



# 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 Long Plat LP-11-00002

NOTIFICATION OF: Notice of Decision – Approval of Preliminary Plat

NOTIFICATION MAIL DATE: April 30, 2013

I certify that the following documentation:

- Notice of Decision – Approval of Sasse Ridge Preliminary 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 30<sup>th</sup> day of April, 2013



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

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

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

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 04/30/13 08:23 by dde18

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Acct #: 84329

Ad #: 882404

Status: N

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

Start: 05/01/2013 Stop: 05/01/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 6.37 Words: 191  
Total STD6 6.37  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 54.78  
# 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 04/30/13 08:06

Last Changed: dde18 04/30/13 08:23

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COMMENTS:

COPIED from AD 813318

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PUB ZONE ED TP START INS STOP SMTWTFSS  
DR A 97 S 05/01  
IN A 97 S 05/01  
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AUTHORIZATION

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

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

Lindsey Ozbolt  
Name (print or type)

Lindsey M Street  
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 04/30/13 08:23 by dde18

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Acct #: 84329

Ad #: 882404

Status: N

**Notice of Decision**

**Sasse Ridge Preliminary Plat  
(LP-11-00002)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on April 16, 2013 the Kittitas County Board of County Commissioners approved Sasse Ridge Preliminary Plat (LP-11-00002). 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.

Copies of the Kittitas County Board of Commissioners Resolution 2012-022 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of this issuance of the land use decision.

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

Dated: April 30, 2013  
Publish: May 1, 2013

**Notice of Decision**  
**Sasse Ridge Preliminary Plat (LP-11-00002)**

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Dated: April 30, 2013

Publish: May 1, 2013

SASSE RIDGE LLC  
PO BOX 687  
ROSLYN WA 98941

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

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

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

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

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

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

Heather Cannon  
WA State Department of Health  
16201 East Indiana Ave, Suite 1500  
Spokane Valley WA 99216

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

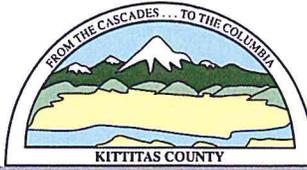
Melissa Bates  
120 Elk Haven Rd.  
Cle Elum, WA 98922

Catherine Clerf  
60 Moe Road  
Ellensburg, WA 98926

Kittitas County Public Health

Kittitas County Department of Public  
Works

Kittitas County Fire Marshal



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

### NOTICE OF DECISION

**To:** Interested Parties  
Applicant

**From:** Lindsey Ozbolt, Staff Planner

**Date:** April 30, 2013

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

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Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on April 16, 2013 the Kittitas County Board of County Commissioners approved the Sasse Ridge Preliminary Plat (LP-11-00002). 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.

Copies of the Kittitas County Board of Commissioners Resolution 2013-056 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision.

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

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

**PRELIMINARY PLAT APPROVAL  
SASSE RIDGE PRELIMINARY PLAT (LP-11-00002)**

**RESOLUTION**

**NO. 2013- 056**

**WHEREAS**, according to Kittitas County Code Title 16, relating to Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on January 10, 2013 for the purpose of considering a preliminary plat known as the Sasse Ridge Plat and described as follows:

*The division of 30.61 acres into 10 three acre single-family residential lots. 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.21N., R.14E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016. Proponent: Sasse Ridge LLC, landowner.*

**WHEREAS**, public testimony was heard from those persons present; and,

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

**WHEREAS**, the Hearing Examiner recommended approval of said proposed preliminary plat; and,

**WHEREAS**, a closed record public hearing was held by the Board of County Commissioners on March 19, 2013 to consider the Hearing Examiner's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Wayne Nelson, agent for the property owner, Sasse Ridge LLC, applied for a preliminary plat 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.

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. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning Rural 3.
4. 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.
5. 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.
6. The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.
7. The Board of County Commissioners conducted a closed record meeting on March 19, 2013 for the purpose of considering the Sasse Ridge Preliminary Plat (LP-11-00002). A motion was made and seconded that the preliminary plat be approved subject to changes to the Hearing Examiner's recommended conditions #11, 14, & 40.5.1 (see Exhibit A), the motion carried with a vote of 3-0.
8. The Board of County Commissioners motion to approve was to strike the word "individual" from condition #11, strike a portion of the language in condition #14 & 15 and replace it with the language below, and strike the word "with" and replace it with the word "within" in condition #40.5.1.

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 final plat approval. 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.

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 platfinal plat approval.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby grants approval of the Sasse Ridge Preliminary Plat (LP-11-00002) and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) with the changes stated above and the same hereby is, approved with the proposed development configuration (See Exhibit B).

DATED this 16th day of April, 2013 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

**ABSENT**

\_\_\_\_\_  
Obie O'Brien, Chairman



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



\_\_\_\_\_  
Gary Berndt, Commissioner

APPROVED AS TO FORM:

\_\_\_\_\_  
Greg Zempel WSBA #19125



  
\_\_\_\_\_  
Julie A Kjorsvik

**Exhibit “A”**

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

<b>IN THE MATTER OF</b>	)	<b>RECOMMENDED FINDINGS OF</b>
	)	<b>FACT, CONCLUSIONS OF</b>
LP-11-00002	)	<b>LAW, DECISION AND</b>
Sasse Ridge Plat	)	<b>CONDITIONS OF APPROVAL</b>

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on January 10, 2013, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. RECOMMENDED 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. (Staff report)
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. (Staff report)

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

(Staff report)

4. Site Characteristics:

North: Vacant

South: Vacant

East: Vacant

West: Vacant / across Salmon La Sac Road is Lake Cle Elum  
(Staff report)

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. (Staff report)
6. The Comprehensive Plan designation is Rural. (Staff report)
7. The subject property is zoned Rural-3, which allows for one residential unit per 3 acres. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
12. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats. (Staff report)
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. (Staff report)
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. (Staff report)

15. Comments were also provided by the Yakama Nation. (Staff report)
16. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval. (Hearing Examiner finding based on the record)
17. The entire Planning Staff file was admitted into the record at the public hearing. (Public hearing record)
18. The Kittitas County Community Development Services recommended approval of this permit, subject to the recommended conditions of approval. (Public hearing record)
19. An open record public hearing after due legal notice was held on January 10, 2013. (Open record public hearing)
20. Admitted into the record were the following exhibits:
  - 20.1 Exhibit 1: Long Plat Application & SEPA Checklist Packet from Applicant.
  - 20.2 Exhibit 2: Staff analysis information.
  - 20.3 Exhibit 3: Letter of Complete Application dated August 23, 2011.
  - 20.4 Exhibit 4: Affidavit of Posting dated August 30, 2011.
  - 20.5 Exhibit 5: Notice of Application dated November 17, 2011.
  - 20.6 Exhibit 6: Affidavit of Mailing & Publication dated November 17, 2011.
  - 20.7 Exhibit 7: Returned to Sender Notice of Application dated November 21, 2011,
  - 20.8 Exhibit 8: Comment letter from KC Public Health to CDS dated September 2, 2011.
  - 20.9 Exhibit 9: Comment letter from KC Fire Marshal's office to CDS dated September 20, 2011.
  - 20.10 Exhibit 10: Email from Heather Cannon (DOH) to Dan Valoff (CDS) dated November 23, 2011.
  - 20.11 Exhibit 11: Letter from KC Dept. Public Works to applicant requesting additional information dated November 28, 2011.
  - 20.12 Exhibit 12: Comment letter from DOE to CDS dated December 1, 2011.
  - 20.13 Exhibit 13: Comment letter from Yakama Nation to CDS dated February 14, 2012.
  - 20.14 Exhibit 14: Letter from Applicant to Christina Wollman (KC DPW) dated June 13, 2012.
  - 20.15 Exhibit 15: Memorandum – KC Dept. Public Works to CDS dated November 14, 2012.
  - 20.16 Exhibit 16: Email from DOE to Lindsey Ozbolt (CDS) dated December 17, 2012.
  - 20.17 Exhibit 17: Email from James Rivard (KC Public Health) to Lindsey Ozbolt (CDS) dated December 20, 2012.
  - 20.18 Exhibit 18: SEPA MDNS dated December 21, 2012.
  - 20.19 Exhibit 19: Notice of Decision SEPA Action & Public Hearing dated December 21, 2012.
  - 20.20 Exhibit 20: Affidavit of Mailing & Publication dated December 21, 2012.
  - 20.21 Exhibit 21: Returned to Sender Notice of Action SEPA Decision and Public Hearing dated December 27, 2012.

- 20.22 Exhibit 22: Email from Anne Watanabe to Lindsey Ozbolt (KC CDS) dated January 2, 2013.
  - 20.23 Exhibit 23: Hearing Examiner Revised Staff Report for January 10, 2013, hearing from KC CDS.
  - 20.24 Exhibit 24: Sasse Ridge – Preliminary Plat Map dated August 17, 2011.
  - 20.25 Exhibit 25: January 10, 2013, letter to the Hearing Examiner from Melissa Bates.
  - 20.26 Exhibit 26: PowerPoint presentation of staff at open record public hearing.
  - 20.27 Exhibit 27: 10-page document beginning with email dated January 10, 2013, from Lindsey Ozbolt to John Marvin, Habit Biologist, Yakama Nation. The remainder of the documents are Mr. Marvin’s email to Ms. Ozbolt with the attached comments of the Yakama Nation.
  - 20.28 Exhibit 28: 4-page document beginning with letter from Phil Rigdon, Deputy Director of Natural Resources for the Yakama Nation, to Kittitas County Community Development Services with the attached memorandum (2 pages) from John Marvin to Phil Rigdon dated January 2, 2013, and a 1-page photocopy of an envelope from the Yakama Nation to Kittitas County Community Development Services date-stamped received January 9, 2013.
  - 20.29 Exhibit 29: 5 pages beginning with an email from Lindsey Ozbolt to Jessica Lally, Yakama Nation Archaeologist, with an attached January 9, 2013, letter from Johnson Meninick, Yakama Nation Cultural Resource Manager (2 pages), and June 30, 2006, letter from Johnny Smartlowit, Chairman, Yakama Nation Cultural Committee, to Kittitas County Public Works.
  - 20.30 Exhibit 30: 24 pages submitted by Catherine Clerf beginning with a 2-page memorandum from Ms. Clerf to the Kittitas County Commissioners with attached remaining documents. (Open record public hearing)
21. Appearing and testifying on behalf of the applicant was Anne Watanabe. Ms. Watanabe testified that she was the attorney for the applicant, was an authorized agent authorized to appear and speak on behalf of the applicant. She stated that the first bullet point of Exhibit 13 did not apply to this project. She testified that all of the proposed conditions of approval were acceptable to the applicant. She testified that the applicant understood that final plat approval was conditioned upon the applicant obtaining the appropriate water permit. (Open record public hearing testimony)
  22. No member of the public testified in favor of the project. (Hearing Examiner finding based on the record)
  23. Testifying in opposition to the project was Melissa Bates. Ms. Bates testified consistent with her January 10, 2013, letter (Exhibit 25). She testified as to her concerns regarding water in the area as more particularly set forth in Exhibit 25. (Open record public hearing testimony)
  24. Testifying in opposition to the project was Catherine Clerf. Ms. Clerf submitted Exhibit 30 which was admitted into the record. Ms. Clerf testified as to her concerns about dense residential development occurring next to commercial natural resources. She testified as to the subject area as being steep and prone to slides. She testified that the area was quite windy. She testified as to her concerns regarding Hex Mountain Road and cumulative impacts of residential development in the area. She testified that in her opinion these cumulative residential impacts require a second access. (Open record public hearing testimony)
  25. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located. (Hearing Examiner finding based on the

record)

26. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval. (Hearing Examiner finding based on the record)
27. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities. (Hearing Examiner finding based on the record)
28. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference. (Hearing Examiner finding based on the record)

## **II. RECOMMENDED CONCLUSIONS OF LAW**

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. 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.
6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.
8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.
9. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.
10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

## **III. RECOMMENDED DECISION**

Based on the above Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application LP-11-00002, Sasse Ridge Plat, be **APPROVED** subject

to the following Recommended Conditions of Approval.

#### IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. 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.
3. A certificate of title of the property proposed to be platted shall be submitted with the final plat.
4. 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.
5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
6. All current and future landowners must comply with the International Fire Code.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.”
13. 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)
14. 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.
  15. 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.
  16. 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.
17. 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.
18. 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.
19. 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.
20. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  21. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  22. 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.
  23. 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.
  24. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  25. 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.
  26. 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.
  27. 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.
  28. 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."
  29. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
  30. Both sheets shall reflect the Plat number: LP-07-00015.
  31. 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.

32. 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.
33. 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.
34. Water storage and hydrant spacing shall comply with the International Fire Code.
35. 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.
36. "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
37. All bridges and gates across any private road shall be required to be permitted and certified.
38. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
39. 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.
40. 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:

#### 40.1 **Geotechnical**

- 40.1.1 **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.

40.1.2 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.

#### 40.2 Water and Septic

40.2.1 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.

40.2.2 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.

#### 40.3 Transportation

40.3.1 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.

#### 40.4 Stormwater

40.4.1 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.

40.4.2 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.

**40.5 Cultural Resources and Historic Preservation**

40.5.1 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.

**40.6 Light and Aesthetics**

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

**40.7 Noise**

40.7.1 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.

41. 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.

Dated this 22<sup>nd</sup> day of January, 2013.

KITTITAS COUNTY HEARING EXAMINER

---

Andrew L. Kottkamp

# Exhibit "B"

VICINITY MAP  
K.T.S.

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

LP-11-XX

**APPROVALS**

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

KITITIAS COUNTY ENGINEER

KITITIAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE LINES AND WATER SYSTEMS SHOWN THEREON DO NOT VIOLATE ANY REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

KITITIAS COUNTY HEALTH OFFICER

KITITIAS COUNTY PLANNING DIRECTOR  
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 KITITIAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

KITITIAS COUNTY PLANNING DIRECTOR

KITITIAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THE YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 21-14-2000-006 (2004)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

KITITIAS COUNTY HEALTH PLAN

KITITIAS 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 PLATTING. PARCEL NO. 21-14-2000-006 (2004).  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

KITITIAS COUNTY ASSESSOR

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

BOARD OF COUNTY COMMISSIONERS  
KITITIAS COUNTY, WASHINGTON

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

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

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

**SURVEY NOTES:**

- THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY GEORGE H. ENGLISH AND SURVING IN BOOK 24 OF SURVEYS, PAGE 134, UNDER MEASUREMENT NUMBER 2007030010 TO THE CORNERSTONE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A TRIPLET 58 TOTAL STATION. THE CONTROL POINTS AND PROPERTY CORNERS SHOWN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRIANGLE IN EXCESS OF 1 KILOMETER LENGTH WITH REASONABLE ACCURACY.
- 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 134, UNDER MEASUREMENT NO. 2007030010
  - BOOK 14 OF SURVEYS, PAGE 124, UNDER MEASUREMENT NO. 1999010010
  - AND THE SURVEYS REFERENCED THEREIN, ALL RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.

**EASEMENT LEGEND:**

- EASEMENT "T" - A 60' WIDE, LINES AND UTILITY EASEMENT.
- EASEMENT "TT" - A 40' WIDE, LINES AND UTILITY EASEMENT.
- EASEMENT "U" - A 60' WIDE, EXPRESS AND UTILITY EASEMENT.

**GRAPHIC SCALE**

( IN FEET )

1 inch = 200 ft.

**LEGEND**

- SET 34" IRON ROD & CAP L&A 1802
- FOUND IRON ROD & CAP L&A 1802
- ⊙ 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 state of WASHINGTON, 1991, as amended.  
DAVID P. NELSON  
DATE 08/15/11

DAVID P. NELSON  
Certificate No. 18592

**Encompass**

SURVEYING & ENGINEERING

142 NE 3rd Ave., Suite 201 - Vancouver, WA 98660-3424 (509) 575-1100 FAX (509) 575-1101  
1000 1st Ave. Suite 100 - Bellingham, WA 98225 (360) 871-7111 FAX (360) 871-7112

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

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

**Kittitas County**  
**Commissioners' Agenda**  
**Tuesday April 16, 2013 - 10:00 AM**  
**Commissioners' Auditorium**  
**205 West 5th Room 109 - Ellensburg**

The agenda study session will be held on Monday at 10:30 a.m. in the Commissioners' Auditorium.

1. Call to Order
2. Pledge of Allegiance
3. Introduction of New County Employees
4. Proclamations

A. Motorcycle Awareness Month - May 2013

5. Awards and Recognitions
6. Approval of Agenda
7. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board Discussion/Decision Items.

A. Approve Minutes

B. Request to Acknowledge the New City of Ellensburg Attorney Representation on the Kittitas County Law & Justice Council - Terry Weiner

C. Request to Set a Public Hearing to Consider Comments and Review of the Final Yakima & Kittitas Counties Regional Comprehensive Economic Development Plan

D. Request to Approve a Notice of Call for Sealed Bids for an Electronic Sign

E. Request to Approve an Agreement with Emerald Recycling Service, Inc. for the Removal of Waste Oil and Antifreeze

F. Request to Approve a Contract for the Yakima River Cleanup

~~G.~~ Request to Approve the National Bonner AmeriCorps Program Agreement - *struck, moved to May 7<sup>th</sup>*

H. Request to Approve a Memorandum of Understanding between the Kittitas County Public Health Department (KCPHD) and People for People (GC 2-1-1)

I. Request to Approve an Agreement with the Washington State Department of Health for the Immunization Program

J. Request to Set a Public Hearing to Consider an Amendment to the Irrigation Franchise Granted to Milton and Geraldine Downs along Teanaway Road

K. Request to Approve a Resolution to Proclaim the Week of May 19-25, 2013 as "Public Works Week"

L. Request to Approve a Letter to the FAA Regarding Request for Property Release - Kittitas County-Bowers Field Airport

M. Request to Approve a Resolution and Sign a CRP (County Road Project) for the Vantage Highway Overlay Construction Project

N. Request to Approve a Resolution Authorizing an Interlocal Agreement to Provide Certified Acceptance (CA) Services for the City of Kittitas

O. Request to Approve a Resolution For the Sasse Ridge Preliminary Plat (LP-11-00002)

P. Request to Set a Public Hearing to Consider the Purchase of Real Estate Property

8. Correspondence
9. Administrative Matters
10. Citizen Comments on Non-Agenda Items (3 minute time limit)
11. Board Discussion/Decision Items

- A. Continued Discussion on the Homeless and Affordable Housing Grant Applications
- B. Kittitas County Claim for Damages - Century Link
- C. Kittitas County Claim for Damages - Kenyon
- D. Public Hearing Continued from March 19, 2013 to Consider a Franchise Application from the City of Ellensburg for a Public Utility Franchise for Various Utilities and Locations. (The Record is Closed)

**12. Miscellaneous**

**13. Executive Session**

**14. Adjournment**

**2:00 P.M. TIMED ITEMS**

(All public hearings will be heard in the following order)

- 1. Public Hearing to Consider Delaring Certain Property Surplus.
- 2. Public Hearing to Consider an Amendement to the Existing Kittitas County Conference of Governments County-Wide Planning Policies.

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

**PRELIMINARY PLAT APPROVAL  
SASSE RIDGE PRELIMINARY PLAT (LP-11-00002)**

**RESOLUTION**

**NO. 2013-\_\_\_\_\_**

**WHEREAS**, according to Kittitas County Code Title 16, relating to Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on January 10, 2013 for the purpose of considering a preliminary plat known as the Sasse Ridge Plat and described as follows:

*The division of 30.61 acres into 10 three acre single-family residential lots. 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.21N., R.14E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016. Proponent: Sasse Ridge LLC, landowner.*

**WHEREAS**, public testimony was heard from those persons present; and,

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

**WHEREAS**, the Hearing Examiner recommended approval of said proposed preliminary plat; and,

**WHEREAS**, a closed record public hearing was held by the Board of County Commissioners on March 19, 2013 to consider the Hearing Examiner's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Wayne Nelson, agent for the property owner, Sasse Ridge LLC, applied for a preliminary plat 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.

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. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning Rural 3.
4. 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.
5. 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.
6. The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.
7. The Board of County Commissioners conducted a closed record meeting on March 19, 2013 for the purpose of considering the Sasse Ridge Preliminary Plat (LP-11-00002). A motion was made and seconded that the preliminary plat be approved subject to changes to the Hearing Examiner's recommended conditions #11, 14, & 40.5.1 (see Exhibit A), the motion carried with a vote of 3-0.
8. The Board of County Commissioners motion to approve was to strike the word "individual" from condition #11, strike a portion of the language in condition #14 & 15 and replace it with the language below, and strike the word "with" and replace it with the word "within" in condition #40.5.1.

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 final plat approval. 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.

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~~final plat approval.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby grants approval of the Sasse Ridge Preliminary Plat (LP-11-00002) and adopts the Kittitas County Land Use Hearing Examiner’s Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) with the changes stated above and the same hereby is, approved with the proposed development configuration (See Exhibit B).

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2013 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

\_\_\_\_\_  
Obie O’Brien, Chairman

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

\_\_\_\_\_  
Gary Berndt, Commissioner

ATTEST:  
CLERK OF THE BOARD

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie A Kjorsvik

\_\_\_\_\_  
Greg Zempel WSBA #19125

**Exhibit “A”**

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

IN THE MATTER OF	)	RECOMMENDED FINDINGS OF
	)	FACT, CONCLUSIONS OF
LP-11-00002	)	LAW, DECISION AND
Sasse Ridge Plat	)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on January 10, 2013, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. RECOMMENDED 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. (Staff report)
  
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. (Staff report)

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

(Staff report)

4. Site Characteristics:  
North: Vacant  
South: Vacant  
East: Vacant  
West: Vacant / across Salmon La Sac Road is Lake Cle Elum  
(Staff report)
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. (Staff report)
6. The Comprehensive Plan designation is Rural. (Staff report)
7. The subject property is zoned Rural-3, which allows for one residential unit per 3 acres. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
12. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats. (Staff report)
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. (Staff report)
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. (Staff report)

15. Comments were also provided by the Yakama Nation. (Staff report)
16. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval. (Hearing Examiner finding based on the record)
17. The entire Planning Staff file was admitted into the record at the public hearing. (Public hearing record)
18. The Kittitas County Community Development Services recommended approval of this permit, subject to the recommended conditions of approval. (Public hearing record)
19. An open record public hearing after due legal notice was held on January 10, 2013. (Open record public hearing)
20. Admitted into the record were the following exhibits:
  - 20.1 Exhibit 1: Long Plat Application & SEPA Checklist Packet from Applicant.
  - 20.2 Exhibit 2: Staff analysis information.
  - 20.3 Exhibit 3: Letter of Complete Application dated August 23, 2011.
  - 20.4 Exhibit 4: Affidavit of Posting dated August 30, 2011.
  - 20.5 Exhibit 5: Notice of Application dated November 17, 2011.
  - 20.6 Exhibit 6: Affidavit of Mailing & Publication dated November 17, 2011.
  - 20.7 Exhibit 7: Returned to Sender Notice of Application dated November 21, 2011,
  - 20.8 Exhibit 8: Comment letter from KC Public Health to CDS dated September 2, 2011.
  - 20.9 Exhibit 9: Comment letter from KC Fire Marshal's office to CDS dated September 20, 2011.
  - 20.10 Exhibit 10: Email from Heather Cannon (DOH) to Dan Valoff (CDS) dated November 23, 2011.
  - 20.11 Exhibit 11: Letter from KC Dept. Public Works to applicant requesting additional information dated November 28, 2011.
  - 20.12 Exhibit 12: Comment letter from DOE to CDS dated December 1, 2011.
  - 20.13 Exhibit 13: Comment letter from Yakama Nation to CDS dated February 14, 2012.
  - 20.14 Exhibit 14: Letter from Applicant to Christina Wollman (KC DPW) dated June 13, 2012.
  - 20.15 Exhibit 15: Memorandum – KC Dept. Public Works to CDS dated November 14, 2012.
  - 20.16 Exhibit 16: Email from DOE to Lindsey Ozbolt (CDS) dated December 17, 2012.
  - 20.17 Exhibit 17: Email from James Rivard (KC Public Health) to Lindsey Ozbolt (CDS) dated December 20, 2012.
  - 20.18 Exhibit 18: SEPA MDNS dated December 21, 2012.
  - 20.19 Exhibit 19: Notice of Decision SEPA Action & Public Hearing dated December 21, 2012.
  - 20.20 Exhibit 20: Affidavit of Mailing & Publication dated December 21, 2012.
  - 20.21 Exhibit 21: Returned to Sender Notice of Action SEPA Decision and Public Hearing dated December 27, 2012.

- 20.22 Exhibit 22: Email from Anne Watanabe to Lindsey Ozbolt (KC CDS) dated January 2, 2013.
  - 20.23 Exhibit 23: Hearing Examiner Revised Staff Report for January 10, 2013, hearing from KC CDS.
  - 20.24 Exhibit 24: Sasse Ridge – Preliminary Plat Map dated August 17, 2011.
  - 20.25 Exhibit 25: January 10, 2013, letter to the Hearing Examiner from Melissa Bates.
  - 20.26 Exhibit 26: PowerPoint presentation of staff at open record public hearing.
  - 20.27 Exhibit 27: 10-page document beginning with email dated January 10, 2013, from Lindsey Ozbolt to John Marvin, Habit Biologist, Yakama Nation. The remainder of the documents are Mr. Marvin’s email to Ms. Ozbolt with the attached comments of the Yakama Nation.
  - 20.28 Exhibit 28: 4-page document beginning with letter from Phil Rigdon, Deputy Director of Natural Resources for the Yakama Nation, to Kittitas County Community Development Services with the attached memorandum (2 pages) from John Marvin to Phil Rigdon dated January 2, 2013, and a 1-page photocopy of an envelope from the Yakama Nation to Kittitas County Community Development Services date-stamped received January 9, 2013.
  - 20.29 Exhibit 29: 5 pages beginning with an email from Lindsey Ozbolt to Jessica Lally, Yakama Nation Archaeologist, with an attached January 9, 2013, letter from Johnson Meninick, Yakama Nation Cultural Resource Manager (2 pages), and June 30, 2006, letter from Johnny Smartlowit, Chairman, Yakama Nation Cultural Committee, to Kittitas County Public Works.
  - 20.30 Exhibit 30: 24 pages submitted by Catherine Clerf beginning with a 2-page memorandum from Ms. Clerf to the Kittitas County Commissioners with attached remaining documents. (Open record public hearing)
21. Appearing and testifying on behalf of the applicant was Anne Watanabe. Ms. Watanabe testified that she was the attorney for the applicant, was an authorized agent authorized to appear and speak on behalf of the applicant. She stated that the first bullet point of Exhibit 13 did not apply to this project. She testified that all of the proposed conditions of approval were acceptable to the applicant. She testified that the applicant understood that final plat approval was conditioned upon the applicant obtaining the appropriate water permit. (Open record public hearing testimony)
  22. No member of the public testified in favor of the project. (Hearing Examiner finding based on the record)
  23. Testifying in opposition to the project was Melissa Bates. Ms. Bates testified consistent with her January 10, 2013, letter (Exhibit 25). She testified as to her concerns regarding water in the area as more particularly set forth in Exhibit 25. (Open record public hearing testimony)
  24. Testifying in opposition to the project was Catherine Clerf. Ms. Clerf submitted Exhibit 30 which was admitted into the record. Ms. Clerf testified as to her concerns about dense residential development occurring next to commercial natural resources. She testified as to the subject area as being steep and prone to slides. She testified that the area was quite windy. She testified as to her concerns regarding Hex Mountain Road and cumulative impacts of residential development in the area. She testified that in her opinion these cumulative residential impacts require a second access. (Open record public hearing testimony)
  25. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located. (Hearing Examiner finding based on the

record)

26. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval. (Hearing Examiner finding based on the record)
27. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities. (Hearing Examiner finding based on the record)
28. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference. (Hearing Examiner finding based on the record)

## **II. RECOMMENDED CONCLUSIONS OF LAW**

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. 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.
6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.
8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.
9. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.
10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

## **III. RECOMMENDED DECISION**

Based on the above Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application LP-11-00002, Sasse Ridge Plat, be **APPROVED** subject

to the following Recommended Conditions of Approval.

#### IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. 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.
3. A certificate of title of the property proposed to be platted shall be submitted with the final plat.
4. 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.
5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
6. All current and future landowners must comply with the International Fire Code.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.”
13. 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)
14. 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.
  15. 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.
  16. 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.
17. 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.
18. 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.
19. 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.
20. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  21. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  22. 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.
  23. 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.
  24. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  25. 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.
  26. 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.
  27. 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.
  28. 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."
  29. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
  30. Both sheets shall reflect the Plat number: LP-07-00015.
  31. 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.

32. 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.
33. 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.
34. Water storage and hydrant spacing shall comply with the International Fire Code.
35. 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.
36. "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
37. All bridges and gates across any private road shall be required to be permitted and certified.
38. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
39. 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.
40. 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:

#### 40.1 **Geotechnical**

- 40.1.1 **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.

40.1.2 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.

#### 40.2 Water and Septic

40.2.1 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.

40.2.2 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.

#### 40.3 Transportation

40.3.1 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.

#### 40.4 Stormwater

40.4.1 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.

40.4.2 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.

**40.5 Cultural Resources and Historic Preservation**

40.5.1 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.

**40.6 Light and Aesthetics**

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

**40.7 Noise**

40.7.1 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.

41. 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.

Dated this 22<sup>nd</sup> day of January, 2013.

KITTITAS COUNTY HEARING EXAMINER

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Andrew L. Kottkamp

# Exhibit "B"

**VICINITY MAP**  
N.T.S.

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

LP-11-XX

**APPROVALS**

KITITIAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

KITITIAS COUNTY ENGINEER

KITITIAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

KITITIAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
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 KITITIAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

KITITIAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITIAS 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. 21-14-21050-0018 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

KITITIAS COUNTY TREASURER

CERTIFICATE OF KITITIAS 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 PLATTING. PARCEL NO. 21-14-21050-0018 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

KITITIAS COUNTY ASSESSOR

KITITIAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011.

BOARD OF COUNTY COMMISSIONERS  
KITITIAS COUNTY, WASHINGTON

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

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

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

**SURVEY NOTES**

- THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERS & SURVEYORS IN BOOK 24 OF SURVEYS, PAGE 136 UNDER RECORDS FILE NUMBER 200704-00073 TO THE CONFORMATION SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE TOTAL STATION, THE CONTINGENT MEASUREMENTS AND PROPERTY CORNER LOCATIONS WERE LOCATED, SIGHTED AND CHECKED FROM A CLOSED FIELD TRIANGULAR IN EXCESS OF 115,000 SQUARE FEET AFTER ADJUSTING.
- 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 RECORDS FILE NUMBER 200704-00073 AND THE SURVEY REFERENCED THEREIN, ALL RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.

**EASEMENT NOTES**

- EASEMENT "A" - A 60' PROPOSED, CONCRETE AND UTILITY EASEMENT.
- EASEMENT "B" - A 40' PROPOSED, CONCRETE AND UTILITY EASEMENT.
- EASEMENT "C" - A 40' PROPOSED, CONCRETE AND UTILITY EASEMENT.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 200 ft.

**LEGEND**

- SET 3/4" IRON ROD & CAP L&#246; 18002
- FOUND IRON ROD & CAP L&#246; 18002
- ⊙ CENTER OF SECTION

**RECEIVED**  
KITITIAS COUNTY AUDITOR  
2011-08-23 10:00 AM

**Encompass**  
ENGINEERS & SURVEYORS  
145 NE Union Street, Suite 201 - Vancouver, WA 98661-3100 (509) 575-1100 FAX (509) 575-1011  
148 East 2nd Avenue 11th Floor, MS 10077 - Portland, OR 97232-3111 (503) 444-1414

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

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

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2011, at \_\_\_\_\_ M  
in book \_\_\_\_\_ of 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 request of \_\_\_\_\_ at \_\_\_\_\_, WA, on \_\_\_\_\_, AUGUST 20, 2011.

