sound Energy, Inc.  
For: Construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity.  
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises

Refer to the record of said instrument for full particulars.

3. EASEMENT, including terms and provisions contained therein:

Recorded: October 6, 2006  
Recording no.: 200610060030  
In favor of: R & R Cable  
For: construct, operate, maintain, repair, replace, improve, remove, enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

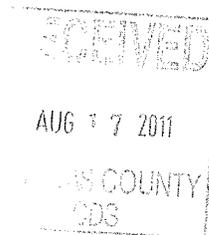
Refer to the record of said instrument for full particulars.

4. EASEMENT, including terms and provisions contained therein:

Recorded: October 6, 2006  
Recording no.: 200610060031  
In favor of: Inland Telephone Company, Inc.  
For: construct, operate, maintain, repair, replace, improve, remove, enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Refer to the record of said instrument for full particulars.

Exhibit "B"



5. NONEXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Newport Hills Land Company, Inc.  
And: Jack and Carol Frost, husband and wife; Western Investment Group LLC; Jeff Ryberg and Scott Erickson  
Recorded: April 26, 2006  
Recording Number: 200604260029

6. PERPETUAL NON-EXCLUSIVE RECIPROCAL ROAD EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Newport Hills Land company, Inc.  
And: Cedar Grove NW, LLC  
Recorded: December 12, 2006  
Recording Number: 200612120041

7. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: December 27, 2000  
Recording no.: 200012270001 and 200012270002

TEMPORARY CONSTRUCTION EASEMENT AND AMENDMENT EASEMENT, including terms and provisions contained therein:

Recorded: December 10, 2010  
Recording no.: 201012100043

8. RESERVATIONS AS CONTAINED IN WARRANTY DEED:

Recorded: June 30, 1999  
Recording no.: 199906300046  
As follows: The above described land to be conveyed is subject to an easement in the public for any public roads heretofore laid out or established and now existing over, along or across any portion of the real estate.

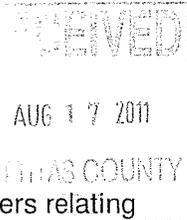
9. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserved by: Plum Creek Timber Company  
Recorded: June 30, 1989  
Recording no.: 521473

10. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: December 13, 1995  
Recording no.: 587743  
Book: 21  
Page: 159

Exhibit "B"



11. A RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY and any and all matters relating

thereto:

Recorded: May 20, 2003  
Recording no.: 200305200041  
Book: 28  
Page: 247

12. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: May 20, 2005  
Recording no.: 200505200021  
Book: 31  
Page: 89

13. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

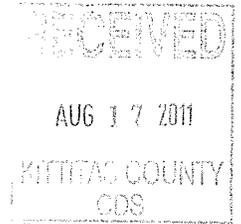
Recorded: November 27, 2006  
Recording no.: 200611270096  
Book: 33  
Page: 144

14. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: September 10, 2007  
Recording no.: 200709100070  
Book: 34  
Page: 136

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Exhibit "B"



NOTES:

NOTE 1: General taxes for the year **2011** which have been paid.

Amount:	\$32.69
Levy code:	31
Map number:	21-14-21000-0016
Parcel number:	20542
Assessed value of land:	\$1,510.00
Assessed value of improvement:	\$0.00