

# 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)
  - o 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
- 675.00 Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)

**\$5,136.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <u>Mandy Ween</u>	DATE: <u>10/29/12</u>	RECEIPT # <u>00015800</u>	 DATE STAMP IN BOX
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**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: Teaway Ridge LLC  
Mailing Address: PO Box 808  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Agent Name: Terra Design Group Inc.  
Mailing Address: PO Box 686  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509-607-0617  
Email Address: bala.ce@gmail.com

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

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

- 4. Street address of property:**

Address: 2516 W Dry Creek Road  
City/State/ZIP: Ellensburg WA 98926

- 5. Legal description of property (attach additional sheets as necessary):**  
See Exhibit A

- 6. Tax parcel number:** 621033

- 7. Property size:** 192.16 (acres)

- 8. Land Use Information:**

Zoning: Ag-3    Comp Plan Land Use Designation: Rural



REECER RANCH

EXHIBIT LIST

Ex. A. Plat Maps & Legal Description

Ex. B. Narrative Description

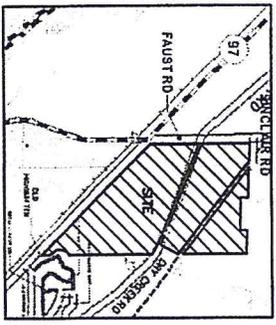
Ex. C. Soils Map

Ex. D. Water Right

Ex. E. Floodplain Map

Ex. F. SEPA Checklist

Ex. G. Transportation Concurrency Form



VICINITY MAP - N.T.S.

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

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

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
I HEREBY CERTIFY THAT THE REECER RANCH 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 OFFICIAL

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. 18-19-28000-0040 (210133)

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

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE REECER RANCH PLAT, HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.

PARCEL NO. 18-19-28000-0040 (210133)

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

KITTITAS COUNTY ASSESSOR

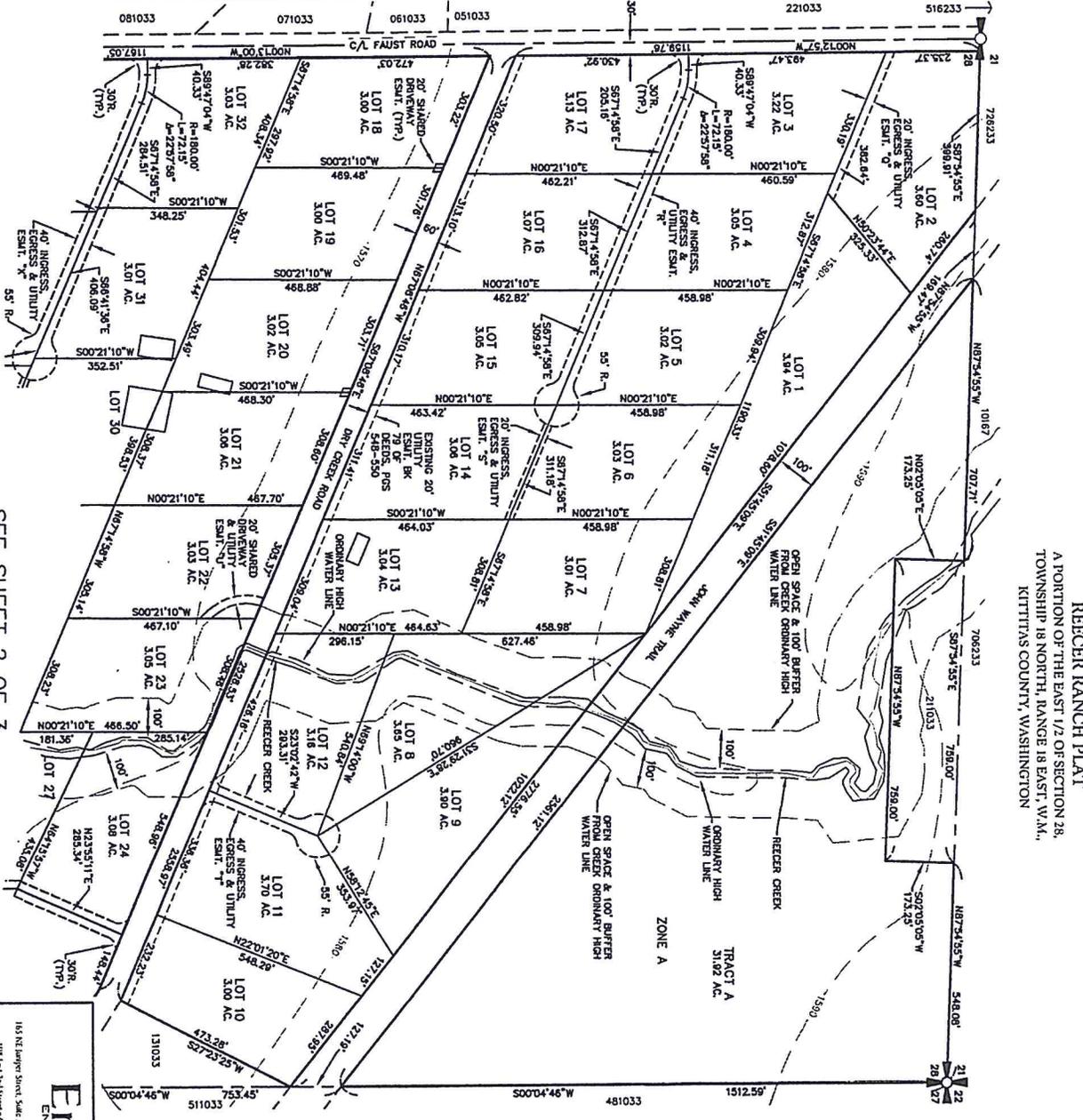
KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