DAVID P. NELSON      DATE

Certificate No. 18092

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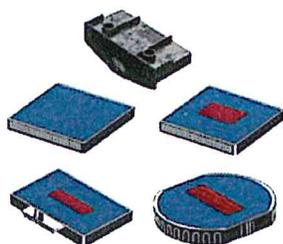
Your [basket](#) contains:  
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You are here: [Catalog](#) > [Refill Ink, Stamp Pads, Replacement Pads for Self-Inking Stamps](#) > [Self-Inking Stamp Accessories](#) > [Replacement Ink Pads for Self-Inking Stamps](#) > [Ideal Brand Replacement Ink Pads](#) > **Replacement Pad for Ideal 7300 and 7310**

[Back](#) **Product Details**

[Next](#)

Selected Product



**Replacement Pad for Ideal 7300 and 7310**

Replacement Pad for Ideal 7300 and 7310 Self-Inking Stamps. 2 color pads are for 7310 only.

SKU(s): ID7300RP, ID7300RP

List Price: ~~\$ 6.15~~

Price: \$ 5.85

Choose your quantity

Quantity:

Product Setting(s)

Ink Color

Product Description

Replacement Pad for Ideal 7300 and 7310 Self-Inking Stamps. 2 color pads are for 7310 only.

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# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** April 16, 2013

**Action requested:**

Sign Resolution approving the Sasse Ridge Preliminary Plat (LP-11-00002).

**Background:**

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.

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.

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.

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.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.

The Board of County Commissioners conducted a closed record meeting on March 19, 2013 for the purpose of considering the Sasse Ridge Preliminary Plat (LP-11-00002). A motion was made and seconded that the preliminary plat be approved subject to changes to the Hearing Examiner's recommended conditions #11, 14, & 40.5.1, the motion carried with a vote of 3-0. While preparing the enabling documents, staff also changed recommended condition #15 to match the intent of the change for condition #14. This makes the two conditions consistent with the Board's intent that improvements must be completed prior to final plat approval. Additionally, it allows for consistency with the Kittitas County Traffic Concurrency provisions in the Comprehensive Plan and Development Regulations. The

signing of the resolution was continued on April 2, 2013 to April 16, 2013 because prosecutor review had not been completed.

**Interaction:**

Prosecutor's office has reviewed this resolution.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Sasse Ridge Preliminary Plat (LP-11-00002).

**Handling:**

Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision.

**Lead Staff:** Lindsey Ozbolt

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** March 19, 2013

**Action requested:**

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for Sasse Ridge Plat (LP-11-00002).

**Background:**

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.

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.

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.

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.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.

**Interaction:**

Kittitas County Hearing Examiner and Community Development Services.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider the Hearing Examiner's recommendation for the Sasse Ridge Plat (LP-11-00002) and direct staff to prepare enabling documents based upon the decision of the Board.

**Handling:** none

**Lead Staff:** Lindsey Ozbolt

**Kittitas County**  
**Commissioners' Agenda**  
**Tuesday March 19, 2013 - 10:00 AM**  
**Commissioners' Auditorium**  
**205 West 5th Room 109 - Ellensburg**

The agenda study session will be held on Monday at 10:30 a.m. in the Commissioners' Auditorium.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of New County Employees**
  - A. Introduction of Athena Howard, Probation Secretary
4. **Proclamations**
  - A. Proclamation Recognizing National County Government Month - April 2013
  - B. Proclamation for "Washington State Parks a Happy 100th Birthday" - March 2013
5. **Awards and Recognitions**
  - A. Certificate of Recognition - Operation LORAX
6. **Approval of Agenda**
7. **CONSENT AGENDA**

**All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board Discussion/Decision Items.**

- A. Approve Minutes
- B. Request to Approve the Reappointment of Noxious Weed Control Board Director Mary Morgan, Section 2 and Noxious Weed Control Board Director Harvey Dodge, Section 3
- C. Request to Reappoint Robert Seelye to the Kittitas County Civil Service Commission
- D. Request to Appointment Gary Starkovich to the Kittitas County Planning Commission for District #2
- E. Request to Set a Public Hearing to Consider a Current Use Open Space Timber Application from Grandpa's Ranch, LLC (William Whitaker & Mary Labovitch)
- F. Request to Approve a Resolution Authorizing Interlocal Agreements between the Kittitas County Noxious Weed Control Board and Kittitas County Weed Districts #1, #2, #3, #4, and #5
- G. Request to Approve a Resolution Authorizing an Interagency Agreement between the Kittitas County Noxious Weed Control Board and the City of Ellensburg for Noxious Weed Control
- H. Request to Approve an Agreement for Operations of Carnival and Related Facilities at the Kittitas County Fair
- I. Request to Approve a Resolution Authorizing the Chair to Sign the Prospectus for the Canyon Road Grind and Overlay Project
- J. Request to Set a Public Hearing to Consider Adding a No Parking Zone on Kachess Lake Road and Amending Kittitas County Code "No Parking Areas", Section 10.07.010 "Areas Designated"
- K. Request to Approve a Resolution for the Canyon Road Grind and Overlay Project
- L. Request to Approve a Resolution to Designate Kittitas County Applicant Agent for FM-5020-WA Federal Fire Management Assistance Grant Program Funds for the September 15, 2012 Liberty - Table Mountain Fire Event
- M. Request to Set a Public Hearing to Consider Amending the Six-Year Transportation Improvement Program for the Years 2013-2018
- N. Request to Approve a Resolution to Award a Bid to Furnish Weed Spray Materials for 2013
- O. Request to Approve a Resolution to Award the 2013 Surface Transportation Program (STP) Federal Funds for the Kittitas County Region

- P. Request to Set a Closed Record Meeting to Consider the Tamarack Ridge Preliminary Cluster Plat (LP-07-00018)
- Q. Request to Set a Closed Record Meeting to Consider the Meadow Springs Preliminary Cluster Plat (LP-07-00015)

**8. Correspondence**

**9. Administrative Matters**

**10. Citizen Comments on Non-Agenda Items (3 minute time limit)**

**11. Board Discussion/Decision Items**

- A. Closed Record Meeting to Consider the Hearing Examiner's Recommendation on Sasse Ridge Preliminary Plat (LP-11-00002)

**12. Miscellaneous**

**13. Executive Session**

**14. Adjournment**

**2:00 P.M. TIMED ITEMS**

(All public hearings will be heard in the following order)

1. Public Hearing to Consider Amending Kittitas County Code Chapter 2.04.010, Official Meeting Times
2. Public Hearing to consider and review community development and housing needs, inform citizens of the availability of funds and eligible uses of the State Community Development Block Grant (CDBG), receive comments on proposed activities, particularly from lower income persons residing in Kittitas County. Up to \$83,050.00 will be available to Kittitas County and HopeSource to fund public service activities that principally benefit low-and moderate-income persons.
3. Public Hearing to Consider a Franchise Application from the City of Ellensburg for a Public Utility Franchise for Various Utilities and Locations.

PROJECT NAME: **The Sasse Ridge Plat (LP-11-00002)**

<b>Index #</b> <small>*Numbers in lower right hand corner</small>	<b>Document Name</b>
1	Long Plat Application & SEPA Checklist Packet from Applicant
2	Staff analysis information
3	Letter of Complete Application – 8/23/11
4	Affidavit of Posting – 8/30/11
5	Notice of Application – 11/17/11
6	Affidavit of Mailing & Publication – 11/17/11
7	Returned to Sender Notice of Application – 11/21/11
8	Comment letter from KC Public Health to CDS – 9/2/11
9	Comment letter from KC Fire Marshal’s office to CDS – 9/20/11
10	Email from Heather Cannon (DOH) to Dan Valoff (CDS) – 11/23/11
11	Letter from KC Dept. Public Works to applicant requesting additional information – 11/28/11
12	Comment letter from DOE to CDS – 12/1/11
13	Comment letter from Yakama Nation to CDS – 2/14/12
14	Letter from Applicant to Christina Wollman (KC DPW) – 6/13/12
15	Memorandum – KC Dept. Public Works to CDS – 11/14/12
16	Email from DOE to Lindsey Ozbolt (CDS) – 12/17/12
17	Email from James Rivard (KC Public Health) to Lindsey Ozbolt (CDS) – 12/20/12
18	SEPA MDNS – 12/21/12
19	Notice of Decision SEPA Action & Public Hearing – 12/21/12
20	Affidavit of Mailing & Publication – 12/21/12
21	Returned to Sender Notice of Action SEPA Decision and Public Hearing – 12/27/12
22	Email from Anne Watanabe to Lindsey Ozbolt (KC CDS) – 1/2/13

23	HE Staff Report for 1/10/13 hearing from KC CDS
24	Sasse Ridge – Preliminary Plat Map – 08/17/11
25	Comment letter submitted at HE hearing from Melissa Bates
26	Staff PowerPoint presentation for Hearing Examiner 1/10/13
27	Emails submitted at HE hearing from Yakama nation to CDS (L.Ozbolt & D. Hansen) – 1/10/13
28	Letter submitted at HE hearing from Yakama Nation – 1/8/13
29	Emails submitted at HE hearing from Yakama Nation to CDS (L. Ozbolt) – 1/9/13
30	Comments submitted at HE hearing from Catherine Clerf
31	Agenda for the 1/10/13 Hearing Examiner hearing
32	Sign In Sheet for the 1/10/13 Hearing Examiner hearing
33	Staff notes from the 1/10/13 Hearing Examiner hearing
34	Comment letters from Yakama Nation (also emailed and included as index # 29) – 1/11/13
35	Hearing Examiner Recommendation of Approval for Sasse Ridge LP-11-00002 – 1/24/13
36	Daily Record Hearing publishing invoice
37	Kittitas County Commissioners’ Agenda Tuesday March 5, 2013 – 10:00 AM
38	Kittitas County Commissioners – Agenda – 3/5/13

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** March 5, 2013

**Action requested:**

Request to Set a Closed Record Meeting to consider the Hearing Examiner's recommendation for Sasse Ridge Plat (LP-11-00002) for March 19, 2013.

**Background:**

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.

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.

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.

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.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.

**Interaction:**

Board of County Commissioners and Community Development Services.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners set a closed record meeting for March 19, 2013 to consider accepting the Hearing Examiner's recommendation of the Sasse Ridge Plat (LP-11-00002).

**Handling:** none

**Lead Staff:** Lindsey Ozbolt

**Kittitas County**  
**Commissioners' Agenda**  
**Tuesday March 5, 2013 - 10:00 AM**  
**Commissioners' Auditorium**  
205 West 5th Room 109 - Ellensburg

The agenda study session will be held on Monday at 10:30 a.m. in the Commissioners' Auditorium.

1. Call to Order
2. Pledge of Allegiance
3. Introduction of New County Employees
4. Proclamations
5. Awards and Recognitions
  - A. Certificate of Recognition to Connor Everett Sherwood for Achieving the Rank of Eagle Scout

6. Approval of Agenda

7. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board Discussion/Decision Items.

- A. Approve Minutes
- B. Request to Approve a Resolution Amending Resolution 2013-003 Regarding the Distribution of Hotel/Motel Tax Funds and Amendment 1A to an Agreement between Kittitas County and Barn Quilts of Kittitas County, WA
- C. Request to Approve an Equitable Sharing Agreement and Certification for the Sheriff's Office FY2012
- D. Request to Reappoint Lenny Morrison to the Kittitas County Water Conservancy Board
- E. Request to Set a Public Hearing to Consider Amending Kittitas County Code Chapter 2.04.010 - Official Meeting Time
- Moved to board discussion* →  F. Request to Approve an Application to Hold the 2013 Yakima River Canyon Marathon Event
- G. Request to Set a Public Hearing to Consider a Community Development Block Grant (CDBG) Public Services Grant
- Pulled* →  H. Request to Approve an Agreement between the Kittitas County Fairgrounds and Central Washington University for a Mapping Project
- I. Request to Approve an Amendment to a Professional Services Agreement with the Community Health of Central Washington for the Children with Special Health Care Needs Program
- J. Request to Set a Public Hearing to Consider an Irrigation Franchise Application from Paul Weaver on Smithson Road
- K. Request to Approve a Resolution to Authorize the Chair to Sign a Professional Engineering Task Order for the Manastash Road Bridge Construction Project
- L. Request to Set a Public Hearing to Consider a County Wide Commercial Public Utility Franchise Application from Verizon Wireless
- M. Request to Approve a Resolution to Ratify the Chair's Signature on the Prospectus for the Kittitas Highway Grind and Overlay Project
- N. Request to Approve a Resolution to Approve Chair's Signature on a Bridge Work Master Agreement with Washington State Department of Transportation (WSDOT)
- O. Request to Set a Public Hearing to consider the Sasse Ridge Plat LP-11-00002
- P. Request to Approve an Amendment to Lease Agreement with Airport Safe Storage LLC for Airport Industrial Area Property

8. Correspondence

9. Administrative Matters
10. Citizen Comments on Non-Agenda Items (3 minute time limit)
11. Board Discussion/Decision Items
12. Miscellaneous
13. Executive Session
14. Adjournment

**2:00 P.M. TIMED ITEMS**

(All public hearings will be heard in the following order)

1. Public Hearing to Consider an Application from Ross Pearson for Open Space Current Use Designation.

→ for correct agenda item ○ it was clarified request was to set a closed record meeting and not a public hearing.

**DAILY RECORD/KITTITAS PUB**

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

Fax(509) 925-5696

Advertising Memo Bill

1  Memo,Bill Period 01/2013		2  Advertiser/Client Name KITTITAS COUNTY COMMUNITY	
23  Total Amount Due 100.02		*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 01/08/13	6  Billed Account Number 84329	7  Advertiser/Client Number 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 #: 813318
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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
12/24/12	813318 LEG2	SASSE RIDGE LP-11-000 NOTICE OF PUBLIC HEARI 12/24 IN DR	1X 11.63 11.63	1 8.60	100.02	100.02

**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 100.02
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**DAILY RECORD/KITTITAS PUB**

(509) 925-1414

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 813318	25  Billing Period 01/2013	Advertiser Information		
1  Billing Period	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

### SASSE RIDGE LP-11-00002

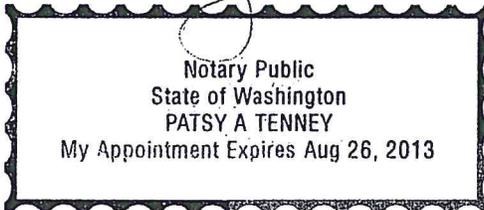
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

12/24/2012

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 \$100.02 the rate of \$8.6 per column inch for each insertion.

  
Subscribed to me this 7th day of January in the year of 2013

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



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.

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

## 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 non-compliance with the provisions of chapter 43.21RCW shall be commenced on or before January 9th, 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.

# KOTTKAMP & YEDINAK

435 Orondo Ave. | Wenatchee, WA 98801  
PO Box 1667 | Wenatchee, WA 98807

RECEIVED

JAN 24 2013

KITTITAS COUNTY  
CDS

**Attorneys**

Andrew L. Kottkamp

Nicholas A. Yedinak

Robert Grim

January 22, 2013

**DECISIONS VIA EMAIL TO:**  
**MANDY.WEED@CO.KITTITAS.WA.US**  
**LINDSEY.OZBOLT@CO.KITTITAS.WA.US**

Ms. Mandy Weed  
Administrative Assistant II  
Kittitas County Community  
Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: LP-11-00002, Sasse Ridge Plat

Dear Mandy:

Enclosed please find my Recommended Decision regarding the above-referenced matter. Also enclosed please find the Exhibits 25 through 30 regarding this matter. I have not kept a copy of the exhibits.

Should you have any questions, please do not hesitate to call me.

Sincerely,



ANDREW L. KOTTKAMP

ALK:sbw  
Enclosures  
File No. 2314.00

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

<b>IN THE MATTER OF</b>	)	<b>RECOMMENDED FINDINGS OF</b>
	)	<b>FACT, CONCLUSIONS OF</b>
LP-11-00002	)	<b>LAW, DECISION AND</b>
Sasse Ridge Plat	)	<b>CONDITIONS OF APPROVAL</b>

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on January 10, 2013, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. RECOMMENDED 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. (Staff report)
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. (Staff report)

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

(Staff report)

**RECEIVED**

JAN 24 2013

KITTITAS COUNTY  
CDS

LP-11-00002  
Sasse Ridge Plat  
Page 1 of 13

4. Site Characteristics:
  - North: Vacant
  - South: Vacant
  - East: Vacant
  - West: Vacant / across Salmon La Sac Road is Lake Cle Elum  
(Staff report)
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. (Staff report)
6. The Comprehensive Plan designation is Rural. (Staff report)
7. The subject property is zoned Rural-3, which allows for one residential unit per 3 acres. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
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. (Staff report)
12. This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats. (Staff report)
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. (Staff report)

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. (Staff report)
15. Comments were also provided by the Yakama Nation. (Staff report)
16. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval. (Hearing Examiner finding based on the record)
17. The entire Planning Staff file was admitted into the record at the public hearing. (Public hearing record)
18. The Kittitas County Community Development Services recommended approval of this permit, subject to the recommended conditions of approval. (Public hearing record)
19. An open record public hearing after due legal notice was held on January 10, 2013. (Open record public hearing)
20. Admitted into the record were the following exhibits:
  - 20.1 Exhibit 1: Long Plat Application & SEPA Checklist Packet from Applicant.
  - 20.2 Exhibit 2: Staff analysis information.
  - 20.3 Exhibit 3: Letter of Complete Application dated August 23, 2011.
  - 20.4 Exhibit 4: Affidavit of Posting dated August 30, 2011.
  - 20.5 Exhibit 5: Notice of Application dated November 17, 2011.
  - 20.6 Exhibit 6: Affidavit of Mailing & Publication dated November 17, 2011.
  - 20.7 Exhibit 7: Returned to Sender Notice of Application dated November 21, 2011,
  - 20.8 Exhibit 8: Comment letter from KC Public Health to CDS dated September 2, 2011.
  - 20.9 Exhibit 9: Comment letter from KC Fire Marshal's office to CDS dated September 20, 2011.
  - 20.10 Exhibit 10: Email from Heather Cannon (DOH) to Dan Valoff (CDS) dated November 23, 2011.
  - 20.11 Exhibit 11: Letter from KC Dept. Public Works to applicant requesting additional information dated November 28, 2011.
  - 20.12 Exhibit 12: Comment letter from DOE to CDS dated December 1, 2011.
  - 20.13 Exhibit 13: Comment letter from Yakama Nation to CDS dated February 14, 2012.
  - 20.14 Exhibit 14: Letter from Applicant to Christina Wollman (KC DPW) dated June 13, 2012.
  - 20.15 Exhibit 15: Memorandum – KC Dept. Public Works to CDS dated November 14, 2012.
  - 20.16 Exhibit 16: Email from DOE to Lindsey Ozbolt (CDS) dated December 17, 2012.
  - 20.17 Exhibit 17: Email from James Rivard (KC Public Health) to Lindsey Ozbolt (CDS) dated December 20, 2012.
  - 20.18 Exhibit 18: SEPA MDNS dated December 21, 2012.

- 20.19 Exhibit 19: Notice of Decision SEPA Action & Public Hearing dated December 21, 2012.
- 20.20 Exhibit 20: Affidavit of Mailing & Publication dated December 21, 2012.
- 20.21 Exhibit 21: Returned to Sender Notice of Action SEPA Decision and Public Hearing dated December 27, 2012.
- 20.22 Exhibit 22: Email from Anne Watanabe to Lindsey Ozbolt (KC CDS) dated January 2, 2013.
- 20.23 Exhibit 23: Hearing Examiner Revised Staff Report for January 10, 2013, hearing from KC CDS.
- 20.24 Exhibit 24: Sasse Ridge – Preliminary Plat Map dated August 17, 2011.
- 20.25 Exhibit 25: January 10, 2013, letter to the Hearing Examiner from Melissa Bates.
- 20.26 Exhibit 26: PowerPoint presentation of staff at open record public hearing.
- 20.27 Exhibit 27: 10-page document beginning with email dated January 10, 2013, from Lindsey Ozbolt to John Marvin, Habit Biologist, Yakama Nation. The remainder of the documents are Mr. Marvin's email to Ms. Ozbolt with the attached comments of the Yakama Nation.
- 20.28 Exhibit 28: 4-page document beginning with letter from Phil Rigdon, Deputy Director of Natural Resources for the Yakama Nation, to Kittitas County Community Development Services with the attached memorandum (2 pages) from John Marvin to Phil Rigdon dated January 2, 2013, and a 1-page photocopy of an envelope from the Yakama Nation to Kittitas County Community Development Services date-stamped received January 9, 2013.
- 20.29 Exhibit 29: 5 pages beginning with an email from Lindsey Ozbolt to Jessica Lally, Yakama Nation Archaeologist, with an attached January 9, 2013, letter from Johnson Meninick, Yakama Nation Cultural Resource Manager (2 pages), and June 30, 2006, letter from Johnny Smartlowit, Chairman, Yakama Nation Cultural Committee, to Kittitas County Public Works.
- 20.30 Exhibit 30: 24 pages submitted by Catherine Clerf beginning with a 2-page memorandum from Ms. Clerf to the Kittitas County Commissioners with attached remaining documents.

(Open record public hearing)

- 21. Appearing and testifying on behalf of the applicant was Anne Watanabe. Ms. Watanabe testified that she was the attorney for the applicant, was an authorized agent authorized to appear and speak on behalf of the applicant. She stated that the first bullet point of Exhibit 13 did not apply to this project. She testified that all of the proposed conditions of approval were acceptable to the applicant. She testified that the applicant understood that final plat approval was conditioned upon the applicant obtaining the appropriate water permit. (Open record public hearing testimony)
- 22. No member of the public testified in favor of the project. (Hearing Examiner finding based on the record)
- 23. Testifying in opposition to the project was Melissa Bates. Ms. Bates testified consistent with her January 10, 2013, letter (Exhibit 25). She testified as to her concerns regarding water in the area as more particularly set forth in Exhibit 25. (Open record public hearing testimony)

24. Testifying in opposition to the project was Catherine Clerf. Ms. Clerf submitted Exhibit 30 which was admitted into the record. Ms. Clerf testified as to her concerns about dense residential development occurring next to commercial natural resources. She testified as to the subject area as being steep and prone to slides. She testified that the area was quite windy. She testified as to her concerns regarding Hex Mountain Road and cumulative impacts of residential development in the area. She testified that in her opinion these cumulative residential impacts require a second access. (Open record public hearing testimony)
25. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located. (Hearing Examiner finding based on the record)
26. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval. (Hearing Examiner finding based on the record)
27. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities. (Hearing Examiner finding based on the record)
28. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference. (Hearing Examiner finding based on the record)

## **II. RECOMMENDED CONCLUSIONS OF LAW**

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. 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.
6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.
8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.
9. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.

10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

### **III. RECOMMENDED DECISION**

Based on the above Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application LP-11-00002, Sasse Ridge Plat, be **APPROVED** subject to the following Recommended Conditions of Approval.

### **IV. RECOMMENDED CONDITIONS OF APPROVAL**

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. 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.
3. A certificate of title of the property proposed to be platted shall be submitted with the final plat.
4. 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.
5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
6. All current and future landowners must comply with the International Fire Code.
7. 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.
8. 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.
9. 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.
10. 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

LP-11-00002  
Sasse Ridge Plat  
Page 6 of 13

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.

11. 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.

12. 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."

13. 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)
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. 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.
20. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
21. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
22. 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.
23. 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.
24. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
25. 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.
26. 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.
27. 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.

28. 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."
29. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
30. Both sheets shall reflect the Plat number: LP-07-00015.
31. 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.
32. 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.
33. 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.
34. Water storage and hydrant spacing shall comply with the International Fire Code.
35. 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.
36. "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
37. All bridges and gates across any private road shall be required to be permitted and certified.
38. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
39. 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.
40. 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:

#### 40.1 Geotechnical

- 40.1.1 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.
- 40.1.2 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.

#### 40.2 Water and Septic

- 40.2.1 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.
- 40.2.2 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.

#### 40.3 Transportation

- 40.3.1 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.

#### 40.4 Stormwater

- 40.4.1 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.

40.4.2 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.

40.5 **Cultural Resources and Historic Preservation**

40.5.1 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.

40.6 **Light and Aesthetics**

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

40.7 **Noise**

40.7.1 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.

41. 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.

Dated this 22<sup>nd</sup> day of January, 2013.

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

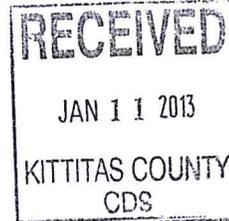


Confederated Tribes and Bands of the Yakama Nation  
Established by the Treaty of June 9, 1855

Post Office Box 151  
Toppenish Washington 98948

\*These two letters  
were also emailed  
and are  
labeled as exhibit  
29

Kittitas County  
Community Development Services  
ATTENTION: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926



January 9, 2013

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

Yakama Nation CRP is providing these comments for the Kittitas County Hearing Examiner's January 10<sup>th</sup>, 2013 public hearing and in follow up to recent phone conversations with Kittitas County Planning staff, Lindsey Ozbolt.

As stated in our February 9, 2012 letter regarding this same subject, the Yakama Nation CRP has significant concerns regarding the treatment of cultural resources under this SEPA review. The SEPA checklist for the Sasse Ridge Long Plat states that Yakama Nation archaeologist, David Powell visited the site in 2004. It should be noted that Mr. Powell's site visit represents only a cursory review for a forest practices application and does not in any way fulfill the requirements of SEPA.

Yakama Nation CRP has identified the Sasse Ridge long plat as a culturally sensitive area and requested a full survey in our February 9, 2012 letter. We will consider the SEPA checklist deficient until such a survey has been conducted in accordance with SEPA and RCW 27.53.070.

The Yakama Nation maintains that question 13b of the SEPA checklist cannot be answered without a process that incorporates historic research, tribal consultation, data gathering and professional field investigation. The Yakama Nation has sent numerous correspondences to this effect with little to no acknowledgement from Kittitas County. Please see the attached letter dated June 30, 2006 from then Cultural Committee Chairman, Johnny Smartlowit. This letter is only one example of many sent to Kittitas County on this matter.

Kittitas County has cited language in RCW 27.53.070 that excuses the county from cultural resources surveys on private lands. While the Yakama Nation has always disagreed with Kittitas County's interpretation of RCW 27.53.070, it should be noted that law was amended in 2011. Language identified by Kittitas County dismissing the need for surveys on private lands has been clarified in order to more clearly reflect the intent of the law. RCW 27.53.070 now states:

“It is the declared intention of the legislature that field investigation on privately owned lands should be conducted by professional archaeologists in accordance with both the provisions and spirit of this chapter.”

Yakama Nation CRP requests full survey of the Sasse Ridge long plat. Again, we will consider the SEPA checklist deficient until such a survey has been conducted in accordance with SEPA and RCW 27.53.070. If you have any questions, please contact me or call Yakama Nation Archaeologist, Jessica Lally at x4766.

Sincerely,



Johnson Meninick  
Yakama Nation Cultural Resources Program Manager  
509-865-5121 x4737



CC: Kate Valdez, Yakama Nation THPO  
Elizabeth Sanchey, Yakama Nation Environmental Management  
Phil Rigdon, Yakama Nation Department of Natural Resources Deputy Director  
Joe Sexton, Yakama Nation Office of Legal Counsel  
David Powell, Yakama Nation Archaeologist, TFW  
Scott Nicolai, Yakima Subbasin Habitat Coordinator, YKFP  
John Marvin, Habitat Biologist, YKFP  
Gretchen Kaehler, Department of Archaeology and Historic Preservation



Confederated Tribes and Bands  
of the Yakama Nation

Established by the  
Treaty of June 9, 1855

June 30, 2006

Kittitas County Public Works  
Kittitas County Planners  
411 N. Ruby St., Suite 1  
Ellensburg, WA 98926

Subject: SEPA Checklist, question 13.

Dear County Planner:



It has come to the attention of the Yakama Nation that Kittitas County has approved SEPA documents without adequate cultural resources investigations. Question 13b of the SEPA checklist reads:

*"Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site."*

This question cannot be answered without a process that incorporates historic research, tribal consultation, data gathering and professional field investigation. SEPA rules require that decisions made during environmental review be based on sufficient information. Threshold determinations must be "based upon information reasonably sufficient to evaluate the environmental impact of a proposal (WAC 197-11-335)." WAC 197-11-080(1) states that "(I)f information on significant adverse impacts essential to a reasoned choice among alternatives is not known, and the costs of obtaining it are not exorbitant, agencies shall obtain and include the information in their environmental documents;" and "(W)hen there are gaps in relevant information or scientific uncertainty concerning significant impacts, agencies shall make clear that such information is lacking or that substantial uncertainty exists."

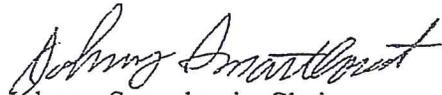
The rule goes on to say that "When there are gaps in relevant information or scientific uncertainty concerning significant impacts, agencies shall make clear that such information is lacking or that substantial uncertainty exists (WAC 197-11-080(2))."

In addition to this, WAC 197-11-080(3) says that if information is not available or costs too much to obtain or if the means to obtain the information is speculative or unknown, the agency may proceed but it "shall generally indicate in the appropriate environmental documents its worst case analysis and the likelihood of occurrence, to the extent this information can reasonably be developed." Therefore, without a professionally reasoned archaeological investigation of a proposed project area, it must be assumed that the entire area contains an archaeological site of cultural significance.

Much of Kittitas County is high probability to contain archaeological resources. Whenever you are the lead agency for SEPA determination and conditioning, please

require a professionally reasoned cultural resources survey to insure that question 13 is adequately answered. Please send the Yakama Nation's Tribal Historic Preservation Officer, Kate Valdez, a copy of the survey report. If you have any questions or comments, please do not hesitate to call Kate Valdez at (509) 985-7596.

Sincerely,



Johnny Smartlowit, Chairman  
Cultural Committee

cc: Dave Ward, OLC  
Dr. Allyson Brooks, State Historic Preservation Officer





Cultural Resources Program

**Confederated Tribes and Bands  
of the Yakama Nation**

Post Office Box 151, Fort Road  
Toppenish, WA 98948



U.S. POSTAGE >> PITNEY BOWES



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0001377748 JAN 10 2013

**RECEIVED**  
JAN 11 2013  
KITTTAS COUNTY  
CDS

Kittitas County  
Community Development Services  
Attention: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98929



1/10/13



1. Decision of Recommendation w/in 10 working days
- 2.
3. submitted copy of purp't for record
4. ~~5. Sasse Ridge~~
5. Sasse - Melissa Bates #25 exhibit
6. (do not have) Sent certified mail to the
7. - 3 comments added as exhibits
8. ~~26~~, 27, 28, 29 (top to bottom)
- 9.
10. exhibit #26 (paper copy of purp't)

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- 11.
12. Anne gave testimony for ~~proposed~~ applicant
- 13.

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14. Public comment:
15. Melissa Bates
16. ~~16. Catherine Clark~~ exhibit 30 to HB
- 17.
18. closed
- 19.
- 20.

Sasse Ridge

reducing

①

Superior service with commitment and respect for customers and employees.

Kittitas County Hearing Examiner

SIGN IN SHEET - Date: 1/10/13

This public hearing is an opportunity for citizens to express their views to the Hearing Examiner for consideration in his decision-making process. If you wish to speak, please PRINT your name and address clearly below. When you approach the podium:

- Step to the microphone and give your name and address.
- State if you are representing yourself or someone else.
- If other speakers have made the same point, simply indicate your support or disagreement unless you have new information.

\*PLEASE PRINT CLEARLY\*

NAME

ADDRESS

\*\*\*\*\*

Steve Lind 771 WhisperCreek Cle Elum

Kathleen Woods 1700 Woods Stede Rd Cle Elum

~~Diana Burchak 410 Fowler Crk Rd Cle Elum~~

Catherine Reed WA Dept of Ecology 15 W Yakima Ave, Suite 200  
Yakima, WA 98902

Kevin Krause 491 Alpineview Cle Elum

Melissa Bates 120 Elk Haven Rd CE 98922

Anne Watanabe 103 S. 2nd St. Roslyn, WA 98941

Catherine Clerf 600 Ave Road Ellensburg WA 98926

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## AGENDA

**THURSDAY, January 10, 2013 @ 6:00PM**  
KITTTITAS COUNTY COURTHOUSE, COMMISSIONERS' AUDITORIUM ROOM 109  
205 WEST 5<sup>TH</sup> AVENUE, ELLENSBURG, WA 98926

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

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

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

III. OLD BUSINESS - None

IV. NEW BUSINESS –

a. Sasse Ridge Preliminary Plat (LP-11-00002)

Application is for a proposed Preliminary Plat totaling 10 three acre single-family residential lots on 30.61 acres. The project is proposed on a site zoned R-3. 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

b. Meadow Springs Performance Based Cluster Plat (LP-07-00015)

Application is for a proposed Performance Based Cluster Plat totaling 26 lots on 67.41 acres. The project is proposed on a site zoned R-5. The subject property is located southwest of the town of South Cle Elum, south of Westside Road and north of South Cle Elum Ridge in portions of Sections 1 and 12, T. 19 N., R 14 E., W.M, Kittitas County, Washington.

c. Tamarack Ridge Performance Based Cluster Plat (LP-07-00018)

Application is for a proposed Performance Based Cluster Plat totaling 37 lots on 78.49 acres. The project is proposed on a site zoned R-3. The subject property is located southwest of the town of South Cle Elum, south of Westside Road and north of South

Cle Elum Ridge in portion of Section 1, T. 19 N., R 14 E., W.M, Kittitas County,  
Washington.

V. OTHER BUSINESS – None

VI. ADJOURN

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JAN 24 2013

KITTITAS COUNTY  
CDS

Pg 1 of 2  
CWSG

11-26-2012

BOCC COMPLIANCE  
HEARING

To: Kittitas County Commissioners  
cc: Robert "Doc" Hansen, CDS

Re: Compliance Public Hearing of November 26, 2012

I submit the following comments with regard to the proposed changes in county-wide planning policies, comprehensive plan, and county code in an effort to be found compliant by the Growth Management Hearings Board orders and the Supreme Court of the State of Washington decision of July 2011.

**Population Projections**

I have previously argued on several occasions since 2007 (as the former Vice Chair of the Land Use Advisory Committee) that the county's habit of picking the high population trend, as projected by the state, is neither scientifically nor anecdotally grounded in fact or reality. The county should be using the middle population projection at the very most.

The "Rural Reserve" population is set too high and is in and of itself counter to the efforts herein to be determined compliant by reducing rural sprawl. It needs to be lowered by at least 75% with this population being reallocated to the Urban Growth Areas specifically of our five existing incorporated towns and/or the five towns.

Further arithmetic needs to be done to further refine the "Rural Reserve" population by clearly defining the population allocation subcategories of "Rural Reserve" for the following already approved by Final Plat status rural residential developments: The Master Planned Resort ("New Suncadia LLC/Suncadia LLC/MountainStar et al."); all Planned Unit Developments; all cluster-based performance plats; all Long Plats; all Short Plats; and all other remaining rural residential developments. This exercise of clearly allocating population to final plat-approved land development projects has never been done on purpose by the county as the math would show that the county has already overachieved its "Rural Reserve" population allocation. This can no longer be an acceptable methodology of obfuscating the truth about rural residential development.

**Exempt Wells For Rural Residential**

Water neutrality in the Yakima River Basin is a reality until our society increases storage and/or capacity (through desalination or other means of water production) and/or greater water efficiency. The county shall eventually agree to require the mitigation of all new rural residential exempt wells with senior surface water rights. This is best done through the private market through water banks and/or outright sales and purchase by private parties amongst themselves. Putting a market price on water serves as the ONLY means to induce conservation and efficiency and analysis of cost-versus-benefits of all types of water usage for the longer term and necessarily points us in the better direction of investment in infrastructure improvements for irrigation and

Pg 2 of 2  
CLEAR  
11-26-2012

other industrial/commercial uses.

r

### **Urban Growth Area – City of Kittitas**

Whereas previous decisions by county commissioners and the City of Ellensburg have ruined for posterity the best location in the county for an intermodal transportation hub that combines road surface and rail (at the West Exchange of Ellensburg), the only remaining area left in the county that could serve is that portion north of the interstate at the City of Kittitas. For this reason alone, that is to say, the potential usage as a regional intermodal transportation hub, I am in favor of the expansion of the UGA of the City of Kittitas.

### **Rural Residential Development**

Whereas previous and present commissioners have not understood that market valuations of land are not a continued linear or exponential trajectory UPWARDS and can descend even more precipitously than they can ascend, it is imprudent and unwise to view rural residential development as a “cash cow” when, in fact, it is the exact opposite. Rural residential development never pays for itself and always uses MORE in services than it will ever pay for via taxes. In fact, as we have just witnessed by the passage of an unnecessary county-wide flood zone district, it requires more and more taxes to pay for the cost of a burgeoning inefficient county government. The spectra of demographic that was to be able to afford to live rurally was temporary and is on the wane for the next more than 20 years. Urban-type densities need to be focused inside existing UGAs to achieve economies of scale for infrastructure in order to achieve a modicum of “affordable housing” in tune with the realities of living wages and salaries.

Commercial agriculture, commercial forests, and commercial mineral lands need to be protected from encroachment of their production, harvesting, and mining for the long-term financial health of county government with all other uses being subjugated to their projection. Not enough work has been done to provide buffer areas between rural residential development and these working lands. I do applaud, however, the creation of Working Rural Lands with its two subcategory zones as a first step. I do note, however, that there are many Agriculture-20 tax parcels that lie within a water irrigation district (mostly the Kittitas Reclamation District, “KRD,”) yet are neither irrigatable nor farmable, hence, should be automatically rezoned to Forest & Range-20 at no expense to the property owner. I note further that in an older hearings board order soil sampling was to be done to define agricultural lands to ascertain the merits of their remaining in the agricultural production inventory of the county.

Respectfully,

Catherine Clerf  
60 Moe Road  
Ellensburg, Washington 98926

RECEIVED

JAN 24 2013

PG 1 OF 3  
CLERK  
02-14-2012

Christina Wollman

KITTITAS COUNTY

CDS  
**From:** Catherine Clerf <catherine.a.clerf@hotmail.com>  
**Sent:** Tuesday, February 14, 2012 4:48 PM  
**To:** Christina Wollman; Jan Ollivier; Dan Valoff  
**Subject:** Road Standards Proposed Code Written Comments Planning Commission 2/14/2012

To: Public Works of Kittitas County

Re: Proposed Code Changes to Kittitas County Road Standards

Please accept these written comments as my public input. I have a conflict with another meeting cannot attend this evening's Planning Commission scheduled public hearing.

My comments are directly firstly to the section being proposed in 12.01.09 General Regulations as follow:

B. Second Access Regulations

1. A second access is required if more than 100 lots/units will use the private road.
2. A second access is required OR all buildings within the new development must have sprinklers if:
  - i. 100 or less lots/units will use the private road; and
  - ii. The proposed single development has more than 30 lots/units.
3. No second access or sprinklers required if:
  - i. 100 or less lots/units will use the private road; and
  - ii. The proposed single development has 30 or less lots/units.

If the second access is restricted to emergency access only, it must meet or exceed the following requirements:

60 foot easements, 20 foot roadway width, all-weather surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal. If the second access is to be used for ingress and egress, it must meet the same standards as the first access.

COMMENTS

1. As a citizen viewer, I attended every meeting of the Road Standards Committee and personally heard all of the comments and conversations amongst, by, and between county staff and the designated committee members and any other guests which were narrowly confined to an employee of the Weis Family of Inland Telephone and development company(ies), Fire Chief John Sinclair and Deputy Fire Chief Richard Elliott of District 2, and Mr. Evans, Fire Chief of District 1 (Thorp) who tried to attend as many meetings as possible. There are minutes to reflect each meeting, yet I make note that many debates, discussions, conversations, etc., could not and were not put into the formal meeting minutes. It is the side bar debates and conversations that are most revealing.
2. Historically, at the very first meeting of the Road Standards Committee, the Public Works staff, Doug D'Hondt, P.E., as county engineer ran the meeting in lieu of absent PW Director Kirk Holmes. Chris Wollman and Jan Ollivier in attendance. It was explained to those citizens who had been chosen by the BOCC to be on the committee who attended, Urban Eberhart, Patrick Deneen, David Gerth (who came a little late), and Marc Kirkpatrick (Terry Clarke had not yet been appointed, he was volunteered by Urban Eberhart) that the Public Works staff would have THEIR opinion and that the committee members could have THEIR opinion in a majority-minority 2-part conclusion to any and all areas where consensus could not be reached as it was expected that the issues of second access especially would be a point of

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02-14-2012

contention.

3. To shrink the time line, Planning Commission members need to be apprised of the fact that the development community purported consistently, especially verbalized by Patrick Deneen, citing that he had the Weis Family and Sapphire Skies/Sean Northrup in agreement with him, and to which Urban Eberhart also agreed, that if the policy of the BOCC was to STOP economic development in the rural part of the county, then requiring a second access for development projects greater than 30 lots would certainly accomplish this, to paraphrase the comment stated by Mr. Deneen on more than one occasion, including at Monday afternoon BOCC work study sessions with Public Works when the non-consensus issue of second access was brought to the BOCC at the request of the citizens appointed to the Road Standards Committee by the BOCC on more than 1 occasion.

Concurrently, the fire chiefs of all county fire districts expressed their opinions as to steepness of grade of existing private roads in developments that were already troublesome and created dangerous conditions for fire and rescue trucks and equipment and, most importantly, the very volunteer fire fighters providing the services. They as on also expressed concern over allowing rural residential developments to evade second access requirements for projects more than 30 lots/units. I concur with the written and oral arguments given to the BOCC, the Public Works engineers, and the citizens on the committee that sprinklers in lieu of a second access does nothing to address that horrific fire danger realities that will be created by the county of development amidst and by diseased and dying forests on a huge scale. It is not just the number of lots that needs to be taken into consideration. It is the TOPOGRAPHY and the ALTITUDE and the GEOLOGY and the GEOMORPHOLOGY and the CRITICAL HAZARDS (steep slopes, rock slides, mud slides, earthquakes, floods, FIRES) that can randomly and naturally occur that are NOT man-made, let alone the man-made events that can be created. It is logical to deduce that more than 1 vehicle per lot in what constitutes especially Upper County rural development means it is not 1 vehicle per household trying to escape a hazard in ONE egress, but multiple people and vehicles per lot/unit trying to escape a hazard in ONE egress.

Hence, I concur with the recommendation of the combined fire districts and fire chiefs with regard to second access being required for the much lower number of lots/units, as well as their recommendations for road grade not exceeding 10% for private roads. It is also noted that 15% private driveways do not always accommodate loaded fire trucks and equipment and that it should be noted on plat notes that individual lot owners need to be aware that a driveway greater than 10% does carry a potential risk of fire and rescue equipment not being able to be reach a structure only accessible by such a driveway.

When I was allowed to make comments on this issue, I pointed out that sprinklers IN a residential structure may buy some time to get occupants OUT, but that sprinklers do NOTHING to combat the holocaust waiting for them outside if what is on fire is the FOREST itself. That is why second access is critical, to allow as many humans as possible to as quickly as possible exit the area of existing fire and/or approaching fire and/or surrounding fire. There is never orderly exiting...it is panic...that is the nature of being human and scared for one's life and loved ones' lives...

I also directed the BOCC's attention to another perspective. Insurance companies do not just look at existing code of a jurisdictional entity. It looks at probability and risk factors. The diseased and dying forests in Kittitas County are part of a huge Pacific Northwest globally known problem. Insurance companies will look at WATER AVAILABILITY when underwriting risk in non-urban, non-suburban areas that are FORESTED AREAS, FORESTED AND IN A DESERT, SHRUB-STEPPE, AND SHRUB-STEPPE IN A DESERT. Insurance companies look at whether there is a PROFESSIONAL FIRE DISTRICT (with usually better funding from a wealthier enclave of support) or a VOLUNTEER FIRE DISTRICT which usually is rural, sparsely populated.

It is my opinion that allowing rural residential development to exceed the second access requirements for developments greater than 30 lots/units and up to 100 lots/units in rugged topography with LIMITED WATER AVAILABILITY with VOLUNTEER ONLY FIRE DISTRICTS in a county with DISEASED AND DYING FORESTS and in a county with so much land owned by the Washington State Department of Fish & Wildlife which borders the forest & range rural areas that are also focus points for development in this county (noting that the DFW has no firefighting capabilities and which the Department of Natural Resources has already publicly cited that it will no longer fight fires on DFW lands due to budget constraints/restraints) is placing an avoidable, unnecessary financial and legal burden of risk upon its county taxpayers and is a complete avoidance of the responsibility of the county to protect "health, safety, and welfare" of human beings just so capital-poor developers who have already purchased land speculatively and are already hard pressed to stay in business can pass costs and risks onto the taxpayers because without such relief they could not afford to develop and get a return on their investment. It is the county's responsibility to look at the whole picture and consider all of the risks involved and the true public benefit, not just the limited POTENTIAL financial remuneration benefit for a few.

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02-14-2012

I also disagree with the county agreeing to take on all private roads built to county road standards that are inside private developments. That is simply passing the costs of snow plowing, road maintenance, etc., that should be part of a home-owners association, mutual road cooperative, and other such PRIVATE enterprises, onto all county taxpayers. This county is a sparsely populated rural county and growing the road system unnecessarily is a huge burden to county taxpayers as it is.

Respectfully submitted,

Catherine Anne Clerf  
60 Moe Road  
Ellensburg, Washington 98926

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Pg 1 of 2  
KC PAO MEMO  
ROAD STANDARDS,  
SECOND ACCESS  
02-28-2012

MEMO

To: Planning Commission  
From: Neil A. Caulkins, Deputy Prosecuting Attorney  
Re: Road Standards, Second Access  
Date: February 28, 2012

The Prosecuting Attorney's Office, in addition to legally advising Kittitas County, administers claims for damages brought against the County. The Prosecutor's Office is concerned that, if the limitation on the number of lots requiring a second access is raised above the current standard, 40 lots, the County's liability will be unnecessarily increased and adequate provision for public health, safety, and welfare will not be provided.

RCW 58.17.110 provides, among other things, that, for a subdivision to be approved, the County must certify that adequate provision for health, safety, and welfare, specifically regarding transportation, has been made. Should the County raise the number of lots not needing a second access from 40 to 100, the potential liability is considerable. If a forest fire were to occur in which people died, the question will assuredly be asked, did the County assure that adequate provision was made for health, safety, and welfare regarding transportation, or did it breach a standard of care?

Administrative and legislative codes may be considered by juries as evidence of relevant standards of care. *See for example the Washington Products Liability Act, RCW 7.72.050.* It is normal in an injury case to look to uniform acts and regulations of the municipality and its neighbors to discern the applicable standard of care before the jury makes a determination whether that standard of care was breached. The International Fire Code sets the number of lots not requiring a second access at 30. Kittitas County Code has, before these proposed amendments, set that number at 40 lots. Chelan County limits the number of lots on a road to 40 before a second access is required. Grant County limits the number of parcels with one access to 36, and only 18 parcels (except for a planned unit development) can be on a private road. Douglas County requires a second access after 16 parcels. (They word it in terms of 160 Average Trips Per Day (ADT) which comes out to 16 parcels.) Yakima County limits it to 30 parcels before a second access is required. This would quite likely be found by a jury as the relevant standard of care, and if harm occurred to persons and property as a result of our increasing that threshold, the County could be found to have breached a standard of care, and thereby be liable. By raising the number of lots permissible without a second access to 100, the County is quite arguably not making adequate provision for health, safety, and welfare regarding transportation as required by RCW 58.17.110.

(King County limits the number of lots not needing a second access to 100. It is important to remember that King County is significantly different than Kittitas County. It has for more fire protection services because of its overall more urban nature. It is far wetter, and hence less prone to burning. Kittitas County is far drier and more rural. Having the same second access requirements as King County would only make sense if the two counties were similar.)

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PAO MEMO  
02-28-2022

Additionally, the Growth Management Act (GMA) requires that the County make adequate provision for public services, which includes transportation, fire, and emergency services. One of the goals of the GMA, as stated in RCW 36.70A.020(12) provides that the County must "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." It is difficult to imagine how raising the number of allowable lots without secondary access to 100 from 40 meets the GMA goal of ensuring adequate provision of public transportation, emergency and fire services.

It is important to keep in mind our current context. The County is in the midst of a large compliance effort involving both its comprehensive plan and development regulations. That compliance is due in September of this year. Some of the key themes in that compliance effort are protection of rural character, appropriate uses in rural areas, and prevention of sprawl. It is difficult to imagine how raising the number of lots that do not require secondary access from 40 to 100 protects Kittitas County's rural character, provides for appropriate uses in the rural areas, or prevents sprawl. Raising this limit will surely be used against us in our compliance hearings before the GMA Hearings Board this fall. The Prosecutor's Office recommends leaving the threshold number of lots requiring a second access at 40 and not raising it to 100.

## SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is made and entered into as of the 15<sup>th</sup> day of July, 2010, by and between SUNCADIA LLC, a Delaware limited liability company ("Suncadia") and KITTITAS COUNTY, a political subdivision of the State of Washington (the "County").

WHEREAS, Suncadia executed that certain General Guaranty in favor of the County dated December 4, 2007 (the Guaranty) assuring all financial obligations of Suncadia for certain Obligations imposed by the County (individually and collectively the "Obligations"), a copy of the Guaranty is attached as Attachment 1; and

WHEREAS, the Guaranty is secured by certain letters of credit in favor of the County as beneficiary, copies of the current letters of credit are attached as Attachment 2 and which letters of credit may be extended or replaced (collectively the "Letters"); and

WHEREAS, there remain two long range Obligations as described in paragraph 1 for which the County requires on-going financial assurances for their costs in addition to the Guaranties;

NOW, THEREFORE, in consideration of the terms and conditions of this Settlement and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Suncadia is obligated to complete additional improvements to Jenkins Drive and for a trailhead parking lot and rest room facilities.

1.1 Jenkins Drive is the originally approved secondary access to Phase 3 that is now intended to be eventually replaced by a new road and bridge in the vicinity of the old Winston Bridge location. The Guaranties from Suncadia to the County run to the improvement of Jenkins Drive should Suncadia elect not to construct the Winston Bridge route. The Jenkins Drive Traffic Safety Plan with the County currently calls for design completion and work to commence by mid-2011 and for road and bridge completion by October 2012.

1.2 The trailhead parking lot and rest room facility in the area of the entrance to Phase 3 are general development elements that are meant to service the resort trail system and its connection to the area east of Bullfrog Road. This facility is shown on the Conceptual Master Plan – September 2000 and General Site Plan for Phase 3 but is not specifically required by the Development Agreement or any Phase 3 plat requirements. The completion of this improvement has also been deferred by the County into 2012.

1.3 The work described in this Section shall be completed on the following terms:

1.3.1 The Jenkins Drive Traffic Safety Plan is hereby further amended to provide that all design work shall be complete by April 30, 2013; construction on the Winston Bridge Route shall commence by July 1, 2013; and this Route shall be completed by October 15, 2014.

1.3.2 The trailhead facilities shall be completed by October 15, 2014.

1.3.3 Upon the extension or replacement of the Letters currently set to expire October 5, 2010, the amount of the Performance Letter of Credit shall be increased to \$5,500,000 and the amount of the Enforcement Letter of Credit shall be reduced to \$500,000 in order to more fully account for the completion of the work set forth in this Section.

1.3.4 Concurrent with the mutual execution of this Agreement, Suncadia shall provide the County with written assurances in a form acceptable to the County (i) from JELD-WEN, inc., that it will cause the extension or renewal of the Letters through May 31, 2011 (Extension Letters of Credit), and (ii) from U.S. Bank as administrative agent, that Suncadia and its lenders will provide Letters from and after June 1, 2011 at all times during which any work required in this Section remains to be completed (Replacement Letters of Credit); provided, that the amount of the Performance Letter of Credit shall not be required to be maintained in an amount greater than the estimated cost of the remaining work plus a reasonable contingency, all as may be agreed with the County.

2. In the event less than 31 days shall remain prior to the expiration date of the Letters, it shall constitute an immediate event of default under the Settlement Agreement and the Guaranties, and the County shall have the right, without further notice to or demand upon Suncadia, and without waiving any other rights or remedies which the County may have under the Development Agreement or the Guaranties, to immediately draw on the Letters for the cost of all remaining work including any attorney's fees and costs associated with the enforcement of the County's rights under the Guaranties. Absent an event of default, the County shall take no direct or indirect actions with regard to the Letters

3. Suncadia previously paid County Public Works a deposit of \$10,000 toward certain plat and other inspection fees. The County shall provide an accounting for such inspection fees and any unexpended funds shall be refunded to Suncadia.

4. In order that the County could independently confirm the terms and efficacy of the Letters provided to the County in support of the Guaranties, Suncadia has, without prejudice to either party, previously paid \$10,000 to the County toward payment of outside attorneys' and other third party consulting fees incurred for the review of these documents and assistance in enforcing their terms should that become necessary. The County shall provide Suncadia with copies of paid invoices and return any unexpended funds to Suncadia.

5. There are no other verbal or other agreements which modify or affect this Agreement, and all amendments hereto shall be in writing and signed by each party. Time is of the essence of this Agreement.

6. This Agreement shall be governed and construed according to the laws of the State of Washington and shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns. In the event suit is brought to enforce any of the provisions of this Agreement, venue shall be laid in Kittitas County, Washington.

7. Suncadia does hereby ratify and confirm to the County that the Guaranty in favor of Kittitas County is in full force and binding affect.

Executed as of the date first above written.

**SUNCADIA, LLC, a Delaware limited liability company**

By: Easton Ridge Investors, LLC, a Delaware limited liability company, its Managing Member

  
By: Gary Kittleson, Vice President

  
By: Paul Eisenberg, Senior Vice President

**KITTITAS COUNTY**

By: Kittitas County Board of Commissioners

By: Mark McClain, Chairman Kittitas County Board of Commissioners  
As authorized by Resolution No. 2010-\_\_\_\_\_



Approved As To Form:

\_\_\_\_\_  
Neil A. Caulkins, Deputy Prosecuting Attorney

**ATTACHMENT 1**

**Copy of the Guaranty  
Follows this page**

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

A RESOLUTION AUTHORIZING BOARD EXECUTION OF A SETTLEMENT  
AGREEMENT WITH SUNCADIA LLC PROVIDING FOR CONTINUED  
PERFORMANCE GUARANTIES

RESOLUTION

NO. 2010-\_\_\_\_\_

**WHEREAS**, Suncadia executed a General Guaranty in favor of Kittitas County on December 4, 2007 assuring financial obligations of Suncadia for certain obligations; and

**WHEREAS**, that General Guaranty is secured by certain letters of credit in favor of Kittitas County; and,

**WHEREAS**, those obligations include additional improvements to Jenkins Drive and for a trailhead parking lot and rest room facilities; and,

**WHEREAS**, Suncadia and the County have negotiated a settlement agreement to provide for that continued performance guaranty and security.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby authorizes the execution of the attached Settlement Agreement providing continuing performance guaranties from Suncadia LLC for certain obligations.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

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

\_\_\_\_\_  
Paul Jewell, Vice- Chairman

\_\_\_\_\_  
Alan A. Crankovich, Commissioner

ATTEST:  
CLERK OF THE BOARD

APPROVED AS TO FORM:

\_\_\_\_\_  
Julie A Kjorsvik

\_\_\_\_\_  
Neil A. Caulkins WSBA #31759



Kittitas County Department of Public Works 2012-2017 Six Year Transportation Improvement Plan

Expenditures Anticipated by Year (thousands)

Anticipated Funding Sources (thousands)

Item #	Priority	Fed. Functional Class	PROJECT NAME	Expenditures Anticipated by Year (thousands)						Anticipated Funding Sources (thousands)																		
				2012	2013	2014	2015	2016	2017	RAP (awarded)	RAP (planned)	STP	FHWA Approp. & Authorizations	Rural Rd Safety Program	CAPP	Forest Highway	Sales & Use Tax	Hazard Mitigation Program	TIB	Ellensburg Match	Private	County Local	FUNDING SOURCE UNIDENTIFIED	TOTAL				
<b>Safety Enhancements - Countywide</b>																												
16	1	08	Salmon La Sac Sno-Park MP 9.3	50		445																	10	0	495			
17	2	08	Run-Off-Road Improvements Locations vary (guardrail, culverts)	70		500	10	75																155	0	655		
18	3	08	Alford Rd/Wilson Creek Rd Intersection Safety Improvements	5		75																			0	80		
19	4	07	Brown Rd/Umptanum Rd Intersection Safety Improvements	5		75																			0	80		
20	5	07	Old Highway Ten Bridge Bridge railing retro fit	20		80																			0	100		
21	6	09	Lambert Rd/Taylor Rd Intersection Improvements		10	20	80																		0	110		
<b>Public Rd Standard Imprvts - 4:1 shldr, 28' pvmt, drainage</b>																												
22	1	08	Cle Elum Airport Rd from: SR 970 (MP 3.16) to: Masterson Rd (MP 2.89)			25																		25	0	25		
23	2	07	Tjossem Rd from: Ferguson Rd (MP 3.125) to: Clemans (MP 5.65)			25																			25	0	25	
<b>Arterial Asphalt Overlay/Widening (07) - annual overlay program</b>																												
24	1	07	Old Highway Ten from: Reecer Creek Rd (MP 0) to: US 97(MP 1.09)	50	350																				50	0	400	
25	2	07	Other Roads as needed		50	350		50																		0	800	
<b>Bridges</b>																												
26	1	09	McManamy Rd Bridge #88201 Over Dry Creek	100	250																					350	350	
27	2	07	No. 6 Rd Bridge #79051 Over Towne Ditch		100	300																				400	0	400
28	3	08	Brick Mill Rd Bridge #89211 Over Naneum Creek			100	500																			400	200	600
29	4	08	Lyons Rd Bridge #89281 Over Naneum Creek				100		500																	400	200	600
30	5	07	Cove Road Bridge Over Manastash Creek					180	100																	0	1,780	
<b>Other</b>																												
31	1	N/A	Chip Seal - 7 year cycle** Locations vary (70 mi/yr)	2,800		2,901	3,005	3,113	3,226	3,342																16,500	1,587	18,387
32	2	N/A	Pathways & Bicycle Routes Locations vary		35			45		45																125	0	125
33	3	N/A	Turn-Arounds** Locations vary (one annually)	20		21	21	22	23	24																120	11	131
34	4	N/A	Hydrology and Hydraulics Engineering Study East Cle Elum vicinity		500																					500	0	500
35	5	N/A	Class A Seal Coat Locations vary (paving gravel Rds)																							0	0	

35



EXCERPTS FROM  
KITITAS COUNTY  
LONG RANGE TRANSPORTATION  
PLAN  
JUNE 3, 2008

## Chapter 5 – New Corridors

---

### New Corridors for Better Access

Kittitas County's population and the volume of traffic resulting from the population growth are expected to grow by a multiplier of 1.43 to the year 2025. The most concentrated growth is expected to occur in the Cle Elum-Roslyn-Suncadia sub-area and surrounding the City of Ellensburg. New corridors are needed to accommodate this future growth. Also, new corridors are needed for improved road network connectivity and additional access for emergency service areas.

When new development projects occur in areas that this plan has identified as needing new corridors, the new facility would likely be for the benefit of new development. In these cases, developers (anyone subdividing land) will be required to build and dedicate the right of way for these roads to the County. These new corridors will be built to meet Kittitas County Road Standards for public roads. When land is subdivided, road improvements are generally required for a development to meet Kittitas County Road Standards. Other new corridors not directly related to new development projects will require federal or state grants with local matching funds.

New corridors were identified in locations that are experiencing increased development and in need of additional access and improved connectivity. These new corridors are conceptual and the specific alignment for these connections will be determined as future development occurs.

The new arterial corridors that have been identified are shown in the figure on the following page. Detailed information regarding the potential benefits of these projects and their estimated cost of construction are shown in Table 5-1. The costs were estimated for comparison purposes only, using the assumption that it cost \$1.62 million per mile. Engineer design estimates have not been prepared.

<b>Table 5-1 Kittitas County New Corridors</b>		
<i>Project Description</i>	<i>Benefits and Development Characteristics</i>	<i>Estimated Cost (In Millions)</i>
Bowers Road to Look Road Connector	Improve access to Industrial Park, Airport, and I-90; providing economic growth with better access to jobs. Estimated 2,400 ADT in 2025, LOS A. Level terrain.	\$1.4
Middle Fork Teanaway Rd to Salmon La Sac Rd. Connector	By-pass congested areas and access developable areas to provide economic growth. Estimated 900 ADT in 2025, LOS A. Rolling to mountainous terrain.	\$10.0
Salmon La Sac Rd./Cooper Lake Rd./FS Rd 4600-000 to FS Rd 4930-000/Kachess Lake Rd. Connector	Coordinate with US Forest Service to connect Forest Service Roads for an emergency access that is open during the summer season. Rolling to mountainous terrain.	\$5.0
Winston Road to I-90 Connector	Provide secondary access to Cle Elum Lake vicinity and by-pass congested areas. Improve transportation grid system in sub-area. Rolling terrain.	\$5.0
Alliance Road to Dakota Road Connector	Provide improved connectivity between Alliance Road and Roslyn and by-pass congested areas of SR 903. Improve transportation grid system in Cle Elum-Roslyn area. Rolling terrain.	\$2.0
Fowler Creek Road to Nelson Siding Road Connector	Provide secondary access parallel with Nelson Siding Road and Westside Road. Improve transportation grid system in sub-area and access to recreational areas. Rolling terrain.	\$4.5
Pasco Road - Westside Road Connector	Provide secondary access parallel with Fowler Creek Road and Woods & Steele Road. Improve transportation grid system in sub-area. Rolling terrain.	\$1.5

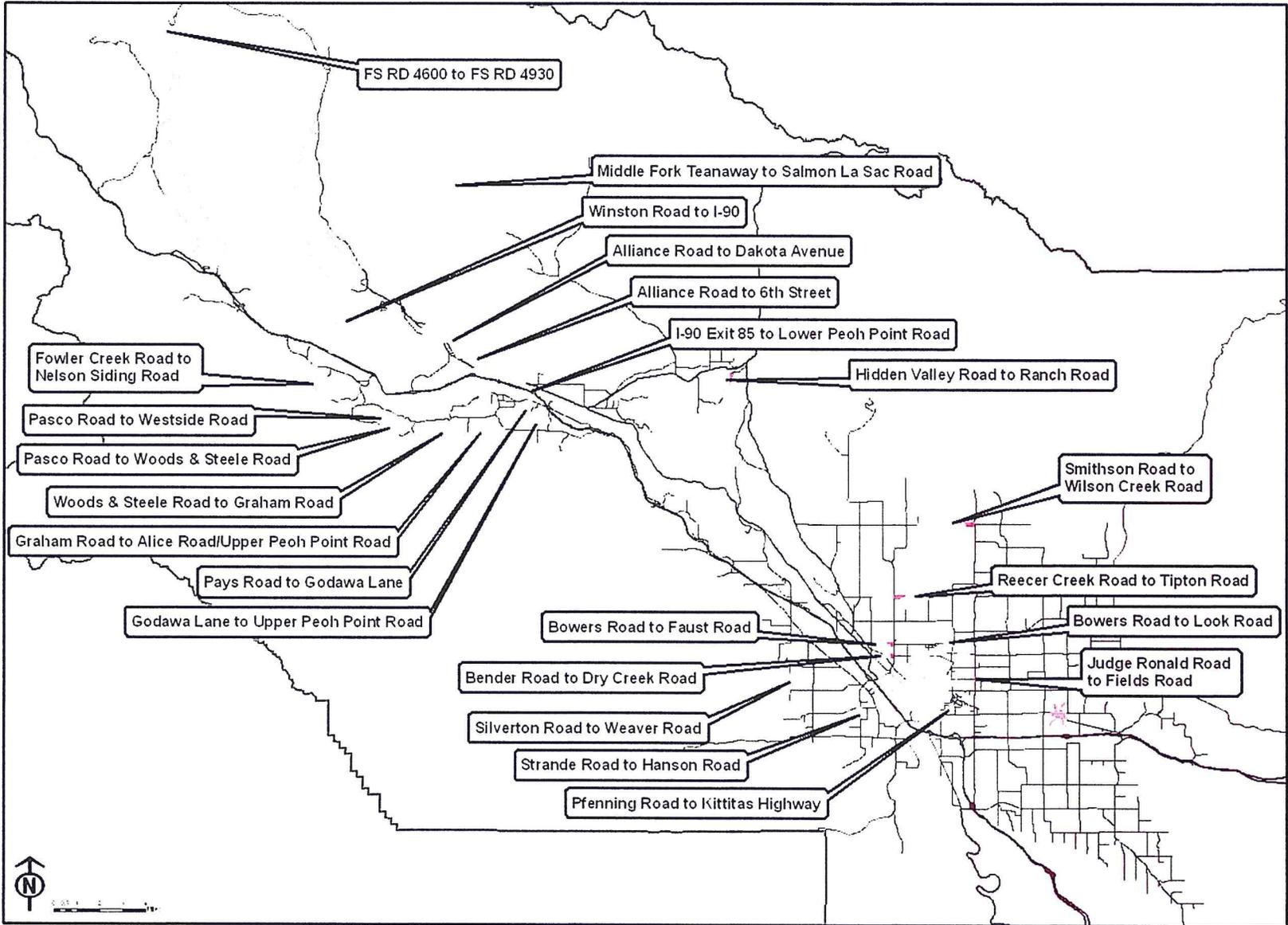


**Kittitas County**  
**Transportation Plan**

UNINCORPORATED

**LEGEND**

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intersection with a stop sign controlling southbound traffic. The posted speed on University Way is 40 miles per hour and on Reecer Creek Road is 50 miles per hour. The County standard for the intersection is LOS "C."

This intersection's future LOS "E" can be improved to LOS "B" if a traffic signal is installed at this intersection. Special advance signing will be required on University Way.

Estimated Costs: \$200,000.

Although the above intersections just east and west of Ellensburg are the only significant county road intersections identified as having a LOS below standard, there are three other locations outside of the County's jurisdiction that will fall below the LOS standard of LOS C (rural) and LOS D (urban) in 2025:

- ⊗ I90 EB ramps / Bullfrog Road (Exit 80) west of Cle Elum
- ⊗ Canyon Road / I90 EB ramps in Ellensburg
- ⊗ Alder Street / 14<sup>th</sup> Avenue in Ellensburg

Another area of emerging concern for increasing traffic levels is the Cle Elum-Roslyn-Suncadia sub-area. The Suncadia Master Planned Resort, at build out, will add 3,785 new residential units and will have a ripple effect on the population growth in the cities of Cle Elum and Roslyn. The County should carefully monitor the traffic impacts on County roads in this sub-area as growth occurs.

Operating conditions of intersections throughout the county will continue to be monitored and addressed as needed.

proportionate to the forecasted growth of the general population. Finding solutions for meeting their mobility needs will continue into the future.

Considering the increasing aging population, persons with disabilities, youth population, and low-income individuals in Kittitas County, it is estimated the future public transportation demand in 2025 is 5.0% of the total trips. This estimate also assumes that public transportation services would be made available for both the special needs population and the general public. This percent of trips translates into approximately 1,270 peak hour trips. Using the transportation planning model, the locations of where these public transportation trips started and ended were determined and the model indicated that approximately 90 trips would be made on I-90 in each direction and the highest demand for trips would be concentrated within Ellensburg and in the Cle Elum / Suncadia / Roslyn sub-area.

### **School District Transportation**

There are five school districts in Kittitas County with a total of 4,841 students enrolled in 2005. Each of the districts provides transportation services to students with their own equipment, driver training, maintenance, and operations. School districts also provide some transportation for after-school activities and for extracurricular events. The state allocates funds to each school district based on a formula that identifies the number of students and miles from school that students are transported. This allocation doesn't represent the total expense for transportation. School districts must supplement their transportation allocation with local funds – which often results in a shortage of funds to provide transportation for after-school activities. A study conducted in 2006 indicated that school districts in Kittitas County provide transportation for 1,985 students or 714,600 passenger trips during a school year and receive an average state reimbursement of \$1.67 per trip.<sup>9</sup>

The County coordinates with the school districts to identify school safety zones, no-parking zones adjacent to schools, and improvements needed for bus stops or bus turnarounds.

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<sup>9</sup> Coordinated Public Transit – Human Services Transportation Plan; 2006; QUADCO – Kittitas, Lincoln, Grant, and Adams.

Specific recreational sites and their unique transportation related characteristics are discussed below.

***Gladmar Park:*** is located in Thorp and owned by Kittitas County. In 1996, flooding created a new river channel, which cut off access to the park. A recent 50-year lease agreement with Central Washington University will bring improvements and access to the park, opening it for the public and student research and education. In exchange for low lease payments, CWU will improve the park by installing parking, restrooms, and footbridges. State Parks will be involved in the improvements so the site can serve as an access point to the John Wayne Trail, which runs adjacent to the park.

***Suncadia:*** An assessment of traffic generated by recreational activities was conducted by Suncadia during the 2006 Memorial Day weekend in the Cle Elum / Roslyn / Suncadia area. Memorial Day was assumed to have traffic volumes that would represent a high average summer weekend or a low summer holiday weekend.

Bullfrog Road is a major route leading from the Puget Sound area to Upper County. Traffic counts collected by Suncadia indicate Bullfrog Road weekday ADT has increased by 10.4 – 11.7% a year since 2000. Weekend traffic has increased by 2.4 – 3.0% a year since 2000.

Kittitas County traffic counts indicate that Bullfrog Road ADT has increased over 50% in the past four years. Suncadia will continue to monitor traffic levels and impacts related to the Suncadia resort area as required by its Development Agreement with the County.

***County Sno-Parks:*** The County is responsible for keeping several roads and official Sno-Parks plowed and accessible. Designated county road shoulders are used for winter recreation parking on Lake Kachess Road, Salmon La Sac Road, Teanaway Road, and Reecer Creek Road. Concerns over safety have been raised by the use of county road shoulders as Sno-Parks on these roads due to the reduction of roadway width when snow is stored on the sides of the road and the intermingling of vehicular traffic with snowmobiles, snowshoers, cross-country skiers, and other winter recreation users. The county should replace the on-street parking with off-street parking lots for recreational activities, especially

## Model Forecasts

The number of dwelling units for each subarea is presented in Table 13 below. Note that Upper County has some zones with large numbers. These include recreational and part time dwellings. By splitting the land use categories, as explained in the previous paragraph, this allowed the model to more appropriately generate trips for the recreational dwellings at a lower rate than the Lower County dwellings. A complete listing by zone is presented in the aforementioned Model Documentation report.

**Table 13: Kittitas County Traffic Model**  
**Number of Dwelling Units by Subarea and Growth**

2005 -2025

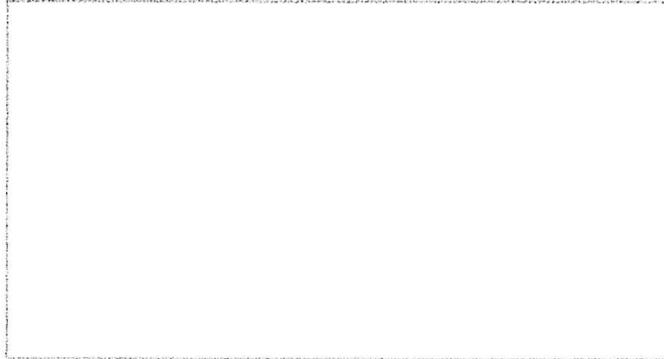
District	2005	2025	Growth Multiplier
Upper County	11,300	16,300	1.44
Lower County	5,500	6,900	1.25
Range	1,800	2,000	1.10

Forecasts were made by again assimilating the forecasted land use for each of the previous models. For the forecasts, it was assumed that the Cle Elum-Roslyn- Suncadia sub-area would develop as proposed in the Cle Elum UGA study conducted by Shapiro and Associates. These forecasts were using Alternative 4 for a 30 year horizon.

One goal for the forecasts was that they be consistent with the Washington State Office of Financial Management (OFM) "high growth" scenario for Kittitas County. The OFM high forecasts show a multiplier of 1.43 for the County population. In the new traffic model, the number of residential units was used as a surrogate for population. After the growth in the Cle Elum-Roslyn-Suncadia sub area was included, the growth for the remaining zones was adjusted until the total growth of residential units equaled the 1.43 multiplier. All other land uses were similarly adjusted. The forecast number of dwelling units and their distribution is shown in Table 13.

Growth is isolated and shown at the same scale in Figure 6. As can be seen, most of the growth is occurring in the Upper County and Lower County with very little growth in the Range area.

The growth areas are the Suncadia and Cle Elum - Roslyn areas with additional growth occurring in and around Ellensburg. Employment growth follows a similar trend. A more complete discussion of growth by TAZ is provided in the aforementioned report.



**Figure 6: Forecasted Growth by Traffic Analysis Zone**

### **Future Transportation Service**

Modeling enables a “snap shot” of the performance of the County transportation network in 2025. This review of service includes all roadways under the jurisdiction of the County and the municipalities. It also includes the state highways and ramp facilities controlled by the Washington State Department of Transportation.

In general, it appears the transportation network will continue to function well in the future, assuming current levels of maintenance and investment continue. There are locations however that will need attention. This section discusses future traffic volumes, future level-of-service and future new roadway connections. A more detailed discussion is offered in the companion engineering document, Technical Report and Technical Appendix found in the Public Works Department archives.

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, January 09, 2013 4:04 PM  
**To:** 'Jessica Lally'  
**Cc:** Kate Valdez; Kristina Proszek; Elizabeth Sanchez; Phil Rigdon; joe@yakamanation-olc.org; David Powell; John Marvin; Gretchen.Kaehler@dahp.wa.gov  
**Subject:** RE: Sasse Ridge Long Plat LP-11-00002 YN CRP Comments

Jessica,

They will be included in the record for the hearing tomorrow night.

Thank you,  
Lindsey Ozbolt

**From:** Jessica Lally [mailto:jessica@Yakama.com]  
**Sent:** Wednesday, January 09, 2013 2:58 PM  
**To:** Lindsey Ozbolt  
**Cc:** Kate Valdez; Kristina Proszek; Elizabeth Sanchez; Phil Rigdon; joe@yakamanation-olc.org; David Powell; John Marvin; Gretchen.Kaehler@dahp.wa.gov  
**Subject:** Sasse Ridge Long Plat LP-11-00002 YN CRP Comments

Lindsey,

Please see the Yakama Nation Cultural Resources Program's Comments regarding the Sasse Ridge Long Plat (attached).

Thank you,

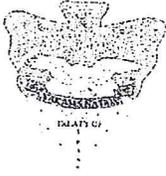
Jessica Lally  
Yakama Nation Archaeologist  
Cultural Resources Program  
509-865-5121 x4766

RECEIVED

JAN 24 2013

KITTITAS COUNTY  
CDS

SASSE  
EX 29 29



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

Post Office Box 151  
Toppenish Washington 98948

Kittitas County  
Community Development Services  
ATTENTION: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

January 9, 2013

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

Yakama Nation CRP is providing these comments for the Kittitas County Hearing Examiner's January 10<sup>th</sup>, 2013 public hearing and in follow up to recent phone conversations with Kittitas County Planning staff, Lindsey Ozbolt.

As stated in our February 9, 2012 letter regarding this same subject, the Yakama Nation CRP has significant concerns regarding the treatment of cultural resources under this SEPA review. The SEPA checklist for the Sasse Ridge Long Plat states that Yakama Nation archaeologist, David Powell visited the site in 2004. It should be noted that Mr. Powell's site visit represents only a cursory review for a forest practices application and does not in any way fulfill the requirements of SEPA.

Yakama Nation CRP has identified the Sasse Ridge long plat as a culturally sensitive area and requested a full survey in our February 9, 2012 letter. We will consider the SEPA checklist deficient until such a survey has been conducted in accordance with SEPA and RCW 27.53.070.

The Yakama Nation maintains that question 13b of the SEPA checklist cannot be answered without a process that incorporates historic research, tribal consultation, data gathering and professional field investigation. The Yakama Nation has sent numerous correspondences to this effect with little to no acknowledgement from Kittitas County. Please see the attached letter dated June 30, 2006 from then Cultural Committee Chairman, Johnny Smartlowit. This letter is only one example of many sent to Kittitas County on this matter.

Kittitas County has cited language in RCW 27.53.070 that excuses the county from cultural resources surveys on private lands. While the Yakama Nation has always disagreed with Kittitas County's interpretation of RCW 27.53.070, it should be noted that law was amended in 2011. Language identified by Kittitas County dismissing the need for surveys on private lands has been clarified in order to more clearly reflect the intent of the law. RCW 27.53.070 now states:

"It is the declared intention of the legislature that field investigation on privately owned lands should be conducted by professional archaeologists in accordance with both the provisions and spirit of this chapter."

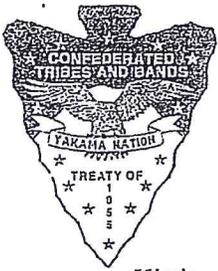
Yakama Nation CRP requests full survey of the Sasse Ridge long plat. Again, we will consider the SEPA checklist deficient until such a survey has been conducted in accordance with SEPA and RCW 27.53.070. If you have any questions, please contact me or call Yakama Nation Archaeologist, Jessica Lally at x4766.

Sincerely,



Johnson Meninick  
Yakama Nation Cultural Resources Program Manager  
509-865-5121 x4737

CC: Kate Valdez, Yakama Nation THPO  
Elizabeth Sanchez, Yakama Nation Environmental Management  
Phil Rigdon, Yakama Nation Department of Natural Resources Deputy Director  
Joe Sexton, Yakama Nation Office of Legal Counsel  
David Powell, Yakama Nation Archaeologist, TFW  
Scott Nicolai, Yakima Subbasin Habitat Coordinator, YKFP  
John Marvin, Habitat Biologist, YKFP  
Gretchen Kaehler, Department of Archaeology and Historic Preservation



June 30, 2006

Kittitas County Public Works  
Kittitas County Planners  
411 N. Ruby St., Suite 1  
Ellensburg, WA 98926

Subject: SEPA Checklist, question 13.

Dear County Planner:

It has come to the attention of the Yakama Nation that Kittitas County has approved SEPA documents without adequate cultural resources investigations. Question 13b of the SEPA checklist reads:

*"Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site."*

This question cannot be answered without a process that incorporates historic research, tribal consultation, data gathering and professional field investigation. SEPA rules require that decisions made during environmental review be based on sufficient information. Threshold determinations must be "based upon information reasonably sufficient to evaluate the environmental impact of a proposal (WAC 197-11-335)." WAC 197-11-080(1) states that "(I)f information on significant adverse impacts essential to a reasoned choice among alternatives is not known, and the costs of obtaining it are not exorbitant, agencies shall obtain and include the information in their environmental documents;" and "(W)hen there are gaps in relevant information or scientific uncertainty concerning significant impacts, agencies shall make clear that such information is lacking or that substantial uncertainty exists."

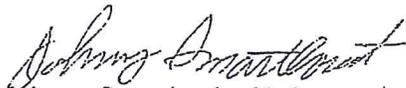
The rule goes on to say that "When there are gaps in relevant information or scientific uncertainty concerning significant impacts, agencies shall make clear that such information is lacking or that substantial uncertainty exists (WAC 197-11-080(2))."

In addition to this, WAC 197-11-080(3) says that if information is not available or costs too much to obtain or if the means to obtain the information is speculative or unknown, the agency may proceed but it "shall generally indicate in the appropriate environmental documents its worst case analysis and the likelihood of occurrence, to the extent this information can reasonably be developed." Therefore, without a professionally reasoned archaeological investigation of a proposed project area, it must be assumed that the entire area contains an archaeological site of cultural significance.

Much of Kittitas County is high probability to contain archaeological resources. Whenever you are the lead agency for SEPA determination and conditioning, please

require a professionally reasoned cultural resources survey to insure that question 13 is adequately answered. Please send the Yakama Nation's Tribal Historic Preservation Officer, Kate Valdez, a copy of the survey report. If you have any questions or comments, please do not hesitate to call Kate Valdez at (509) 985-7596.

Sincerely,



Johnny Smartlowit, Chairman  
Cultural Committee

cc: Dave Ward, OLC  
Dr. Allyson Brooks, State Historic Preservation Officer



Confederated Tribes and Bands  
of the Yakama Nation

Established by the  
Treaty of June 9, 1855

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JAN 03 2013

KITTITAS COUNTY  
CDS

Kittitas County  
Community Development Services  
ATTENTION: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Thursday, January 03, 2013

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

I appreciate the opportunity to provide comments to the Kittitas County Hearing Examiner regarding the proposed Sasse Ridge Long Plat (LP-11-00002).

Please find attached correspondence to me from my fisheries staff. I concur with the findings of the report for fisheries protection. As you may know, substantial funding is being invested in the Yakima River Basin, to allow it to once again support a viable salmonid and resident fish population. The proposed land division may add to the cumulative negative effects that result in a degraded watershed.

Please contact my staff regarding your response to the mitigation measures noted in the attached memo. John Marvin can be reached at 509-966-7406.

Sincerely,

Phil Rigdon  
Deputy Director of Natural Resources  
Yakama Nation

CC Yakama Nation Office of Legal Council  
Scott Nicolai  
File

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JAN 24 2013

KITTITAS COUNTY  
CDS

Post Office Box 151, Fort Road, Toppenish, WA 98948 (509) 865-5121

SASSE

EX 28

28



Confederated Tribes and Bands  
of the Yakama Nation

Established by the  
Treaty of June 9, 1855

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JAN 03 2013

KITTITAS COUNTY  
CDS

Kittitas County  
Community Development Services  
ATTENTION: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

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Please contact my staff regarding your response to the mitigation measures noted in the attached memo. John Marvin can be reached at 509-966-7406.

Sincerely,

Phil Rigdon  
Deputy Director of Natural Resources  
Yakama Nation

CC Yakama Nation Office of Legal Council  
Scott Nicolai  
File

## MEMORANDUM

TO: Phil Rigdon, Deputy Director, DNR  
THROUGH: Scott Nicolai, Yakima Subbasin Habitat Coordinator, YKFP  
FROM: John Marvin, Habitat Biologist, YKFP  
DATE: Wednesday, January 2, 2013  
RE: Sasse Ridge Long Plat (LP-11-00002)

The Kittitas County Hearing examiner is conducting a public hearing on the Sasse Ridge Long Plat (LP-11-00002) on January 10<sup>th</sup> at 6:00 pm. The project proposes to subdivide 30 acres into 10 single-family lots, with water provided by a community water system.

### Groundwater

The project proposes to provide potable water with a Group A water system. Staff sees nothing in the record that the proponent has, or proposes to acquire any water rights. The DOE letter submitted on November 14, 2007 also states that the proposal, and the two adjacent proposals, will be required to acquire water rights. The 2007 DOE letter is also prior to the Upper Kittitas Groundwater "Moratorium". On July 16, 2009, the Department of Ecology filed a temporary, emergency rule that closed northern Kittitas County to all new groundwater withdrawals. The Department of Ecology adopted a permanent rule (Chapter 173-539A WAC), effective on January 22, 2011, for managing ground water resources in upper Kittitas County. The new rule withdraws from appropriation all groundwater in Upper Kittitas County with the exception of uses for structures for which a building permit was granted and vested prior to July 16, 2009 and uses which are determined to be water budget neutral. The rule establishes a pathway for developers, contractors, and/or individuals to construct water budget neutral projects by identifying water rights that can be placed into the trust water right program to offset their consumptive use of groundwater.

The Washington State Supreme Court (Court) issued its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0) on July 28, 2011. In its opinion, the Court found that Kittitas County violated the Growth Management Act (GMA) on a number of issues, including the failure to protect water resources.

The Court affirmed that the Board correctly interpreted and applied the law when it found that the County's subdivision regulations violate the GMA by failing to protect water resources. The Court affirmed the Board's conclusions that resulted from connecting the GMA's mandates to protect water resources with the Courts interpretation of RCW 90.44.050 in *Campbell & Gwinn* " that the total group groundwater use in a residential development must be considered, rather than the separate use of each residential lot, for purposes of determining if use is in excess of 5,000 gallons per day for permit exemption." *Campbell & Gwinn*, Slip. Op. at p. 34. In *Campbell & Gwinn*, the Court interpreted the permit exemption of RCW 90.44.050 and held that commonly owned developments are not exempt from the state groundwater permit requirement if the total

development uses more than 5,000 gallons of water per day. The Supreme Court in *Kittitas County* held that:

... several relevant statutes indicate that the County *must* regulate to some extent to assure that land use is not inconsistent with available water resources. The GMA directs that the rural and land use elements of a county's plan include measures that protect groundwater resources. RCW 36.70A.070(1), (5)(c)(iv). Additional GMA provisions, codified at RCW 19.27.097 and 58.17.110, require counties to assure adequate potable water is available when issuing building permits and approving subdivision applications.

*Kittitas County, supra*, Slip Op. at p. 38 (citation omitted)

The Court concluded "... that the County is not precluded and, in fact, is required to plan for the protection of water resources in its land use planning." Slip Op. at pp. 38-39

The GMA requires that counties provide for the protection of groundwater resources and that county development regulations comply with the GMA. The Court affirmed that the Board properly interpreted the GMA's mandate to protect water to at least require that the County's subdivision regulations conform to statutory requirements by not permitting subdivision applications that effectively evade compliance with water permitting requirements. The proposal should be required to conform to the findings of the Washington State Supreme Court (Court) in its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0).

#### **Staff Recommendation**

- The proposal is within jurisdiction of, and should be required to conform to Chapter 173-539A WAC. The proposal should also be required to be consistent with the findings of the Washington State Supreme Court (Court) in its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0).

c: file  
Yakama Nation Office of Legal Council



**FISHERIES RESOURCE MANAGEMENT  
Confederated Tribes and Bands  
of the Yakama Nation**

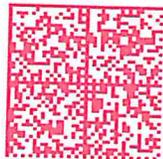
Post Office Box 151, Fort Road  
Toppenish, WA 98948

**RECEIVED**

JAN 09 2013

KITTITAS COUNTY  
CDS

Kittitas County  
Community Development Services  
Attn: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg WA 98926



U.S. POSTAGE PITNEY BOWES  
ZIP 98948 \$000.45<sup>0</sup>  
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0001377748 JAN 08 2013

5852636300 0004



## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, January 10, 2013 3:05 PM  
**To:** 'John Marvin'; Doc Hansen  
**Subject:** RE: Sasse Ridge LP-11-00002

John,

I have received your comments and they will be entered into the record tonight.

Thank you,  
Lindsey Ozbolt

**From:** John Marvin [mailto:jmarvin@Yakama.com]  
**Sent:** Thursday, January 10, 2013 2:45 PM  
**To:** Lindsey Ozbolt; Doc Hansen  
**Subject:** Sasse Ridge LP-11-00002

Please enter the attached documents into the record for tonight's hearing on Sasse Ridge LP-11-00002.

Please confirm receipt.

Thank you,

John L. Marvin  
Habitat Biologist  
Yakama Nation  
Yakima/Klickitat Fisheries Project  
760 Pence Rd  
Yakima, WA, 98909  
1-509-966-7406 office  
1-509-949-2176 cell  
1-509-966-4972 fax  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)

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SASSE 27  
EX 27

## Lindsey Ozbolt

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**From:** John Marvin [jmarvin@Yakama.com]  
**Sent:** Thursday, January 10, 2013 2:45 PM  
**To:** Lindsey Ozbolt; Doc Hansen  
**Subject:** Sasse Ridge LP-11-00002  
**Attachments:** Image.jpg; SasseRidge.doc; DOEMeadow1.jpg; DOEMeadow2.jpg; Sasse Ridge (Newport Hills) LP-11-00002, 11-28-11.docx

Please enter the attached documents into the record for tonight's hearing on Sasse Ridge LP-11-00002.

Please confirm receipt.

Thank you,

John L. Marvin  
Habitat Biologist  
Yakama Nation  
Yakima/Klickitat Fisheries Project  
760 Pence Rd  
Yakima, WA, 98909  
1-509-966-7406 office  
1-509-949-2176 cell  
1-509-966-4972 fax  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)



Confederated Tribes and Bands  
of the Yakama Nation

Established by the  
Treaty of June 9, 1855

Kittitas County  
Community Development Services  
ATTENTION: Kittitas County Hearing Examiner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Thursday, January 03, 2013

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

I appreciate the opportunity to provide comments to the Kittitas County Hearing Examiner regarding the proposed Sasse Ridge Long Plat (LP-11-00002).

Please find attached correspondence to me from my fisheries staff. I concur with the findings of the report for fisheries protection. As you may know, substantial funding is being invested in the Yakima River Basin, to allow it to once again support a viable salmonid and resident fish population. The proposed land division may add to the cumulative negative effects that result in a degraded watershed.

Please contact my staff regarding your response to the mitigation measures noted in the attached memo. John Marvin can be reached at 509-966-7406.

Sincerely,

Phil Rigdon  
Deputy Director of Natural Resources  
Yakama Nation

CC Yakama Nation Office of Legal Council  
Scott Nicolai  
File

## MEMORANDUM

TO: Phil Rigdon, Deputy Director, DNR  
THROUGH: Scott Nicolai, Yakima Subbasin Habitat Coordinator, YKFP  
FROM: John Marvin, Habitat Biologist, YKFP  
DATE: Wednesday, January 2, 2013  
RE: Sasse Ridge Long Plat (LP-11-00002)

The Kittitas County Hearing examiner is conducting a public hearing on the Sasse Ridge Long Plat (LP-11-00002) on January 10<sup>th</sup> at 6:00 pm. The project proposes to subdivide 30 acres into 10 single-family lots, with water provided by a community water system.

### Groundwater

The project proposes to provide potable water with a Group A water system. Staff sees nothing in the record that the proponent has, or proposes to acquire any water rights. The DOE letter submitted on November 14, 2007 also states that the proposal, and the two adjacent proposals, will be required to acquire water rights. The 2007 DOE letter is also prior to the Upper Kittitas Groundwater "Moratorium". On July 16, 2009, the Department of Ecology filed a temporary, emergency rule that closed northern Kittitas County to all new groundwater withdrawals. The Department of Ecology adopted a permanent rule (Chapter 173-539A WAC), effective on January 22, 2011, for managing ground water resources in upper Kittitas County. The new rule withdraws from appropriation all groundwater in Upper Kittitas County with the exception of uses for structures for which a building permit was granted and vested prior to July 16, 2009 and uses which are determined to be water budget neutral. The rule establishes a pathway for developers, contractors, and/or individuals to construct water budget neutral projects by identifying water rights that can be placed into the trust water right program to offset their consumptive use of groundwater.

The Washington State Supreme Court (Court) issued its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0) on July 28, 2011. In its opinion, the Court found that Kittitas County violated the Growth Management Act (GMA) on a number of issues, including the failure to protect water resources.

The Court affirmed that the Board correctly interpreted and applied the law when it found that the County's subdivision regulations violate the GMA by failing to protect water resources. The Court affirmed the Board's conclusions that resulted from connecting the GMA's mandates to protect water resources with the Courts interpretation of RCW 90.44.050 in *Campbell & Gwinn* " that the total group groundwater use in a residential development must be considered, rather than the separate use of each residential lot, for purposes of determining if use is in excess of 5,000 gallons per day for permit exemption." *Campbell & Gwinn*, Slip. Op. at p. 34. In *Campbell & Gwinn*, the Court interpreted the permit exemption of RCW 90.44.050 and held that commonly owned developments are not exempt from the state groundwater permit requirement if the total

development uses more than 5,000 gallons of water per day. The Supreme Court in *Kittitas County* held that:

... several relevant statutes indicate that the County *must* regulate to some extent to assure that land use is not inconsistent with available water resources. The GMA directs that the rural and land use elements of a county's plan include measures that protect groundwater resources. RCW 36.70A.070(1), (5)(c)(iv). Additional GMA provisions, codified at RCW 19.27.097 and 58.17.110, require counties to assure adequate potable water is available when issuing building permits and approving subdivision applications.

*Kittitas County, supra*, Slip Op. at p. 38 (citation omitted)

The Court concluded "... that the County is not precluded and, in fact, is required to plan for the protection of water resources in its land use planning." Slip Op. at pp. 38-39

The GMA requires that counties provide for the protection of groundwater resources and that county development regulations comply with the GMA. The Court affirmed that the Board properly interpreted the GMA's mandate to protect water to at least require that the County's subdivision regulations conform to statutory requirements by not permitting subdivision applications that effectively evade compliance with water permitting requirements. The proposal should be required to conform to the findings of the Washington State Supreme Court (Court) in its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0).

#### **Staff Recommendation**

- The proposal is within jurisdiction of, and should be required to conform to Chapter 173-539A WAC. The proposal should also be required to be consistent with the findings of the Washington State Supreme Court (Court) in its opinion in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0).

c: file  
Yakama Nation Office of Legal Council

**FW: Kittitas Permit Question**

Dunbar, Mark (ECY) [MDUN461@ECY.WA.GOV]

**Sent:** Wednesday, January 09, 2013 9:53 AM

**To:** John Marvin

**Cc:** Park, Sage (ECY) [SUEB461@ECY.WA.GOV]; Reed, Catherine D. (ECY) [CRAJ461@ECY.WA.GOV]

**Attachments:**Sasse Ridge (Newport Hill~1.docx (751 KB) ; G4-35251 Superseeding ROE ~1.pdf (6 MB)

Mark Dunbar  
Water Resources Program  
Dept. of Ecology  
Central Regional Office  
(509) 575-2024

---

**From:** Walker, Kurt (ECY)  
**Sent:** Tuesday, January 08, 2013 6:58 PM  
**To:** Dunbar, Mark (ECY)  
**Cc:** Park, Sage (ECY)  
**Subject:** RE: Kittitas Permit Question

**Meadow Springs LP0700015 and Tamarac Ridge LP0700018 have water rights.**

These two long plat applications are part of a larger project known as "Meadow Springs" which is covered under permit G4-35251. G4-35251 is a mitigated permit. Some of conditions (17 and 20 particularly) have not yet to be satisfied. Thus, full water use is not currently authorized (see attached ROE).

**Sassy Ridge LP 1100002 does not have water rights.**

The Sassy Ridge long plat application is part of a larger development effort by Newport Hills Land Company Incorporated and managing interest (see attached SEPA WR comments). In total, the project consists of 5 contiguous subdivisions and 8 adjacent lots amounting to 60 lots within an area of approximately 215 acres.

Ecology has had multiple correspondences with the proponent's attorney, Anne Watanabe, regarding the matter of water right permitting for the subject project. Ms. Watanabe has requested that the project be exempted from WAC 173-539A and Water Right Permitting. To be clear, Ecology has consistently informed Newport Hills that a Water Right Permit(s) is required for all water use by the project.

For additional information/detail regarding any of these subdivisions, please feel free to email or stop by my cube.

Hope this helps.

**Kurt Walker**  
WA Dept of Ecology, CRO  
Water Resources Program  
(509) 454-4237  
kwal461@ecy.wa.gov

*Winston Churchill*

27

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**From:** Dunbar, Mark (ECY)  
**Sent:** Monday, January 07, 2013 1:19 PM  
**To:** Walker, Kurt (ECY)  
**Subject:** FW: Kittitas Permit Question

Mark Dunbar  
Water Resources Program  
Dept. of Ecology  
Central Regional Office  
(509) 575-2024

---

**From:** Park, Sage (ECY)  
**Sent:** Monday, January 07, 2013 10:59 AM  
**To:** Dunbar, Mark (ECY)  
**Subject:** Kittitas Permit Question

Mark,  
John Marvin from the Yakama Nation contacted us to determine if the following long plats have received a WR permit. They are in upper Kittitas.

Meadow Springs LP0700015  
Tamarac Ridge LP0700018  
Sassy Ridge LP 1100002

I believe you can find these on Kittitas County's Planning website to find our comment letters. I would check with Kurt and Melissa to see if they recognize the names. Johns phone number is 966-7406. He would like to know by this Wed am if possible.  
Thanks!

Sage Park  
Permitting Unit Supervisor  
Water Resources Program  
Washington State Department of Ecology  
Central Regional Office  
15 W. Yakima Ave, Suite 200 | Yakima, WA 98902  
phone (509) 454-7647 | fax (509) 575-2809

## Water Resources SEPA Comments for Kittitas County Long Plat Application LP-11-00002, Sasse Ridge

Thank you for the opportunity to comment on the Sasse Ridge Long Plat (LP-11-00002) application.

### 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. Ecology is aware of the subdivisions listed below in Table 1; not all have been approved by Kittitas County to date (see map below for precise location.)

LLC	Subdivision	Lots
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.

Well Tag No.	<sup>1</sup> Name or LLC
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.&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.

### **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.

### **Correspondence with Proponent**

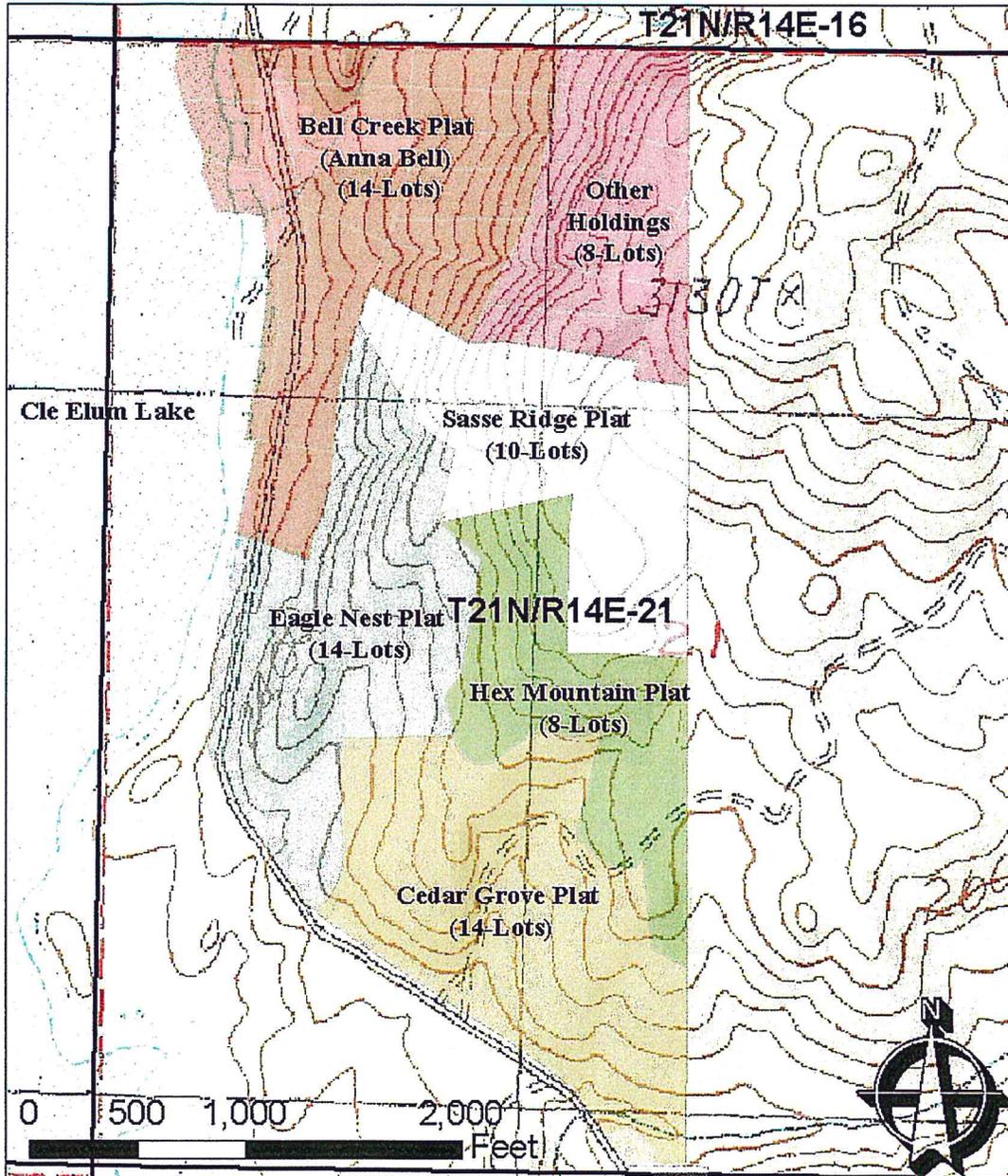
Ecology has had multiple correspondences with the proponent's attorney, Anne Watanabe, regarding the matter of water right permitting for the subject project. Ms. Watanabe has requested that the project be exempted from WAC 173-539A and Water Right Permitting. To be clear, Ecology has consistently informed Newport Hills that a Water Right Permit(s) is required for all water use by the project.

### **In Summary**

The Sasse Ridge (LP-11-00002) subdivision is part of a larger project as defined by WAC 173-539A and AGO Opinion 197 No. 6. As a result, all water use by the project, including LP-11-0002, must be withdrawn and used under an authorized Water Right Permit(s).

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.

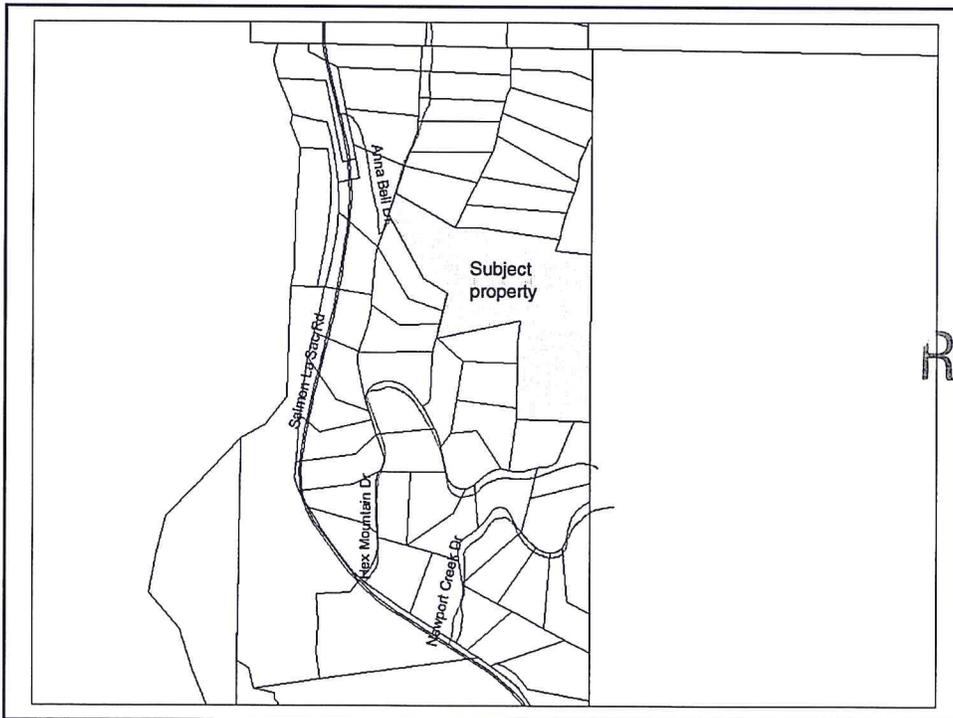
# Newport Hills Land Co. Inc. Land Holdings and Subdivisions in T21N / R14E Sec 21



# Kittitas County Hearing Examiner

January 10, 2013

Sasse Ridge Preliminary Plat  
(LP-11-00002)



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# Kittitas County Hearing Examiner

January 10, 2013

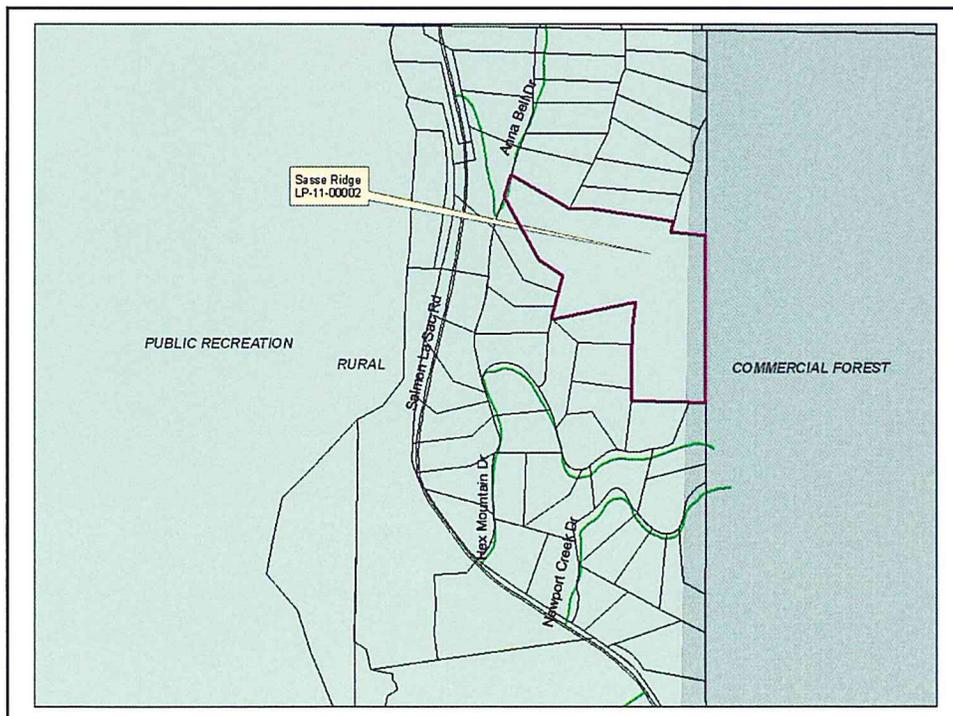
## Sasse Ridge Preliminary Plat (LP-11-00002)

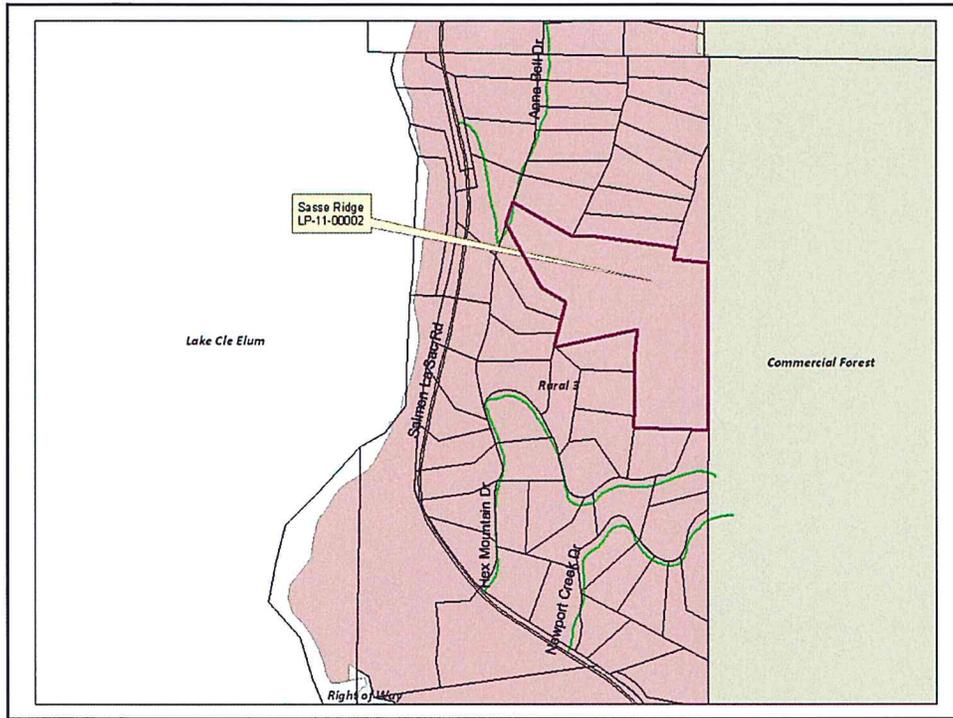


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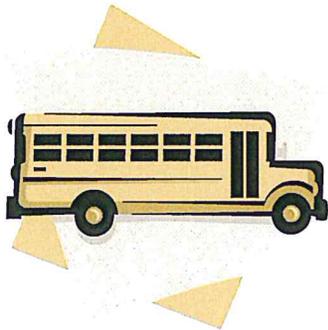
## Overview of Proposal

- Project acreage: 30.61 acres
- Number of lots: 10
  - Ranging in size: 3.01 to 3.12 acres
- Domestic Water: Community Water System
- Sewage Disposal: Individual on-site septic or community drainfields
- Land Use: Rural
- Zoning: Rural-3

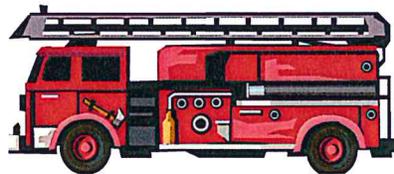




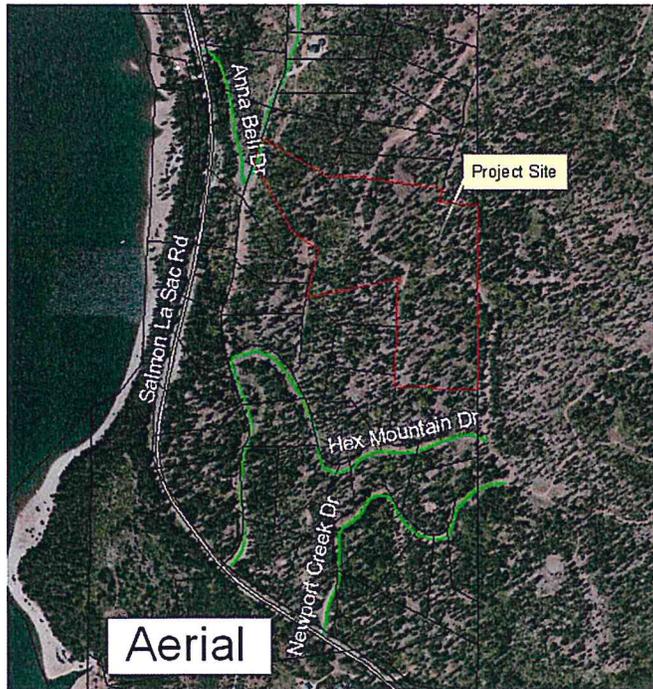
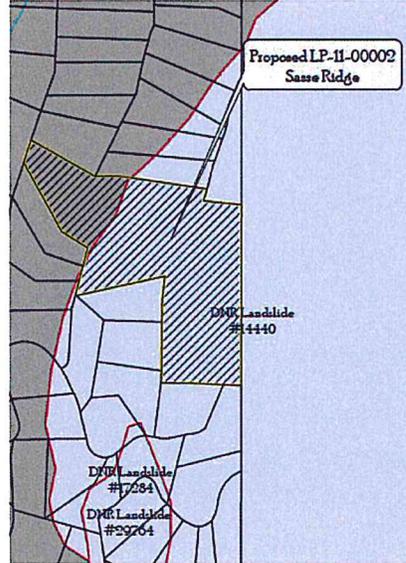
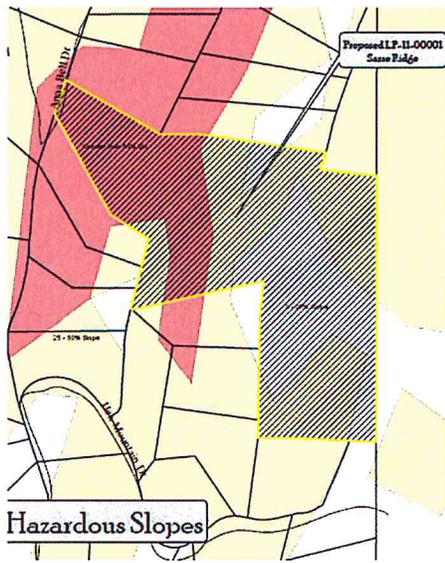
**Cle Elum – Roslyn School District**



**Fire District 7**



# Critical Areas Analysis



## Access

This proposal will have access from Hex Mountain Drive, a 60-foot private access easement off of Salmon La Sac Road.

## Notices

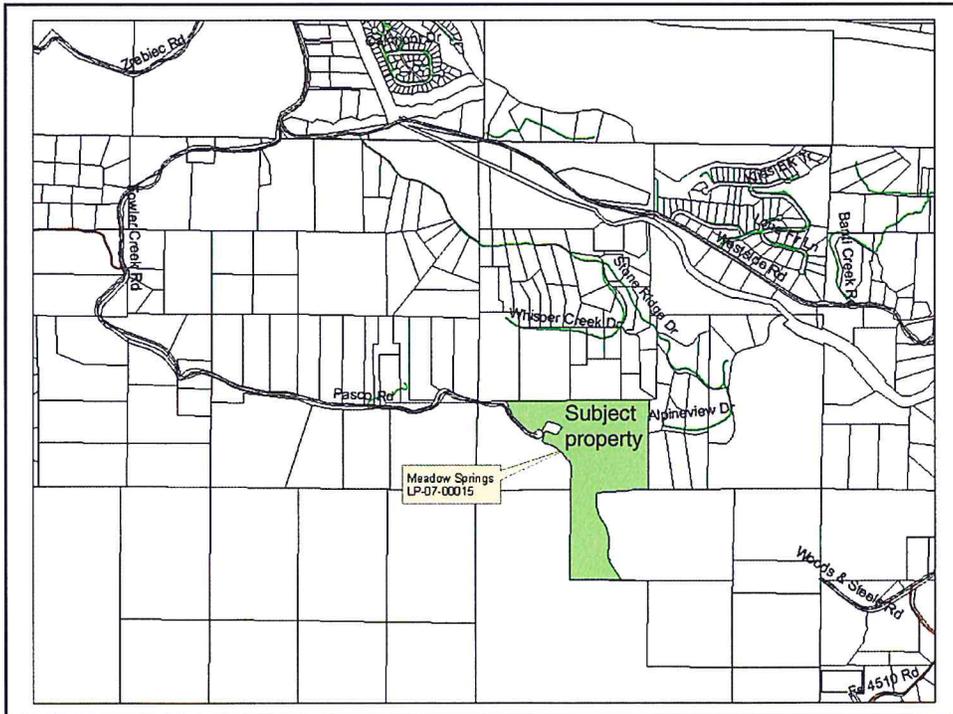
- Application was submitted: Aug. 17, 2011
- Notice of Application: Nov. 17, 2011
  - Comment Period ended: Dec. 2, 2011
    - Comments were received by: WA Dept. of Health, WA Dept. of Ecology, Kittitas County Dept. of Public Works, KC Dept. Public Health, KC Fire Marshal, and Yakama Nation.
- SEPA MDNS was issued on Dec. 21, 2012
  - Appeal period ended on Jan. 9, 2013 at 5:00 pm, no appeals were filed.



# Kittitas County Hearing Examiner

January 10, 2013

## Meadow Springs PBCP Preliminary Plat (LP-07-00015)



## **Overview of Proposal**

- The original request was for a 62 lot PBCP on approximately 158 acres. It was proposed to be served by a public water system, and individual septic systems or community drainfields would provide sewage disposal.
- This project was amended and reduced in size in 2010.

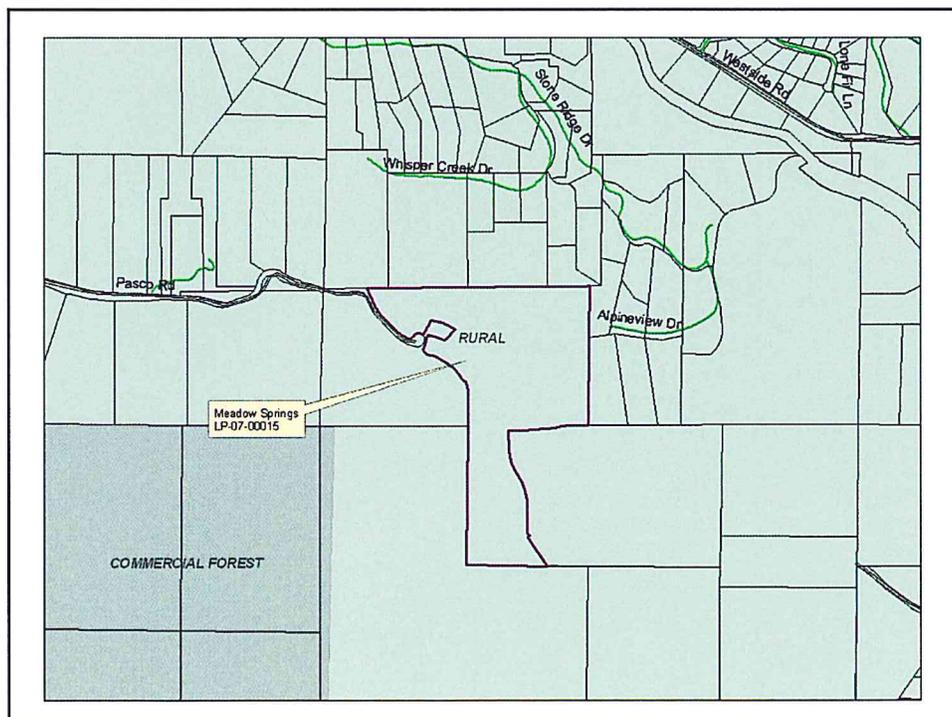
## **Overview of Proposal cont.**

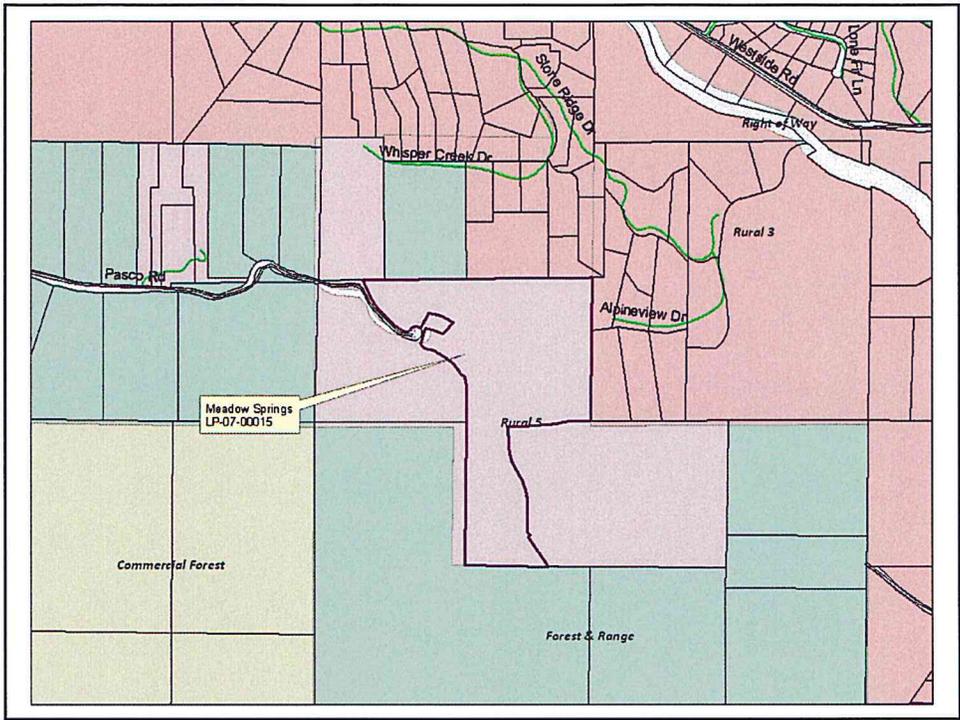
The revised project is as follows:

- Project acreage: 67.41 acres
- Number of lots: 26
  - Average lot size is .88 acres
- Domestic Water: Public Water System
- Sewage Disposal: Individual on-site septic or community drainfields
- Land Use: Rural
- Zoning: Rural-5

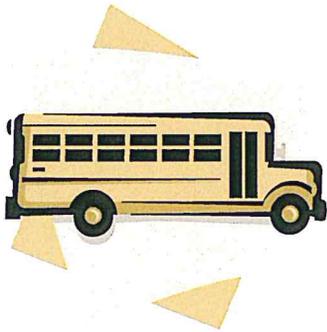
## Overview of Proposal

- Group A water system and individual septic systems and/or community drainfields are proposed.
- As a condition of approval, the Public Health Department will require:
  - Completion of soil logs which meet the septic availability requirement;
  - Documentation from DOE verifying that the quantity of water required for the plat has been transferred;
  - Placement of all proposed wells and submittal of well logs showing yields consistent with the requirement above and the require nitrate and bacteriological tests showing potability of that water.

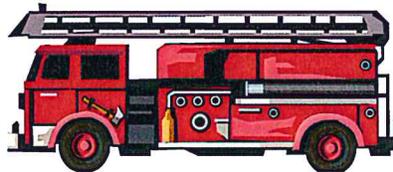


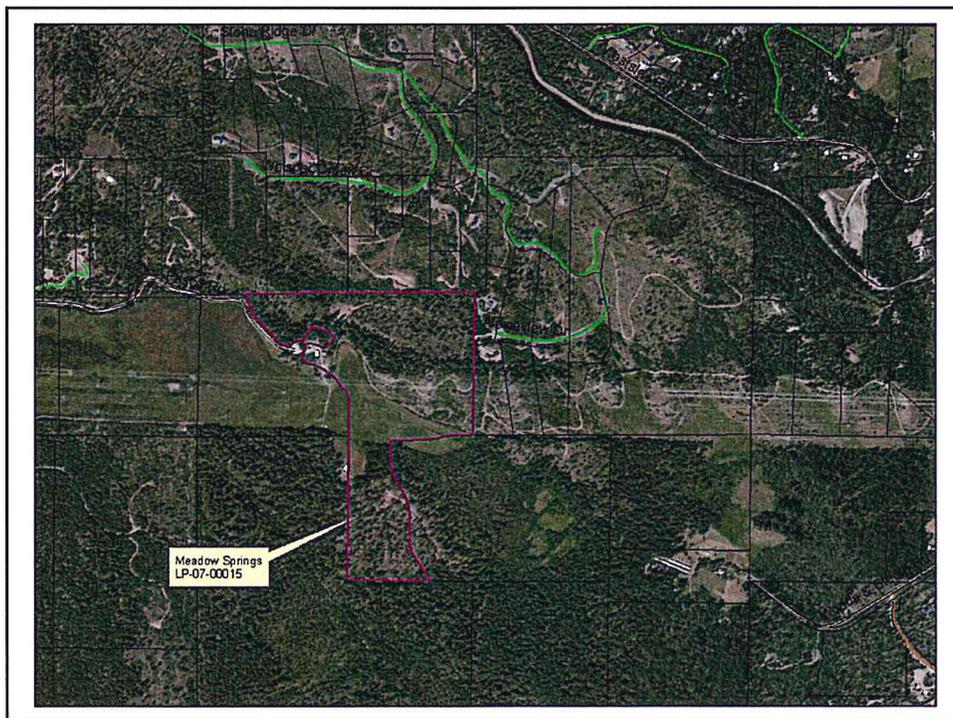
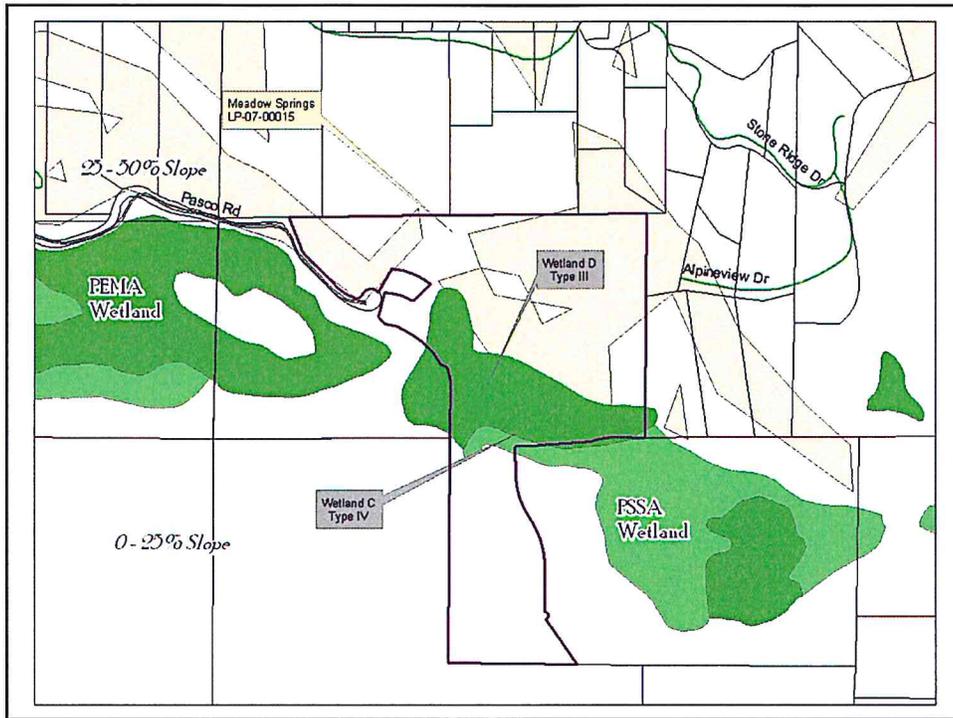


**Cle Elum – Roslyn School District**



**Fire District 7**





## Access

There are two proposed access scenarios:

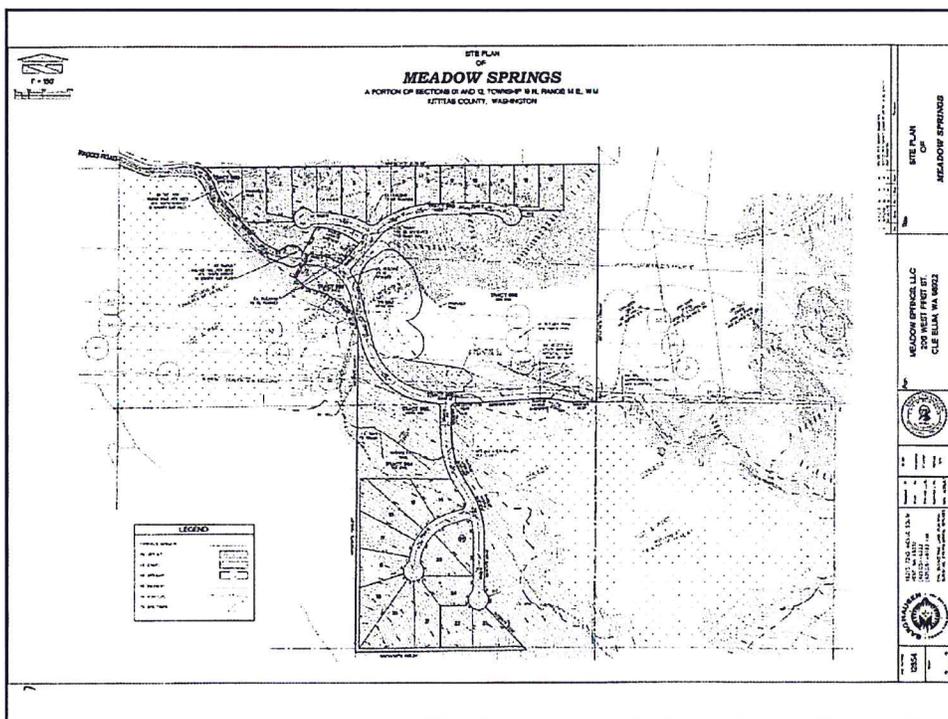
- The preferred scenario would have primary access from Stone Ridge Drive, a private 60-foot access easement, and second access from Pasco Road.
  - Currently, the property does not have legal access across Stone Ridge Drive, and the developer will have **one year** from the date of preliminary approval to secure legal access.
- The second scenario would be primary access from Pasco road and a second access would not be required.
  - This would go into effect if legal access is not secured to use Stone Ridge Drive within one year from date of preliminary approval.

## Notices

- Application was submitted: Apr. 10, 2007.
- Notice of Application: Oct. 31, 2007
  - Comment period ended: Nov. 15, 2007
    - Numerous comments were received from the public. The following agencies provided comment: WA Dept. of Ecology, Dept. of Archaeology & Historic Preservation, KC Fire District 7, Kittitas County Fire Marshal, KC Dept. of Public Works, KC Dept. of Environmental Health, WA Dept. of Fish & Wildlife, and BPA.
- SEPA MDNS was issued on Oct. 30, 2009
  - Appeal period ended on Nov. 13, 2009 at 5:00 pm. No appeals were filed.

## Notices cont.

- Based on revised information, a new SEPA MDNS was issued on Nov. 30, 2012.
  - Appeal period ended on Dec. 13, 2012 at 5:00 pm. No appeals were filed.
- Notice of Cancelled Hearing: Dec. 6, 2012
- SEPA MDNS – Addendum was issued on Dec. 21, 2012
  - Appeal period ended on Jan. 7, 2013 at 5:00 pm. No appeals were filed.



## Project Analysis

- Consistent with Comprehensive Plan.
- Consistent with KCC 16.09 Performance Based Cluster Platting
  - KCC 16.09 requires 40% of the project area to be placed in open space. This equals 26.96 acres. Proposed open space is 28.77 acres

OPEN SPACE TABLE	
GROSS SITE AREA	67.41 AC. (2,936,553 S.F.)
REQUIRED OPEN SPACE (40% OF GROSS SITE AREA)	26.96 AC.
PROPOSED OPEN SPACE	28.77 AC.
PROPOSED OPEN SPACE % OF PROJECT AREA	42.7% PERCENT

## PBCP Rating System

PBCP BONUS POINTS	
TRANSPORTATION CONNECTIVITY	25 POINTS
OPEN SPACE	0 POINTS
WILDLIFE HABITAT	15 POINTS
HEALTH/SAFETY (GROUP A WELL)	50 POINTS
RECREATION (PASSIVE/ACTIVE)	15 POINTS
<b>TOTAL POINTS</b>	<b>105 POINTS</b>

67.41 ac. / 5 ac. zone = 13 units

13 units x 2 (100% bonus) = 26 units

**Project proposes 26 units**

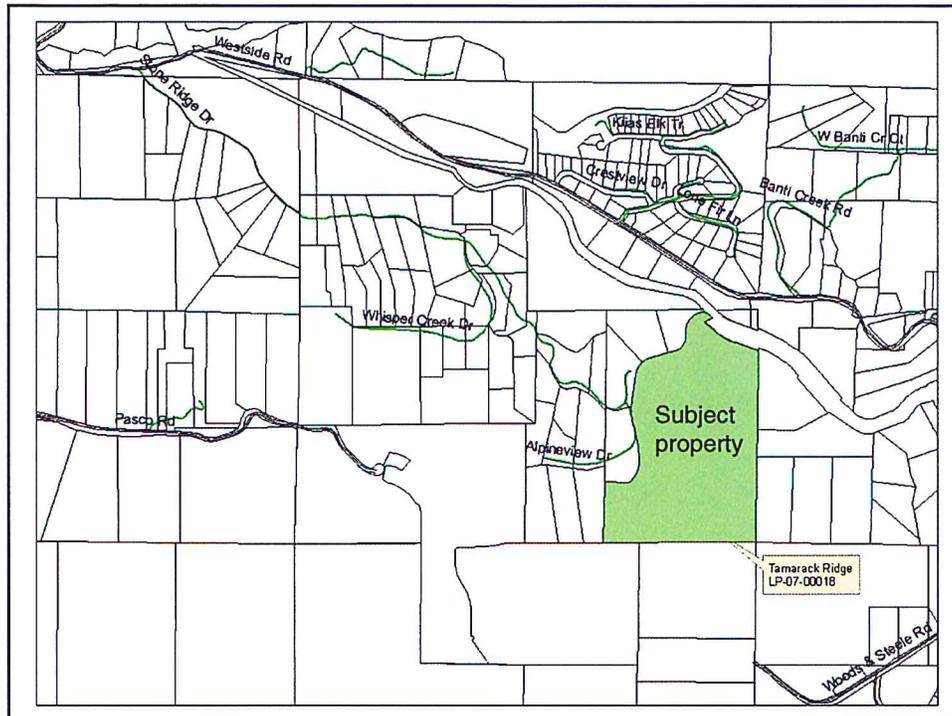
## Project Analysis cont.

- As conditioned, it is consistent with KCC 17.30A - Rural 5 Zoning
  - KCC 17.30A requires the minimum lot size for a cluster plat to be 0.5 acres when public water and sewer systems are used. The current average lot size is 0.88 acres.
  - As public sewer system is required when the lot size decreases below 5 acres. A community septic system qualifies as a public system.
- Not consistent with KCC 16.12 Preliminary Plat Subdivision Code
  - Prelim. Plat page size is too large, KCC 16.12 requires 18 x 24 rather than the submitted 24 x 36 inches.
- Consistent with KCC 12 Roads and Bridges

## Kittitas County Hearing Examiner

January 10, 2013

Tamarack Ridge PBCP Preliminary Plat  
(LP-07-00018)



## Overview of Proposal

- The original request was for a 32 lot PBCP on approximately 50 acres. It was proposed to be served by a public water system, and individual septic systems or community drainfields would provide sewage disposal.
- This project was amended in 2010.
  - Tamarack Ridge PBCP and Starlite Heights PBCP were combined together , thereby reducing overall size of project.

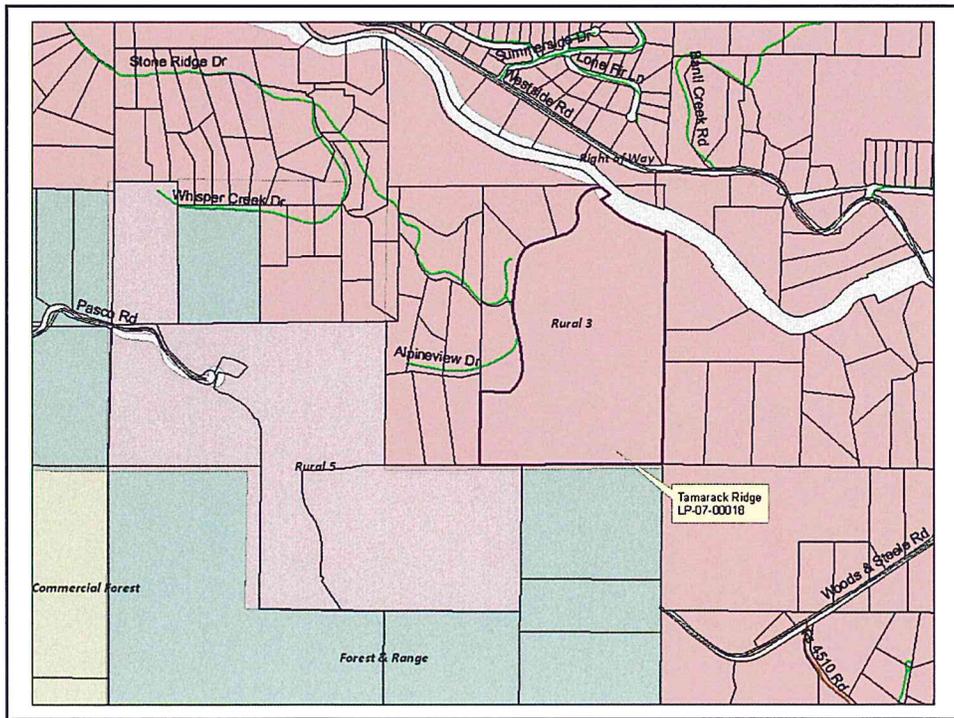
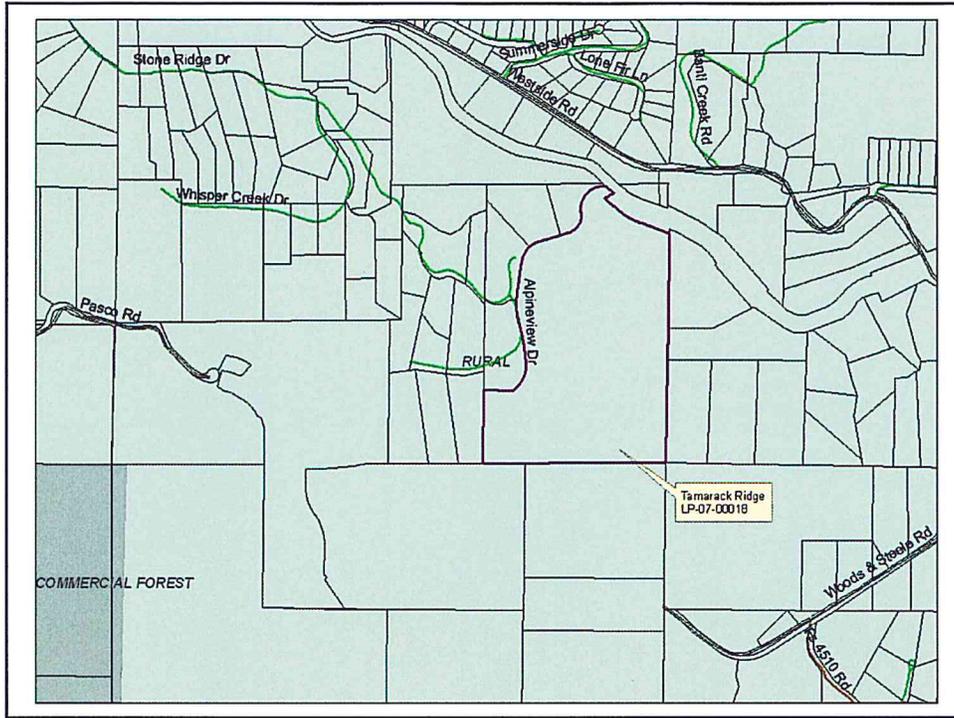
## **Overview of Proposal cont.**

The revised project is as follows:

- Project acreage: 78.49 acres
- Number of lots: 37
  - Average lot size is .95 acres
- Domestic Water: Public Water System
- Sewage Disposal: Individual on-site septic or community drainfields
- Land Use: Rural
- Zoning: Rural-3

## **Overview of Proposal**

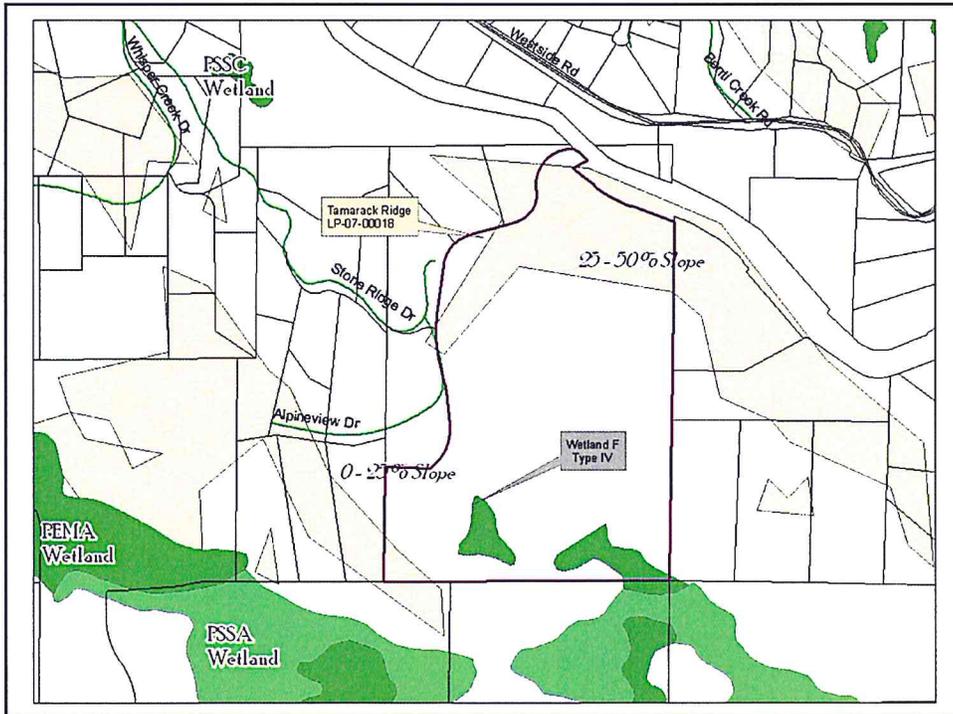
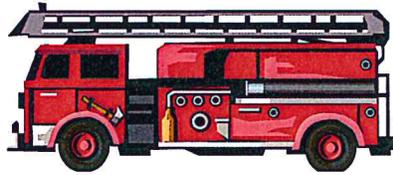
- Group A water system and individual septic systems and/or community drainfields are proposed.
- As a condition of approval, the Public Health Department will require:
  - Completion of soil logs which meet the septic availability requirement;
  - Documentation from DOE verifying that the quantity of water required for the plat has been transferred;
  - Placement of all proposed wells and submittal of well logs showing yields consistent with the requirement above and the require nitrate and bacteriological tests showing potability of that water.



# Cle Elum – Roslyn School District



Fire District 7





## Access

- Primary access will be from Stone Ridge Drive, a 60-foot private access easement.
- Secondary access will connect with Pasco Road, a county road.

## Notices

- Application was submitted: Apr. 10, 2007.
- Notice of Application: Oct. 31, 2007
- Re-notice of application: Nov. 8, 2007
  - The original NOA contained an error.
  - Comment period ended: Nov. 26, 2007
    - Numerous comments were received from the public. The following agencies provided comment: WA Dept. of Ecology, Dept. of Archaeology & Historic Preservation, KC Fire District 7, Kittitas County Fire Marshal, KC Dept. of Public Works, KC Dept. of Environmental Health, WA Dept. of Fish & Wildlife, and BPA.
- SEPA MDNS was issued on Oct. 30, 2009
  - Appeal period ended on Nov. 13, 2009 at 5:00 pm. No appeals were filed.

## Notices cont.

- Based on revised information, a new SEPA MDNS was issued on Dec. 21, 2012.
  - Appeal period ended on Jan. 7, 2013 at 5:00 pm. No appeals were filed



## Project Analysis

- Consistent with Comprehensive Plan.
- Consistent with KCC 16.09 Performance Based Cluster Platting
  - KCC 16.09 requires 40% of the project area to be placed in open space. This equals 31.60 acres. Proposed open space is 33.09 acres

OPEN SPACE TABLE	
GROSS SITE AREA	79.00 AC. (3,441,455 S.F.)
REQUIRED OPEN SPACE (40% OF PROJECT AREA)	31.60 AC.
PROPOSED OPEN SPACE:	33.09 AC.
TRACT A LESS ROAD:	31.96 AC.
TRACT B LESS ROAD:	1.13 AC.
PROPOSED OPEN SPACE % OF PROJECT AREA	41.9 PERCENT

## PBCP Rating System

PBCP BONUS POINTS	
TRANSPORTATION CONNECTIVITY	25 POINTS
OPEN SPACE	0 POINTS
WILDLIFE HABITAT	15 POINTS
HEALTH/SAFETY (GROUP A WELL)	50 POINTS
RECREATION (PASSIVE/ACTIVE)	15 POINTS
<b>TOTAL POINTS</b>	<b>105 POINTS</b>

78.49 ac. / 3 ac. zone = 26 units

26 units x 2 (100% bonus) = 52 units

**Project proposes 37 units**

## Project Analysis cont.

- Consistent with KCC 17.30 - Rural 3 Zoning
- Not consistent with KCC 16.12 Preliminary Plat Subdivision Code
  - Prelim. Plat page size is too large, KCC 16.12 requires 18 x 24 rather than the submitted 24 x 36 inches.
- Consistent with KCC 12 Roads and Bridges

To the Honorable Andrew Kottkamp, Hearings Examiner,

10 January, 2013

Please accept these comments regarding the Sasse Ridge Preliminary Plat (LP-11-00002). Application is for a Preliminary Plat totaling 10 three acre single-family residential lots on 30.61 acres. 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

\*SEPA Checklist on groundwater accepted by county:

The applicant submitted that "...approval of an application from the Department of Ecology for mitigated water may need to be applied for." This is clearly an inadequate response for the following reasons:

Attached is a copy of adjoining properties to the Sasse Ridge project that are part of previously created subdivisions - ***by the same owner.*** The fact that this 30 acre parcel, adjacent to Commercial Forest Land and between the other projects (among the large number of projects in the general vicinity), demonstrates the need to evaluate this "Long Plat" as part of a much bigger project.

Based on previous encounters with this developer, the applicant is well aware that this location does not allow new, unmitigated water withdrawals. The answer that mitigation "may be" required underscores the applicant's historical approach to irresponsible development in Kittitas County and belies the fact that this is an extremely serious issue. Surely the applicant is not pleading a lack of understanding about the status of water withdrawals in this area. It was exactly this type of development/developer that forced the water issue to ultimately end up in the Supreme Court, detailed below.

Excerpts from the Supreme Court Decision #84187-0:

*"RIDGE challenged whether provisions of the County's subdivision code, Title 16 KCC, violated the water protection requirements of the GMA. Primarily relying on the water protection provisions of the GMA and Campbell & Gwinn, the Board concluded that chapter 16.04 KCC fails to assure that authorized subdivisions do not contravene or evade water permitting requirements."*

*"Petitioners argue that the Board misinterpreted the relevant law. We disagree and hold that the Board correctly interpreted and applied the law when it found that the County's subdivision regulation violates the GMA by failing to protect water resources."*

RECEIVED

JAN 24 2013

KITTITAS COUNTY  
CDS

SASSE

EX 25

25

*"RCW 90.44.040, which provides:*

*Subject to existing rights, all natural groundwaters . . . are hereby declared to be public groundwaters and to belong to the public and to be subject to appropriation for beneficial use under the terms of this chapter and not otherwise.(Emphasis added.) While this provision preempts the County from separately appropriating groundwaters, it does not prevent the County from protecting public groundwaters from detrimental land uses.*

*Petitioners argue that the Board misinterpreted the relevant law. We disagree and hold that the Board correctly interpreted and applied the law when it found that the County's subdivision regulation violates the GMA by failing to protect water resources."*

*While the Supreme Court specifically addressed the lack of consideration of other proposed developments, in effect avoiding the issues addressed in Ecology vs. Campbell Gwinn, it went on to say in several places noted here, the county has failed to protect the public water resources in its subdivision code.*

Another example of this from the decision follows:

*While Ecology is responsible for appropriation of groundwater by permit under RCW 90.44.050, the County is responsible for land use decisions that affect groundwater resources, including subdivision, at least to the extent required by law. The GMA requires that counties provide for the protection of groundwater resources and that county development regulations comply with the GMA. The Board properly interpreted the GMA's mandate to protect water to at least require that the County's subdivision regulations conform to statutory requirements by not permitting subdivision applications that effectively evade compliance with water permitting requirements. We affirm this Board decision."*

It is the responsibility of a Hearings Examiner to interpret whether an application adequately addresses the requirements and concerns of a project. The fact that the Supreme Court decision was made in July of 2011 and yet the county, to date, has not demonstrated any real protection of the water resource. This should be cause for serious legal concern, which could encompass professional decisions rendered by you in the projects presented before the Hearings Examiner.

No resource could be considered truly protected if not adequately evaluated. Best scientific practices mean that the rezoning is the realistic stage to make the best determinations. To await a building permit prior to requiring a water right is to assume that water will always be available regardless of the type or location of development. This is a dangerous assumption in this basin.

Finally, and most critically, EVEN IF this applicant was to admit that development would ONLY be possible if senior water rights were to be obtained to offset the new uses, this is not a location where mitigation water is guaranteed. In fact, the opposite may be true. This is an area that was overdeveloped based on exempt wells (many as part of bigger, illegal, subdivisions). The Suncadia water banks *may* have applicable mitigation water available, but this would take in-depth investigation by the experts at Ecology. The entire project, by necessity, revolves around water availability. It is distressing that the staff comment section of the SEPA is blank regarding the legal availability of water requirement, nor is there acknowledgment that the surrounding parcels have the same owners. Both in violation of the Growth Management Board and Supreme Court rulings.

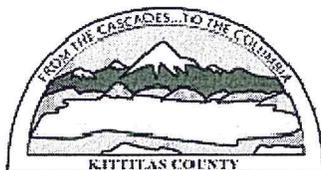
That the applicant appears unwilling to acknowledge water as the limiting factor, coupled with Kittitas County deliberately flouting the Supreme Court's ruling, indicates that achieving real protection of the resource may hinge on further legal action and a more rigorous examination of the development process in Kittitas County. We can only achieve these goals through transparency, yet seem to be mired in the same opacities of previous years.

The Sasse Ridge project must be shelved until and unless a legitimate water right can be secured, at which time the other aspects of the development can then be examined in the proper context.

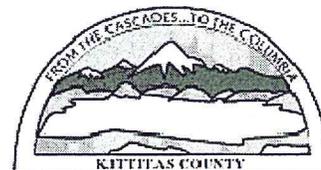
Sincerely, Melissa Bates

Melissa Bates  
120 Elk Haven Rd.  
Cle Elum, WA 98922

CC;  
RIDGE: Doug Kilgore  
KCCC: Marge Bransrud, Jan Sharar  
CELP: Rachael Pascal Osborn, Suzanne Skinner  
Furturewise: Tim Trohimovich  
Dept. Ecology: G. Tom Tebb, Ted Sturdevant  
Kittitas County: Paul Jewell, Gary Berndt, Obie O'Brien, Greg Zemple, Neil Caulkins



# Kittitas County Assessor



Marsha Weyand  
Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

## Property Summary (Appraisal Details)

### Parcel Information

Parcel Number: 951660  
Map Number: 21-14-21050-0011  
Situs: VANNA BELL DR RONALD  
Legal: ACRES 3.12; ANNA BELL PLAT, LOT 11; SEC 21; TWP 21; RGE 14~

### Ownership Information

Current Owner: NEWPORT HILLS LAND CO INC  
Address: PO BOX 687  
City, State: ROSLYN WA  
Zipcode: 98941

### Assessment Data

Tax District: 43  
Land Use/DOR Code: 91  
Open Space:  
Open Space Date:  
Senior Exemption:  
Deeded Acres: 3.12  
Last Revaluation {Reval} for Tax Year:

### Market Value

Land: 125,440  
Imp: 7,500  
Perm Crop: 0  
Total: 132,940

### Taxable Value

Land: 125,440  
Imp: 7,500  
Perm Crop: 0  
Total: 132,940

### Sales History

NO SALES HISTORY RECORDS FOUND

### Building Permits

NO ACTIVE PERMITS

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	NEWPORT HILLS LAND CO INC	125,440	7,500	0	132,940	0	132,940	<a href="#">View Taxes</a>
2011	NEWPORT HILLS LAND CO INC	125,440	7,500	0	132,940	0	132,940	<a href="#">View Taxes</a>
2010	NEWPORT HILLS LAND CO INC	146,360	0	0	146,360	0	146,360	<a href="#">View Taxes</a>
2009	NEWPORT HILLS LAND CO INC	146,360	0	0	146,360	0	146,360	<a href="#">View Taxes</a>
2008	NEWPORT HILLS LAND CO INC	146,360	0	0	146,360	0	146,360	<a href="#">View Taxes</a>

### Parcel Comments

Number Comment

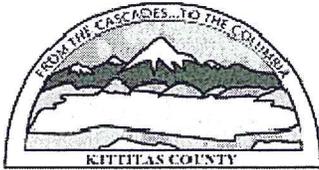
- 1 SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
- 2 CHANGE TAXING DISTRICT FROM 31 TO 43 PER RESOLUTION NO. 2009-83.~ANNEXING REAL PROPERTY INTO KC  
FIRE DISTRICT NO. 7, 09 FOR 10~
- 3 VALUE CHANGE; BOE AGREEMENT '07 FOR '08~
- 4 SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
- 5 SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
- 6 CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
- 7 CREATE ANNA BELL PLAT FROM 21-14-21000-0015; 06 FOR 07~~



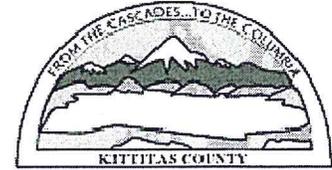
no sketch on file

Filed: 1/8/2013 5:16:00 PM





# Kittitas County Assessor



Marsha Weyand  
Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

## Property Summary (Appraisal Details)

### Parcel Information

Parcel Number: 956692  
Map Number: 21-14-21052-0001  
Situs:  
Legal: ACRES 3.03; HEX MOUNTAIN PLAT, LOT 1; SEC 21, TWP 21, RGE 14~

### Ownership Information

Current Owner: NEWPORT HILLS LAND CO INC  
Address: PO BOX 687  
City, State: ROSLYN WA  
Zipcode: 98941

### Assessment Data

Tax District: 43  
Land Use/DOR Code: 88  
Open Space: YES  
Open Space Date: 1/1/1975  
Senior Exemption:  
Deeded Acres: 3.03  
Last Revaluation for Tax Year: 2011

### Market Value

Land: 100  
Imp: 0  
Perm Crop: 0  
Total: 100

### Taxable Value

Land: 100  
Imp: 0  
Perm Crop: 0  
Total: 100

### Sales History

NO SALES HISTORY RECORDS FOUND

### Building Permits

NO ACTIVE PERMITS

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	NEWPORT HILLS LAND CO INC	110	0	0	110	0	110	<a href="#">View Taxes</a>
2011	NEWPORT HILLS LAND CO INC	110	0	0	110	0	110	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
1	CREATE NEW PLAT FROM PARENT PARCEL 21-14-21000-0018, (~.01 ACRES PER SURVEY), 10 FOR 11~

no photo on file

no sketch on file

Filedate: 1/8/2013 5:16:00 PM

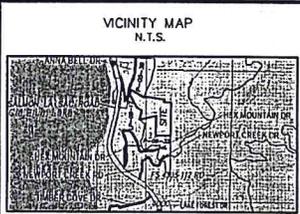


Large Format Preliminary Plat  
Maps scanned into electronic  
file.

Large Format maps located  
within paper file.

Attached are reduced size  
Preliminary Plat Maps

62



**APPROVALS**

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

KITITAS COUNTY ENGINEER \_\_\_\_\_

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE 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\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
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 KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21-14-21000-0016 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

CERTIFICATE OF KITITAS 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 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY ASSESSOR \_\_\_\_\_

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

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

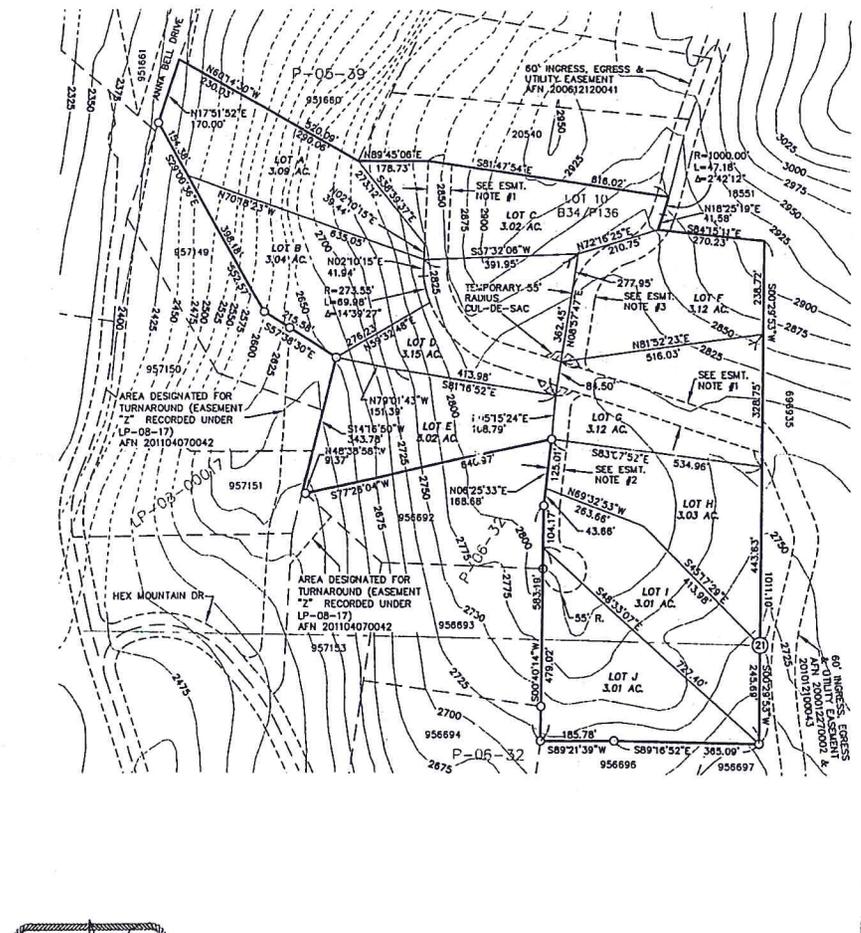
BY: \_\_\_\_\_  
CHAIRMAN

ATTES: \_\_\_\_\_  
CLERK OF THE BOARD

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

**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

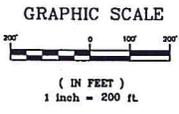


**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADMUTH 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, AFN# 200503200021.
  - BOOK 34 OF SURVEYS, PAGE 136, AFN# 200709100070.
  - AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

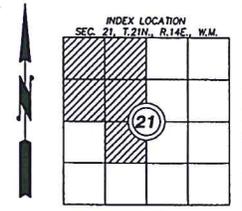
**EASEMENT NOTES:**

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 LS# 18092
- FOUND IRON ROD & CAP LS# 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 at the request of.....SASSE RIDGE, LLC.....  
in.....AUGUST 20..11.  
.....  
DAVID P. NELSON                      DATE  
Certificate No.....18092.....

**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

**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	08/2011	11076
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 2



24

24

**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

OWNER:  
SASSE RIDGE LLC  
PO BOX 19  
211 S MONTGOMERY  
UNIONTOWN WA 99179

PARCEL #21-14-21000-0016 (20542)  
ACREAGE: 30.61  
LOTS: 10  
WATER SOURCE: COMMUNITY WATER SYSTEM(S)  
AND/OR INDIVIDUAL WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
ZONE: R-3

**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.
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 CURTAILMENT 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.

**ADJACENT PROPERTY OWNERS:**

- 18551  
20540  
951680  
951681  
956692  
956693  
956694  
956696  
956697  
NEWPORT HILLS LAND CO INC  
PO BOX 687  
ROSLYN WA 98941
- 696935  
PLUM CREEK TIMBER CO LP  
PO BOX 1990  
COLUMBIA FALLS MT 59912
- 957149  
957150  
957151  
957153  
JOLLY MOUNTAIN GROUP LLC  
1332 G STREET  
LEWSTON ID 83501

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SASSE RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HERIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HERIN 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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF \_\_\_\_\_ THE LIMITED LIABILITY COMPANY THAT EXECUTED 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 OATH STATED 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 \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**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.....ALPHART, 2011.....  
DAVID P. NELSON DATE  
Certificate No.....18092.....

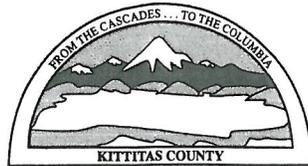
**Encompass**  
ENGINEERING & SURVEYING

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

**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	08/2011	11076
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2





# 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 your 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](mailto:dan.valoff@co.kittitas.wa.us)

Sincerely,



Dan Valoff  
Staff Planner

CC Wayne Nelson Encompass Engineering via email to: [wnelsen@encompasses.net](mailto:wnelsen@encompasses.net)

# SASSE RIDGE PLAT

**RECEIVED**  
 AUG 17 2011  
 KITTITAS COUNTY  
 CDS

**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

LP-11-XX



**APPROVALS**

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

KITTITAS COUNTY ENGINEER

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

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 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

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21-14-2000-0018 (20040)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF 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 PLATTING. PARCEL NO. 21-14-2000-0018 (20040)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY ASSESSOR

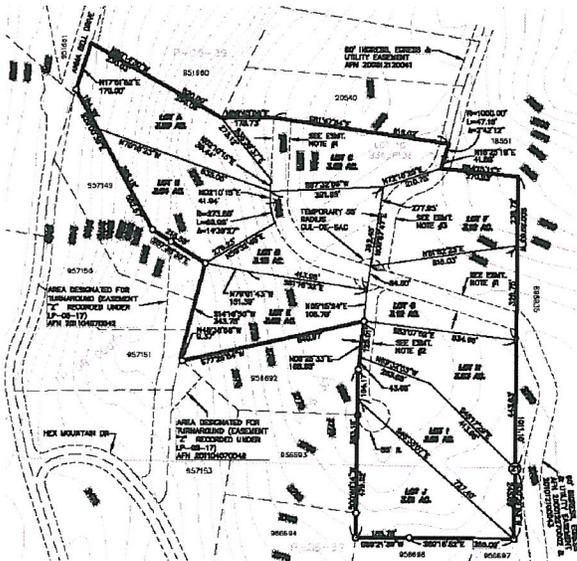
KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

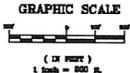
BY \_\_\_\_\_  
 CHAIRMAN

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

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



- SURVEY NOTES:**
1. THE PURPOSE OF THIS INSTRUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AGENCY FILE NUMBER 20070810070 TO THE CORRELATION SHOWN HEREIN.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 560 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREIN WERE LOCATED, STAKED AND CHAINED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 110000 LINEAR FEET SINCE 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 25 OF SURVEYS, PAGE 89, APM 2000000000
    - BOOK 34 OF SURVEYS, PAGE 136, APM 20070810070
 AND THE SURVEY REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- EASEMENT NOTES:**
1. EASEMENT "A" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.
  2. EASEMENT "B" - A 40' EGRESS, EXCESS AND UTILITY EASEMENT.
  3. EASEMENT "C" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.



**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ of \_\_\_\_\_ at the request of \_\_\_\_\_  
 DAVID P. NELSON  
 Surveyor's Name

County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

DAVID P. NELSON DATE \_\_\_\_\_  
 Certificate No. 18022

**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

**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	LOG NO.
G. WEISER	08/2011	11076
PREP 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

# Letter of Transmittal

**Encompass**  
ENGINEERING & SURVEYING



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 1/2 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

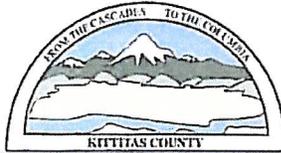
REMARKS:

Signature: *Greg W. Jensen*

Title: ENGR. & SURV. TECH.

Copy to: File





**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"

**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)*

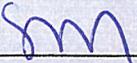
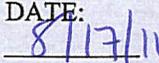
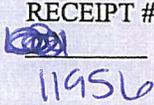
- Certificate of Title (Title Report)
- Computer lot closures

**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):  <hr style="border: 0; border-top: 1px solid black;"/>	DATE:  <hr style="border: 0; border-top: 1px solid black;"/>	RECEIPT #  <hr style="border: 0; border-top: 1px solid black;"/>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em; font-weight: bold; margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 17 2011</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="margin: 0;">CDS</p> </div> <p style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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 A. Webb for EES

8/17/11

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

Date:

X Nathan R. Webb

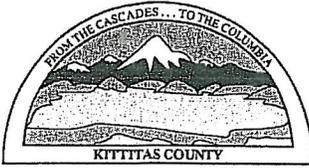
7-19-11

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.





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

RECEIVED  
AUG 17 2011  
CDS

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			

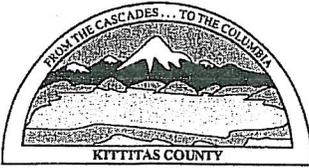
You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

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



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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RECEIVED  
AUG 17 2011  
CDS

## PUBLIC DISCLOSURE REQUEST FORM

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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.

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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.

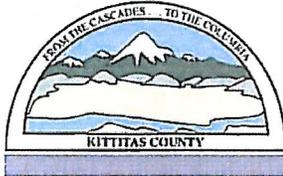
Job# 11076

SASSE Ridge PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**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"

**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):

*SM*

DATE:

*8/17/11*

RECEIPT #

*11957*

RECEIVED

AUG 17 2011

KITITITAS 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.

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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%)

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

None

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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.

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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.

---

---

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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.

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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.

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2. AIR

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

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

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

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

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 which will encourage native vegetation and xerscaping.

5. ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.  
None 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 constuction 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.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any.  
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.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None

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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.  
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.
- 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.

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

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

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 Mountain Drive that accesses the property and will meet the Kittitas County Private Road Standards.

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.

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.

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.

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.

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.

16. UTILITIES

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

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

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

\_\_\_\_\_

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.

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

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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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 expected 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

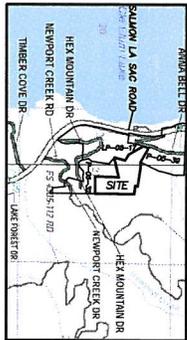
1. The project will comply with local zoning and land use laws and be consistent with the Kittitas County Comprehensive Plan.

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\_\_

TITAS COUNTY ENGINEER

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 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. 21-14-2100-0016 (20942)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

TITAS 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. 21-14-2100-0016 (20942)

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: \_\_\_\_\_

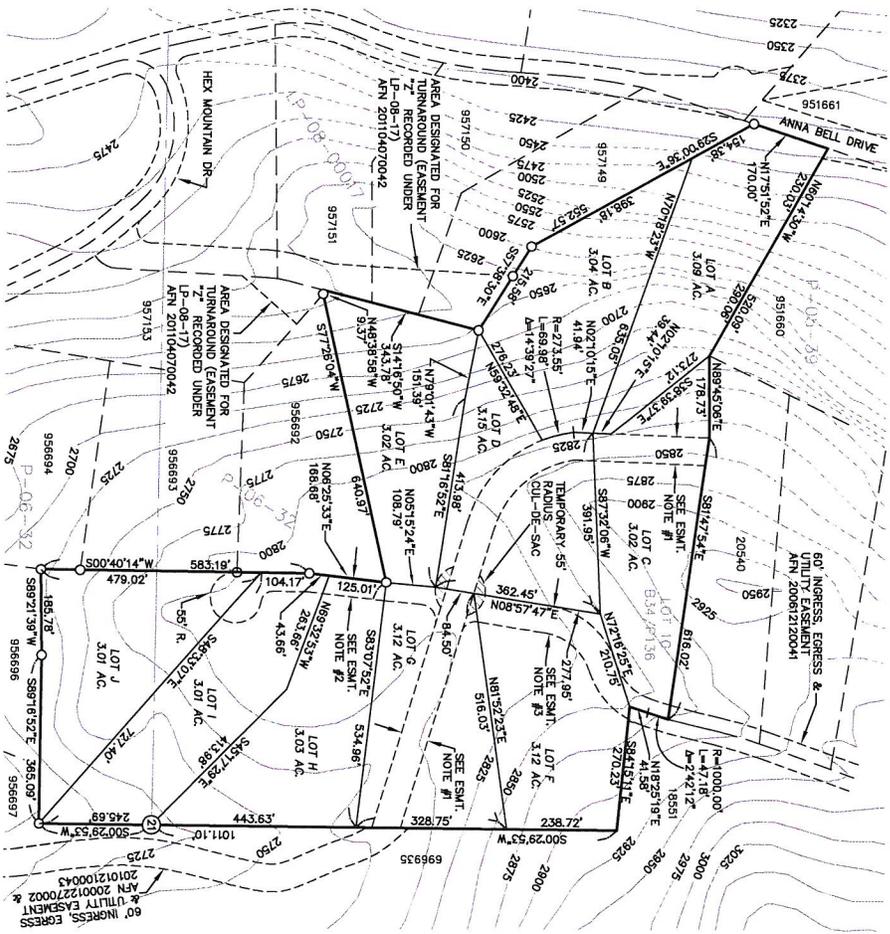
CHAIRMAN

ATTY: \_\_\_\_\_

NOTICE: THE APPRO \_\_\_\_\_ CLERK OF THE BOARD  
QUARANTEER THAT FOR \_\_\_\_\_ SHALTS WILL BE GRANTED.

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 ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CORPORATION SHOWN HEREIN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREIN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 11,000 LINEAR FEET AFTER ALTHOUGH 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, AFN# 200505200021.  
\* BOOK 34 OF SURVEYS, PAGE 136, AFN# 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

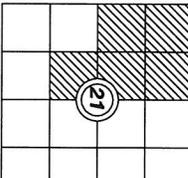
- SET 3/4" IRON ROD & CAP LSF# 18092
- FOUND IRON ROD & CAP LSF# 18092
- ⊙ CENTER OF SECTION

GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.



INDEX LOCATION  
SEC. 21, T.21N., R.14E., W.M.



RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M.  
in book \_\_\_\_\_ of \_\_\_\_\_ pages \_\_\_\_\_ at the request of  
DAVID P. NIELSON,  
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  
State of Washington, Chapter 65A RCW.  
DAVID P. NIELSON  
Certificate No. 18092

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

165 NE Juniper Street, Suite 201 • Sequim, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3855  
108 East 2nd Street • Cle Elum, WA 99022 • Phone: (509) 674-7133 • Fax: (509) 674-7119



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



LP-11-XX

OWNER:  
 SASSE RIDGE LLC  
 PO BOX 19  
 211 S MONTGOMERY  
 UNIONTOWN WA 99179  
 PARCEL #21-14-21000-0016 (20542)  
 ACREAGE: 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.,  
 KITTITAS 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 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.

**NOTES:**

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT 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 ROW 1710.140 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS 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 FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.  
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

NAME \_\_\_\_\_ NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_ 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, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ THE LIMITED LIABILITY COMPANY THAT EXECUTED 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 OATH STATED 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 \_\_\_\_\_

**RECEIVED**

AUG 17 2011  
 KITTITAS COUNTY  
 CDS

LP-11-XX

**ADJACENT PROPERTY OWNERS:**

- 18561 PUM GREEK TIMBER CO LP
- 20540 PO BOX 1990 COLUMBIA FALLS MT 59912
- 951660
- 951661
- 956692
- 956693
- 956694
- 956696
- 956697
- NEWPORT HILLS LAND CO INC
- PO BOX 687 ROSLYN WA 98941
- 696935
- 957149
- 957150
- 957151
- 957153
- JOLLY MOUNTAIN GROUP LLC
- 1332 G STREET LEWISTON ID 83501

**RECORDER'S CERTIFICATE**

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

**SURVEYOR'S CERTIFICATE**

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

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 161 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 108 East 2nd Street • Cle Elum, WA 99022 • Phone: (509) 674-4313 • Fax: (509) 674-7419

**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

DWN BY	DATE	JOB NO.
G. WEISER	08/2	11076
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2



**NOTE:**  
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. I 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



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

# Letter of Transmittal

**Encompass**  
ENGINEERING & SURVEYING



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 1/2 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: *Greg W. Jensen* Title: ENGR. & SURV. TECH.

Copy to: File



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

Evaluated on 10/13/11

#### Existing Structures (If Any)

\_\_\_ Permitted and Inspected

Comments: Soils are Adequate

#### WATER AVAILABILITY

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

#### Individual Well(s)

\_\_\_ Hydro Geological Report

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

#### Group B Public Water System

\_\_\_ All Documentation Reviewed / Approved

\_\_\_ 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



**APPROVALS**

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

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

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

KITTITAS COUNTY TREASURER  
 CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS DUE IN WHICH THE PLAT IS NOW TO BE PLACED, PARCELS NO. 21-14-21000-0016 (SHADED) DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

KITTITAS COUNTY ASSESSOR  
 CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PLATING PARCELS NO. 21-14-21000-0016 (SHADED) DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

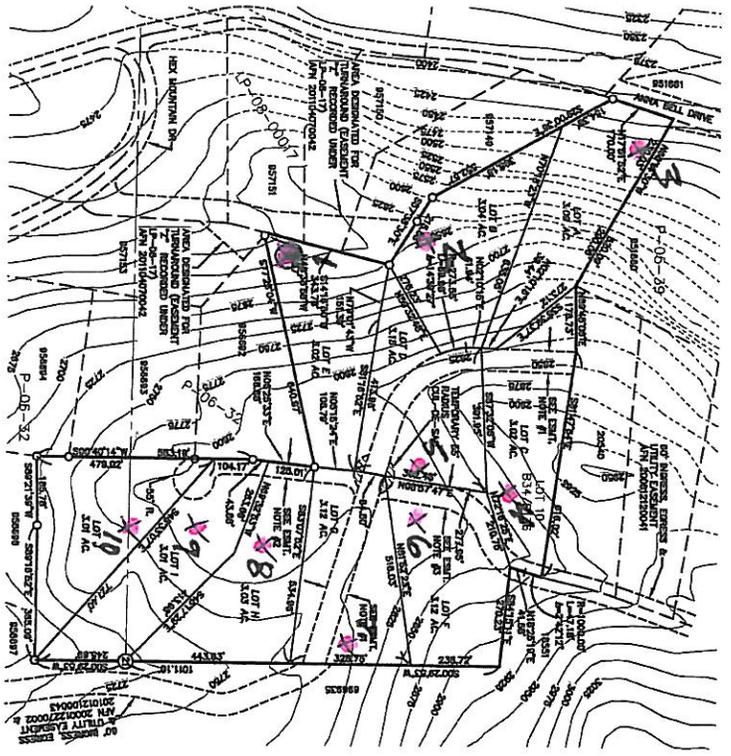
KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

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

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

*5012 LOGS 10/13/11 BY: JRS*



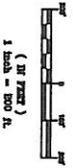
**SURVEY NOTES:**

1. THE PORTION OF THE EASEMENT OF THE PLAT LOT 10 OF TRACT CENTER, SASSE RIDGE PLAT, AS SHOWN ON THE PLAT IS TO BE CONVEYED TO THE STATE OF WASHINGTON BY DEED TO THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSES OF THE COMPREHENSIVE PLAN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 5600 VISION, THE EQUIPMENT USED WAS CALIBRATED AND CHECKED WITH A SURVEYING LEVEL OR 110000 USBLN AND CORRECTED AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHER EASEMENTS.
4. FOR ADDITIONAL SURVEY AND RESPONSE INFORMATION, SEE THE FOLLOWING:
  - a. BOOK 314 OF SURVEYS, PAGE 134, AND RECORDS OF KITTITAS COUNTY.
  - b. BOOK 314 OF SURVEYS, PAGE 134, AND RECORDS OF KITTITAS COUNTY.
  - c. THE SURVEY IS INTERFERED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**EASEMENT NOTES:**

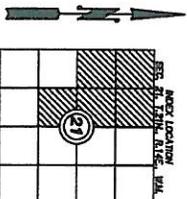
1. EASEMENT "A" - A 60' WIDE EASEMENT.
2. EASEMENT "B" - A 40' WIDE EASEMENT.
3. EASEMENT "C" - A 60' WIDE EASEMENT.

**GRAPHIC SCALE**



**LEGEND**

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



141 NE Empire Street, Suite 201 • Bend, OR 97701 • Phone: (531) 373-4210 • Fax: (531) 373-5815  
 1004 Oak Hill Drive • SE, Bend, OR 97702 • Phone: (531) 373-4210 • Fax: (531) 373-5815



RECORDER'S CERTIFICATE  
 Filed for record this \_\_\_\_ day of \_\_\_\_ 20\_\_ at \_\_\_\_ o'clock \_\_\_\_ M.  
 in book \_\_\_\_ of \_\_\_\_ at page \_\_\_\_ of the request of  
 \_\_\_\_\_  
 David P. Nelson,  
 Surveyor & Notary

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by  
 me or under my supervision and conforms with the  
 requirements of the State of Washington.  
 Request of \_\_\_\_\_, \_\_\_\_\_, LLC  
 In Abstract 20.11.  
 David P. Nelson  
 Certificate No. 18092

**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

DRAWN BY	DATE	JOB NO.
G. WEISER	08/2011	11076
CHECK BY	SCALE	SHEET
D. NELSON	1" = 200'	1 OF 2

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 Plat Eden #: LP-11-0000Z  
 Date of Evaluation: 10/13/11 E.H. Staff: JRV  
 Property Owners Name: Weis  
 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  60" ---	MOD - Loose	
-			
2-			
-			
3-			
4-			
5-			
6-			

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

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

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

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

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 bravls		
-			
2-			
-			
3-	<u>48"</u> - - -		
4-			
-	BKR		
5-			
6-			

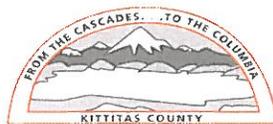
  

SOIL LOG # _____		LOT # _____	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-			
-			
3-			
-			
4-			
-			
5-			
-			
6-			

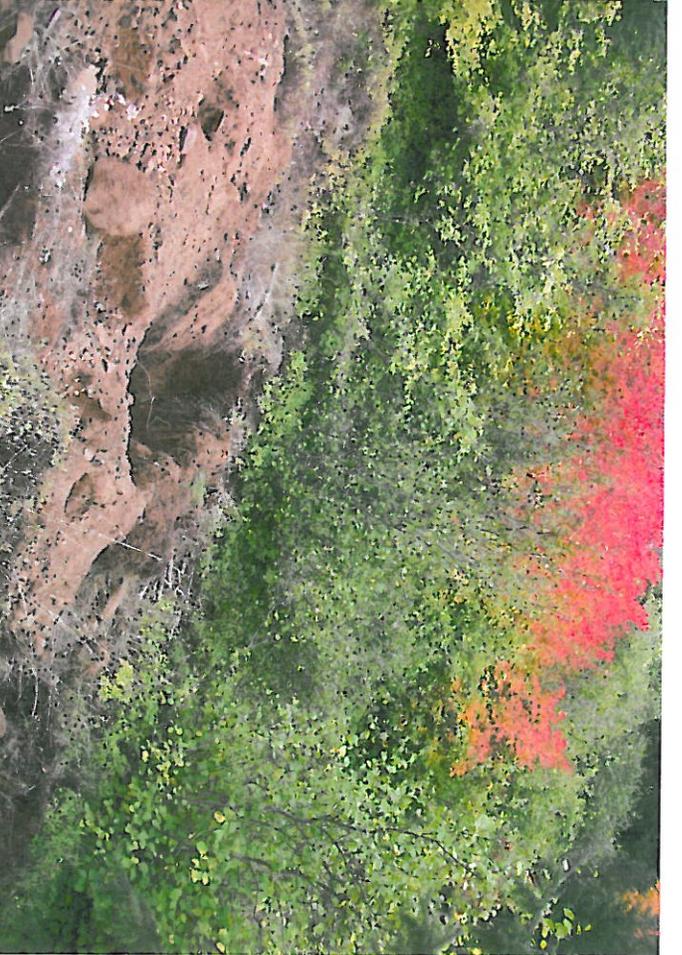
SOIL LOG # <u>10</u>		LOT # <u>5</u>	
Depth	Texture	Structure	Color
Feet			
1-	Sl w/ bravls		
-			
2-			
-			
3-	<u>54"</u> - - -		
4-			
-	BKR		
5-			
6-			

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

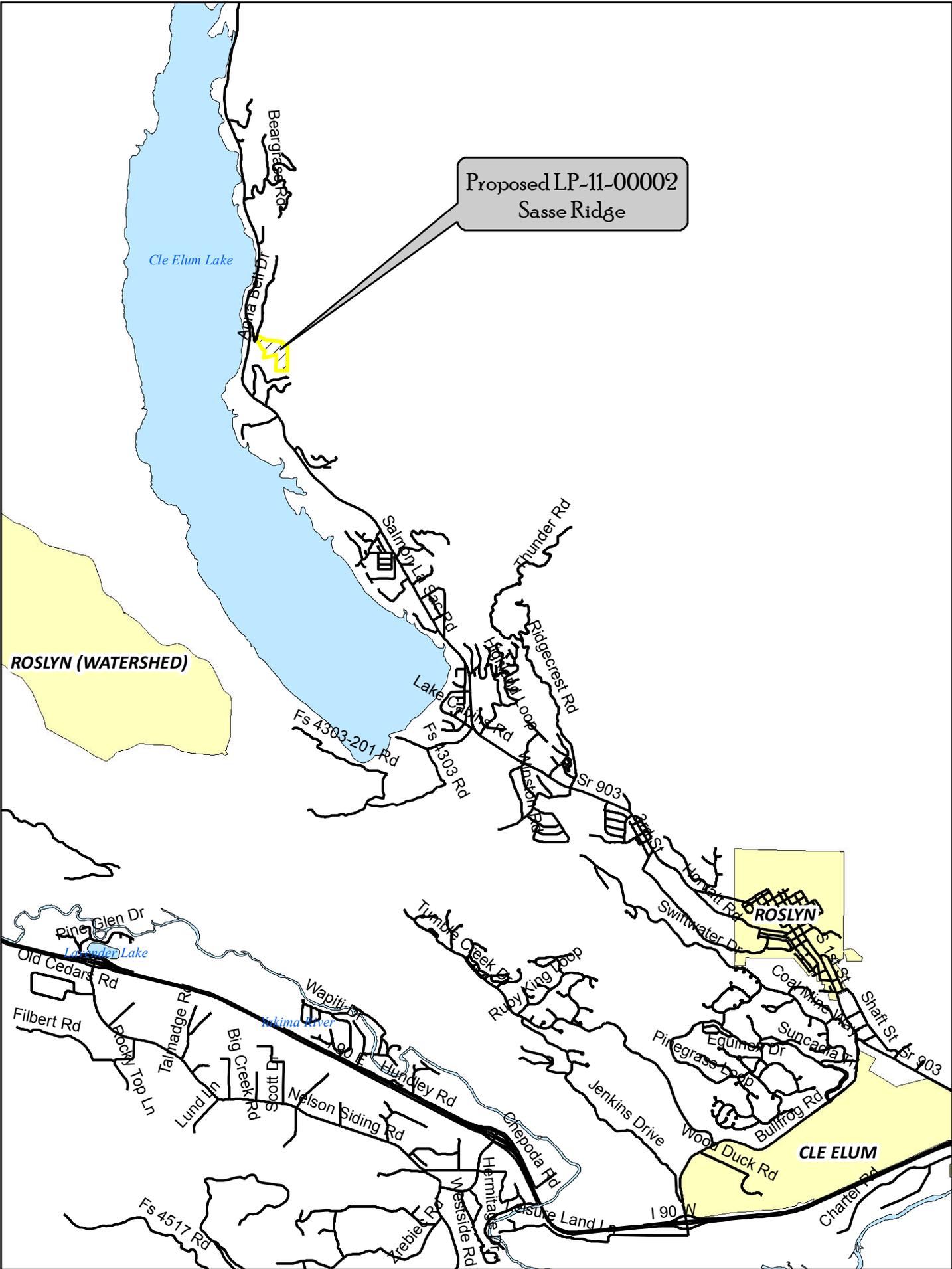
Fee Collected

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**

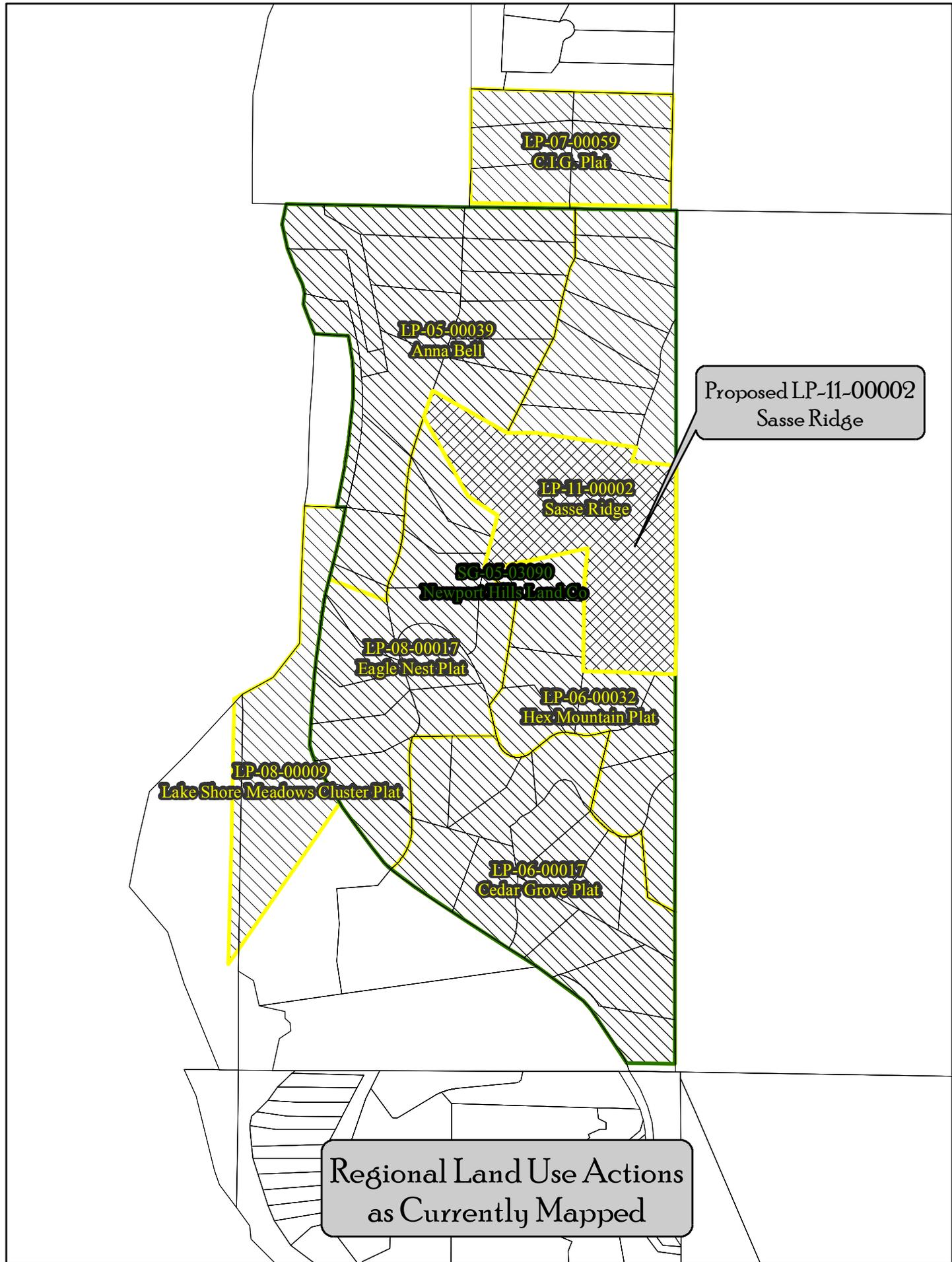


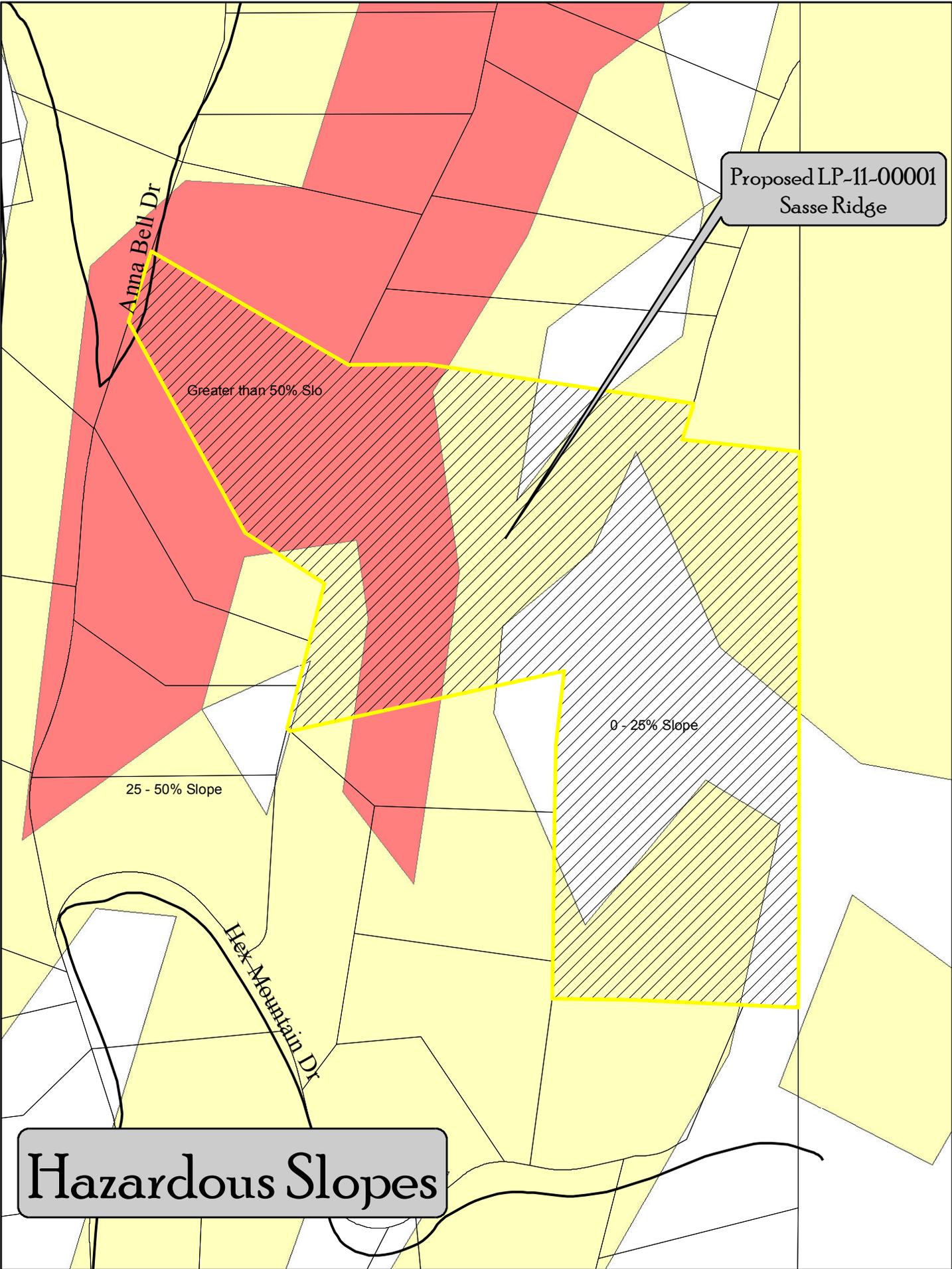
Proposed LP-11-00002  
Sasse Ridge

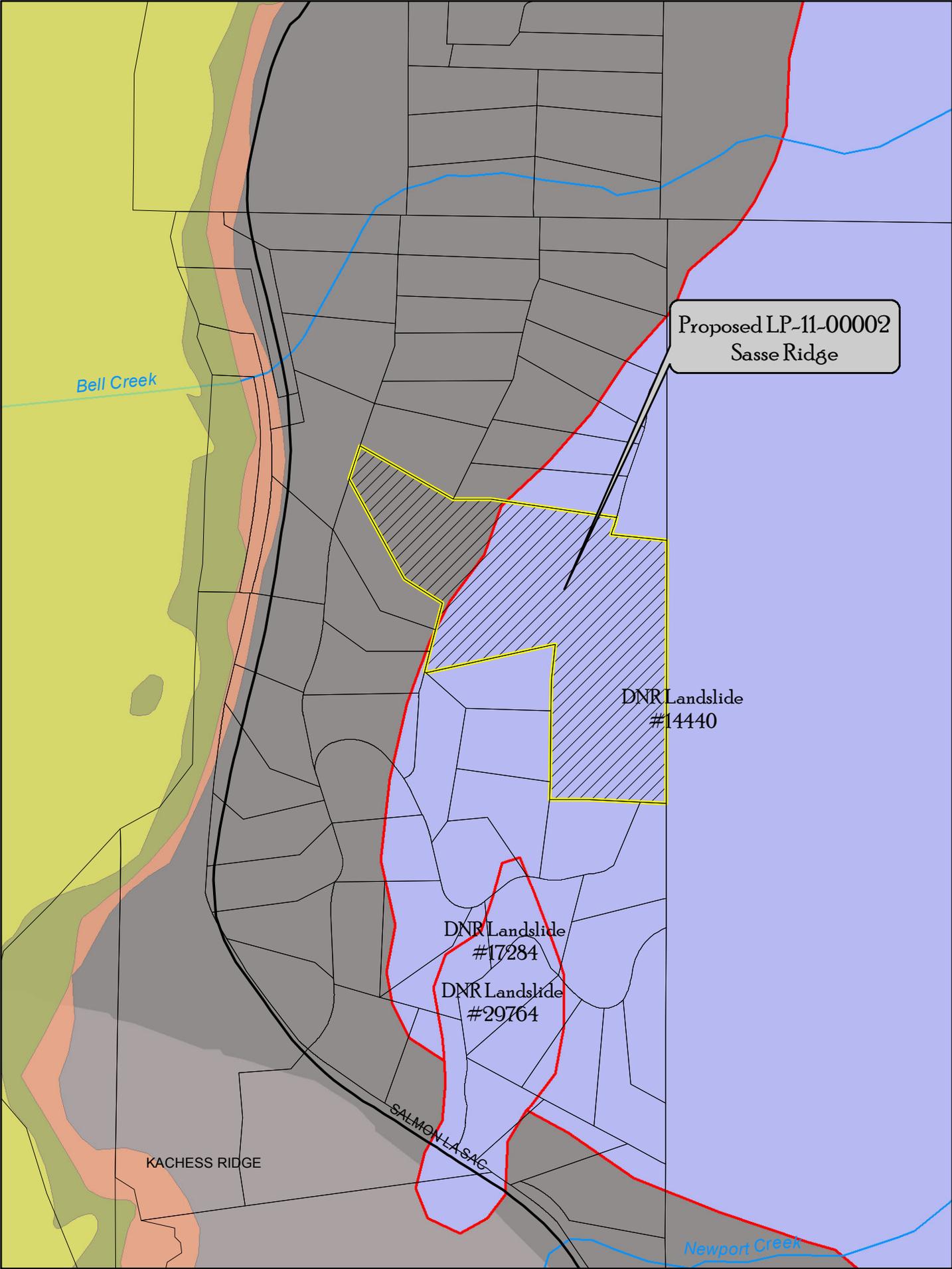
ROSLYN (WATERSHED)

ROSLYN

CLE ELUM







Bell Creek

Proposed LP-11-00002  
Sasse Ridge

DNR Landslide  
#14440

DNR Landslide  
#17284

DNR Landslide  
#29764

KACHESS RIDGE

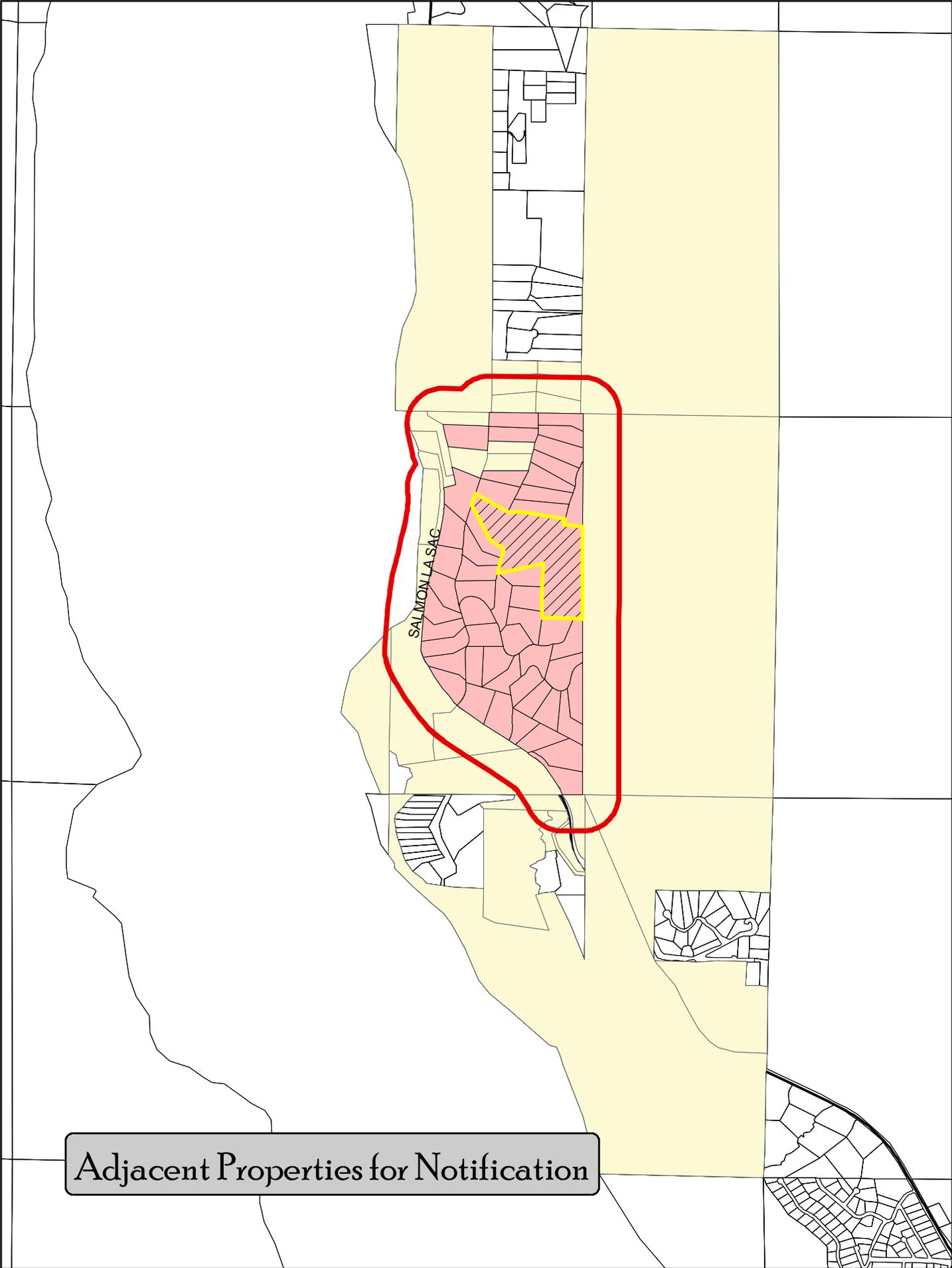
SALMON LA SAG

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

## Corporations Division - Registration Data Search

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

[Purchase Documents for this Corporation »](#)

[« Return to Search List](#)

## Corporations Division

Corporations Home Charities Home Awards Public Notices

### Corporations Division - Registration Data Search

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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

## Corporations Division

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### Corporations Division - Registration Data Search

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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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## Corporations Division

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### Corporations Division - Registration Data Search

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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	
<b>Registered Agent Information</b>	
Agent Name	ANNE WATANABE
Address	103 S 2ND STREET
City	ROSLYN
State	WA
ZIP	98941
<b>Special Address Information</b>	
Address	PO BOX 687
City	ROSLYN
State	WA
Zip	98941

#### Governing Persons

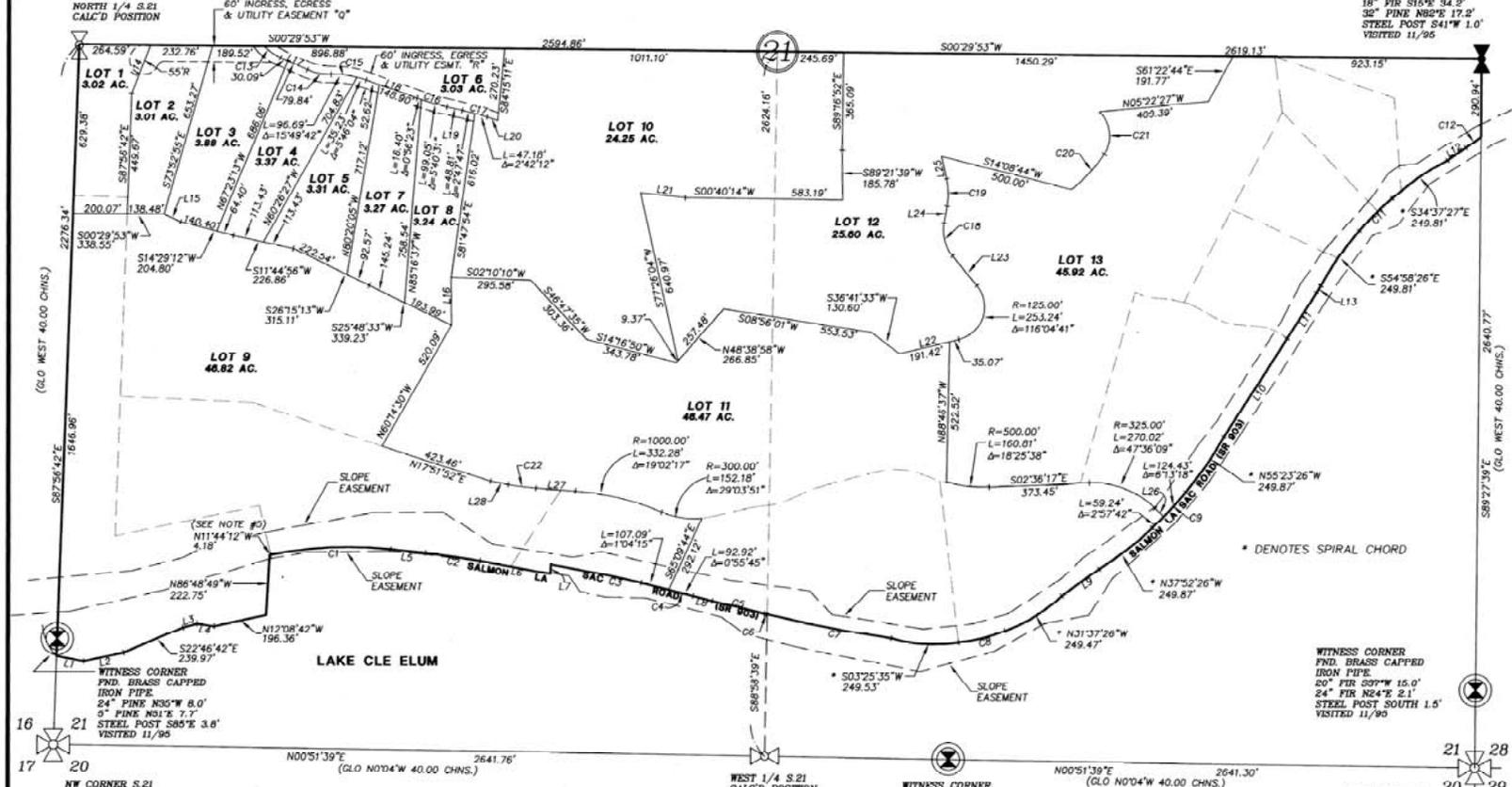
Title	Name	Address
Member	WEIS, SUSAN	RONALD, WA
Member	WEIS, MARIAN	ROSLYN, WA
Member	WEIS, DOUGLAS	RONALD, WA
Member	WEIS, MARIAN	CLE ELUM, WA

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# LOT LINE ADJUSTMENT/SEGREGATION

## A PORTION OF THE WEST HALF OF SEC. 21 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.

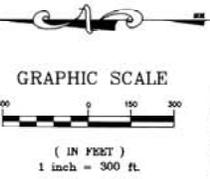


LINE	BEARING	DISTANCE
L1	S11°30'18"W	102.99'
L2	S12°34'42"E	150.80'
L3	S15°42'42"E	53.99'
L4	S08°17'18"W	64.09'
L5	N06°12'48"E	129.69'
L6	N10°17'48"E	266.81'
L7	N08°45'24"W	35.16'
L8	N11°13'34"E	73.40'
L9	N35°47'28"W	169.96'
L10	N5°28'26"W	434.45'
L11	N5°28'26"W	203.94'
L12	N34°37'26"W	82.30'
L13	N5°28'26"W	29.47'
L14	S68°22'44"E	192.58'
L15	S21°33'01"W	66.64'
L16	N09°45'06"E	178.73'
L17	S23°58'13"W	109.93'
L18	S18°33'13"W	201.52'
L19	N12°52'20"E	56.16'
L20	N18°25'19"E	41.58'
L21	N06°25'13"E	268.66'
L22	S11°32'02"E	226.40'
L23	S50°36'17"W	143.28'
L24	N7°32'56"W	63.85'
L25	S77°03'38"W	86.09'
L26	S44°59'52"W	45.31'
L27	S04°10'55"W	146.42'
L28	S10°09'32"W	66.78'

CURVE	DELTA	RADIUS	LENGTH
C1	1°23'00"	1432.31'	448.22'
C2	4°05'00"	2864.41'	204.14'
C3	3°24'33"	5728.82'	340.62'
C4	2°00'00"	5728.59'	200.01'
C5	2°00'00"	5728.58'	200.01'
C6	0°05'52"	5728.58'	9.77'
C7	4°42'08"	5728.58'	470.23'
C8	17°38'01"	572.85'	179.67'
C9	2°11'00"	1145.92'	181.67'
C10	10°21'00"	954.93'	172.50'
C11	5°25'24"	730.59'	89.16'
C12	21°46'34"	200.00'	76.01'
C13	26°02'47"	200.00'	90.92'
C14	21°35'47"	350.00'	131.92'
C15	6°36'53"	1000.00'	115.45'
C16	5°25'58"	1000.00'	93.99'
C17	49°53'48"	150.00'	130.63'
C18	23°26'26"	250.00'	102.28'
C19	18°42'16"	550.00'	179.55'
C20	78°57'16"	123.90'	172.90'
C22	5°58'38"	1000.00'	104.32'

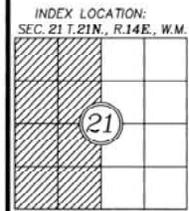
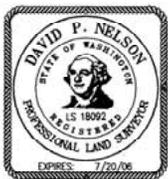
**LEGAL DESCRIPTION:**  
 LOT D OF THAT CERTAIN SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 159 & 160, UNDER AUDITOR'S FILE NUMBER 587743 RECORDS OF KITITAS COUNTY, WA. AND LOT C AND D OF THAT SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 183, UNDER AUDITOR'S FILE NUMBER 200109180025, RECORDS OF KITITAS COUNTY, WA.

- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
  3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGE(S) 159 & 160, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
  4. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE LOT CORNERS.
  5. THE BEARING AND DISTANCE (NORTH 11°44'12" WEST 4.18 FEET) WAS NOT SHOWN ON THE MAPPING PORTION OF THE SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 159 & 160. THIS SURVEY CORRECTS THE PREVIOUSLY RECORDED SURVEY.



**BASIS OF BEARING:**  
 HOLDING THE BEARING OF S89°27'39"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 AS PER THAT RECORD OF SURVEY FILED IN BOOK 21 ON PAGE 159.

- LEGEND**
- ✦ SECTION CORNER COMMON TO FOUR SECTIONS.
  - ⊕ QUARTER CORNER COMMON TO TWO SECTIONS
  - ⊗ CALCULATED SECTION CORNER COMMON TO FOUR SECTIONS.
  - ⊘ CALCULATED QUARTER CORNER COMMON TO TWO SECTIONS
  - ⊙ WITNESS CORNER
  - PREVIOUS LOT LINES



**RECORDER'S CERTIFICATE 200505200021.**  
 Filed for record this 20 day of MAY, 2005 at 2:14 PM in book... 21... of Survey 15... at page 87... at the request of  
 DAVID P. NELSON  
 Surveyor  
 David P. Nelson  
 County Auditor

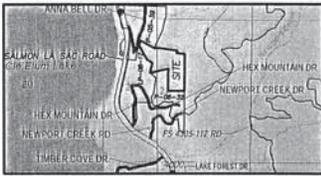
**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of... NEWPORT HILLS LAND COMPANY, INC., in... APRIL... 2005.  
 DAVID P. NELSON  
 Certificate No. 18992

**EASTSIDE CONSULTANTS, INC.**  
 ENGINEERS-SURVEYORS  
 214 PENNSYLVANIA AVE  
 CLE ELUM, WASHINGTON 98022  
 PHONE: (509)674-7450  
 FAX: (509)674-7419

**LOT LINE ADJUSTMENT/SEGREGATION SURVEY**  
 PREPARED FOR  
**NEWPORT HILLS LAND COMPANY, INC.**  
 SEC. 21, TWN. 21N., RGE. 14E., W.M.

DWN BY	DATE	JOB NO.
G. WEISER	05/05	01515
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 1

VICINITY MAP  
N.T.S.



**APPROVALS**

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

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE 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\_\_\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
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 KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21-14-21000-0016 (20542)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS 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 PLATTING. PARCEL NO. 21-14-21000-0016 (20542)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

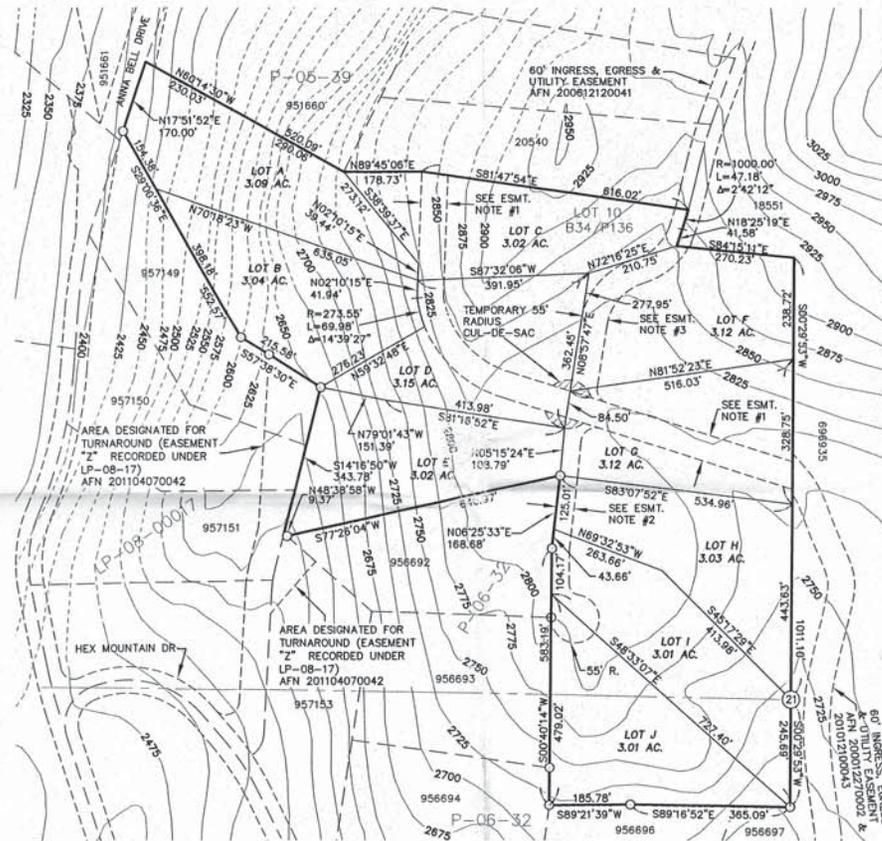
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



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

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....SASSE RIDGE I.L.C..... in.....AUGUST.....20.....  
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



**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH 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, AFN# 20050520021.  
• BOOK 34 OF SURVEYS, PAGE 136, AFN# 200709100070.  
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS 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.

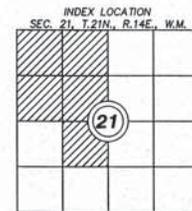
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

**LEGEND**

- SET 3/4" IRON ROD & CAP L.S.# 18092
- FOUND IRON ROD & CAP L.S.# 18092
- Ⓜ CENTER OF SECTION



**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

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 G. WEISER	DATE 08/2011	JOB NO. 11076
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

**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**

LP-11-XX

OWNER:  
 SASSE RIDGE LLC  
 PO BOX 19  
 211 S MONTGOMERY  
 UNIONTOWN WA 99179

PARCEL #21-14-21000-0016 (20542)  
 ACREAGE: 30.61  
 LOTS: 10  
 WATER SOURCE: COMMUNITY WATER SYSTEM(S)  
 AND/OR INDIVIDUAL WELLS  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: R-3

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 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.

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 KITTITAS 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 KITTITAS 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.

ADJACENT PROPERTY OWNERS:

- 18551
- 20540
- 951660
- 951661
- 956692
- 956693
- 956694
- 956696
- 956697
- NEWPORT HILLS LAND CO INC  
PO BOX 687  
ROSLYN WA 98941
- 696935
- PLUM CREEK TIMBER CO LP  
PO BOX 1990  
COLUMBIA FALLS MT 59912
- 957149
- 957150
- 957151
- 957153
- JOLLY MOUNTAIN GROUP LLC  
1332 G STREET  
LEWISTON ID 83501

DEDICATION

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

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

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

**ACKNOWLEDGEMENT**  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

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 \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF \_\_\_\_\_ THE LIMITED LIABILITY COMPANY THAT EXECUTED 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 OATH STATED 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 \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

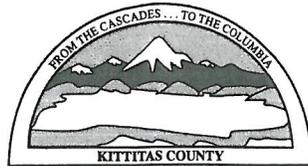
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
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 CURTAILMENT 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 KITTITAS 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.....MAYBART, 2011..... DAVID P. NELSON DATE 08/15/2011 Certificate No.....18092.....		
<p>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</p>		
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		
DWN BY G. WEISER	DATE 08/2011	JOB NO. 11076
CHKD BY D. NELSON	SCALE N/A	SHEET 2 of 2



# 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 your 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](mailto:dan.valoff@co.kittitas.wa.us)

Sincerely,



Dan Valoff  
Staff Planner

CC Wayne Nelson Encompass Engineering via email to: [wnelsen@encompasses.net](mailto:wnelsen@encompasses.net)

# SASSE RIDGE PLAT

**RECEIVED**  
 AUG 17 2011  
 KITTITAS COUNTY  
 CDS

**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

LP-11-XX



**APPROVALS**

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

**KITTITAS COUNTY ENGINEER**

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

**KITTITAS COUNTY HEALTH OFFICER**

**CERTIFICATE OF COUNTY PLANNING DIRECTOR**  
 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**

**CERTIFICATE OF KITTITAS COUNTY TREASURER**  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21-14-2000-0018 (20042)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

**KITTITAS COUNTY TREASURER**

**CERTIFICATE OF 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 PLATTING. PARCEL NO. 21-14-2000-0018 (20042)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

**KITTITAS COUNTY ASSESSOR**

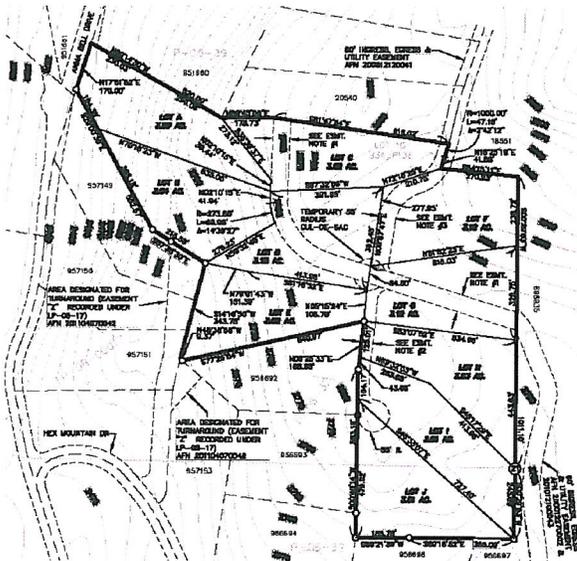
**KITTITAS COUNTY BOARD OF COMMISSIONERS**  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

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

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

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

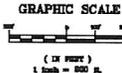


**SURVEY NOTES:**

1. THE PURPOSE OF THIS INSTRUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER RECORD'S FILE NUMBER 20070810070 TO THE CORRELATION SHOWN HEREIN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 560 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREIN WERE LOCATED, STAKED AND CHAINED FROM A CLOSED FIELD TRVERSE IN EXCESS OF 110000 LINEAR FEET SINCE 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 25 OF SURVEYS, PAGE 89, APN# 2000000000
  - \* BOOK 34 OF SURVEYS, PAGE 136, APN# 20070810070
 AND THE SURVEY REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

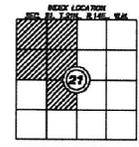
**EASEMENT NOTES:**

1. EASEMENT "A" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.
2. EASEMENT "B" - A 40' EGRESS, EXCESS AND UTILITY EASEMENT.
3. EASEMENT "C" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.



**LEGEND**

- SET 3/4" IRON ROD & CAP L&B 10002
- FOUND IRON ROD & CAP L&B 10002
- ⊙ CENTER OF SECTION



**RECORDER'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ of \_\_\_\_\_ at the request of \_\_\_\_\_  
 DAVID P. NELSON  
 Surveyor's Name  
 County Auditor Deputy County Auditor

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of \_\_\_\_\_  
 DAVID P. NELSON  
 Certificate No. 18022

**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

**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	BOOK NO.
G. WEISER	08/2011	11076
PREP 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

# Letter of Transmittal

**Encompass**  
ENGINEERING & SURVEYING



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 1/2 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:**

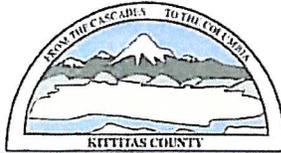
- For approval     
  Approved as submitted     
  Resubmit \_\_\_\_ copies for approval     
  For signature  
 For your use     
  Approved as noted     
  Submit \_\_\_\_ copies for distribution  
 As requested     
  Returned for corrections     
  Return \_\_\_\_ corrected prints  
 For review and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

REMARKS:

Signature: *Greg W. Jensen*

Title: ENGR. & SURV. TECH.

Copy to: File



**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"

**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)*

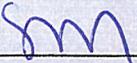
- Certificate of Title (Title Report)
- Computer lot closures

**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: 8/17/11	RECEIPT # 11956	

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

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 A. Webb for EES

8/17/11

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

Date:

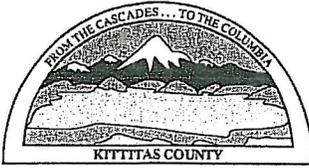
X Nathan R. Webb

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.



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

RECEIVED  
AUG 17 2011  
CDS

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			

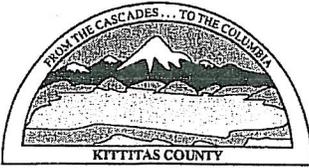
You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

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



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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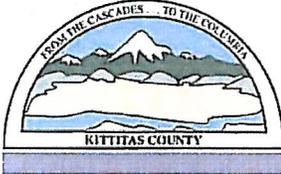
Job# 11076

SASSE Ridge PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

"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):

*SM*

DATE:

*8/17/11*

RECEIPT #

*11957*

RECEIVED

AUG 17 2011

KITTTITAS 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.

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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%)

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

None

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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.

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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.

---

---

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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.

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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.

---

---

---

2. AIR

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

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

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

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

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 which will encourage native vegetation and xerscaping.

5. ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

- b. List any threatened or endangered species known to be on or near the site.  
None 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 constuction 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.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any.  
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.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None

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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.  
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.
- 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.

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

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

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 Mountain Drive that accesses the property and will meet the Kittitas County Private Road Standards.

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.

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.

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.

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.

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.

16. UTILITIES

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

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

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

\_\_\_\_\_

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.

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

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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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 expected 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:

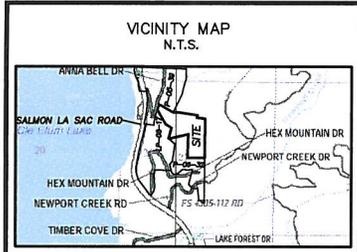
c. The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated. Private driveways will be created off existing private roads to serve the lots.



LP-11-XX

# 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



## APPROVALS

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

\_\_\_\_\_  
KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE 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\_\_\_\_

\_\_\_\_\_  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
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 KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21-14-21000-0016 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS 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 PLATTING. PARCEL NO. 21-14-21000-0016 (20542)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

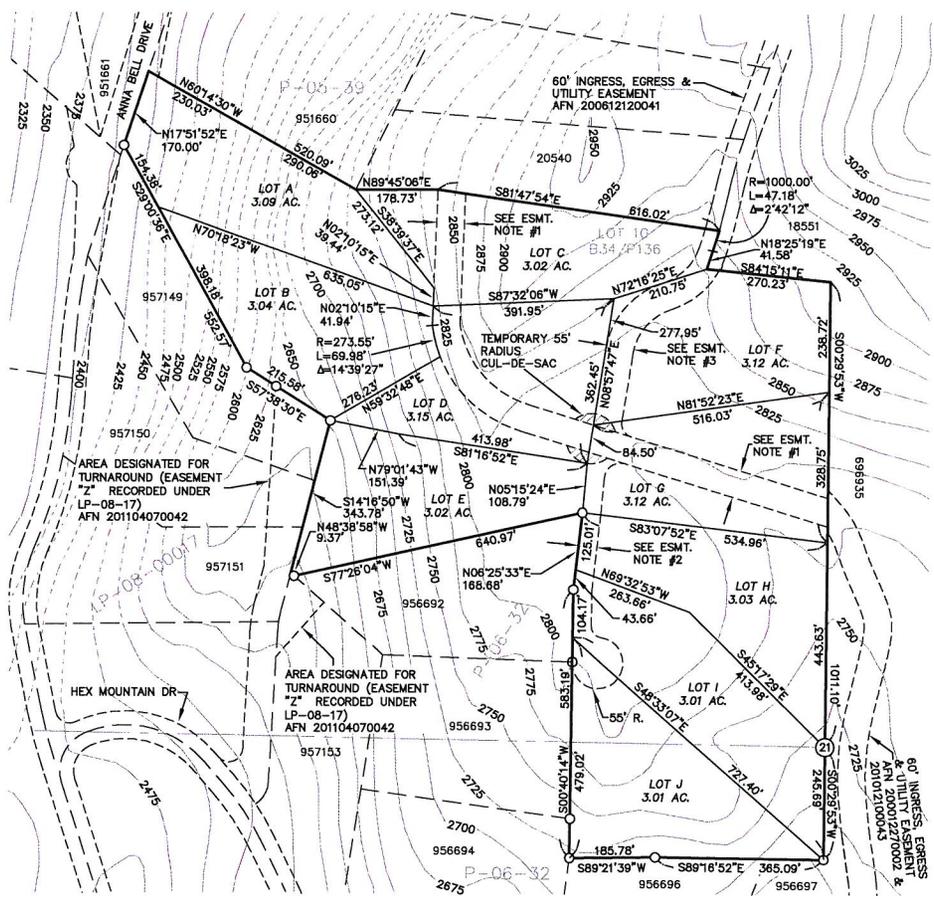
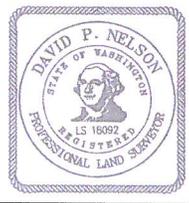
\_\_\_\_\_  
KITITAS COUNTY ASSESSOR

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 APPROVALS ON THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



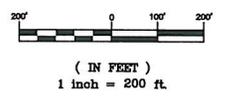
### SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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, AFN# 200505200021.
  - BOOK 34 OF SURVEYS, PAGE 136, AFN# 200709100070.
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

### EASEMENT NOTES:

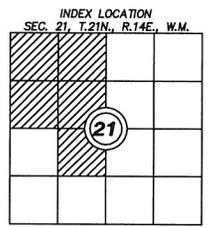
1. EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.

### GRAPHIC SCALE



### LEGEND

- SET 3/4" IRON ROD & CAP LS# 18092
- FOUND IRON ROD & CAP LS# 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 at the request of...SASSE RIDGE, LLC  
 in...AUGUST...20..11.  
 \_\_\_\_\_  
 DAVID P. NELSON                      DATE  
 Certificate No.....18092.....

**Encompass**  
 ENGINEERING & SURVEYING

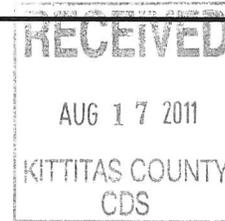
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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

OWNER:  
 SASSE RIDGE LLC  
 PO BOX 19  
 211 S MONTGOMERY  
 UNIONTOWN WA 99179

PARCEL #21-14-21000-0016 (20542)  
 ACREAGE: 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.  
 KITTITAS COUNTY, STATE OF WASHINGTON



LP-11-XX

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 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.

ADJACENT PROPERTY OWNERS:

18551  
 20540  
 951660  
 951661  
 956692  
 956693  
 956694  
 956696  
 956697  
 NEWPORT HILLS LAND CO INC  
 PO BOX 687  
 ROSLYN WA 98941

696935  
 PLUM CREEK TIMBER CO LP  
 PO BOX 1990  
 COLUMBIA FALLS MT 59912

957149  
 957150  
 957151  
 957153  
 JOLLY MOUNTAIN GROUP LLC  
 1332 G STREET  
 LEWISTON ID 83501

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 KITTITAS 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 KITTITAS 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.
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 KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
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 CURTAILMENT 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 KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

DEDICATION

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

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

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

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

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 \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF \_\_\_\_\_ THE LIMITED LIABILITY COMPANY THAT EXECUTED 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 OATH STATED THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

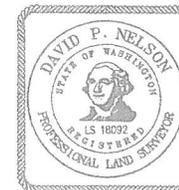
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

**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.. _____ DATE DAVID P. NELSON Certificate No.....18092.....		
<p>Encompass ENGINEERING &amp; SURVEYING</p> <p>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</p>		
<b>SASSE RIDGE PLAT</b> A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITTITAS 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



## Subdivision Guarantee

Guarantee No.: SG-2631-21155

Fee: \$150.00

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

Order Number: 25039

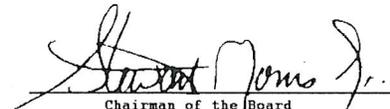
The County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00

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.



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

**stewart**<sup>®</sup>  
title guaranty company

  
Chairman of the Board



  
President

Countersigned:



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.



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.

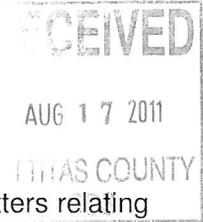
9. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

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

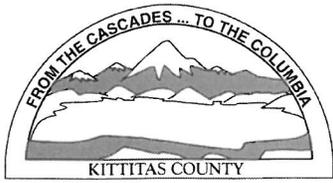
Exhibit "B"



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



KITITITAS 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

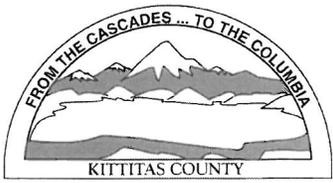
**Account name:** 024504

**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



KITTITAS 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