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

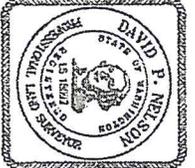
ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

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



REECER RANCH PLAT  
A PORTION OF THE EAST 1/2 OF SECTION 28,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON

P-12-XXXXX

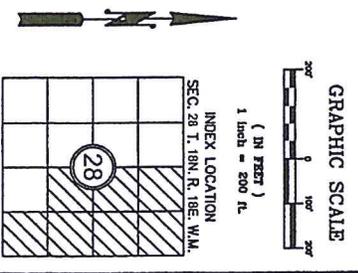


RECORDER'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M  
in book \_\_\_\_\_ of \_\_\_\_\_ of the request of  
DAVID P. NELSON  
Surveyor's Name

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by  
me or under my direction in conformance with the  
requirements of the Survey Recording Act of the  
request of \_\_\_\_\_  
DAVID P. NELSON  
Certificate No. 18092

REECER RANCH PLAT  
A PORTION OF THE EAST 1/2 OF SECTION 28,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON

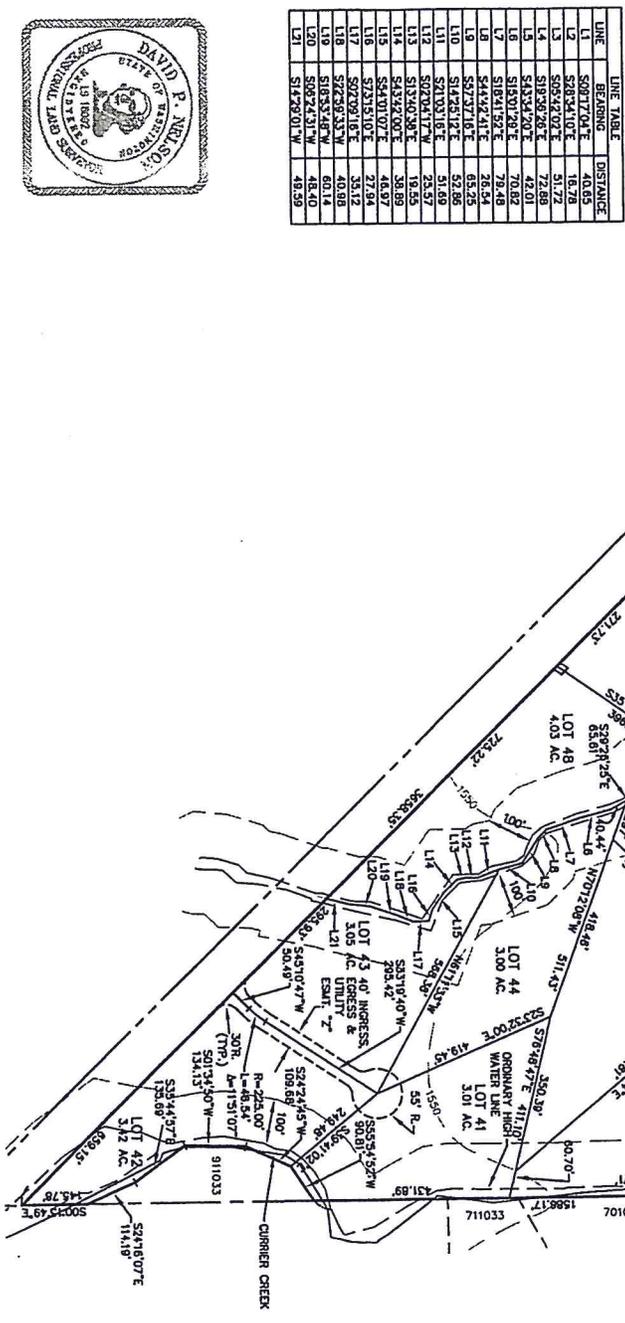
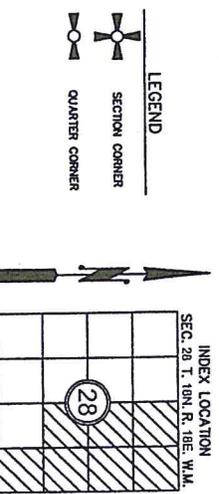
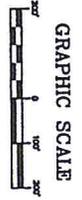
DWN BY	DATE	JOB NO.
G. WEISER	9/2012	12064
CHWD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 3



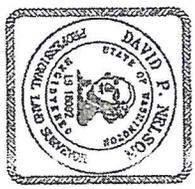
SEE SHEET 1 OF 3

P-12-XXXX

**REECER RANCH PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 28,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	S08°17'04"E	416.59
L2	S28°32'10"E	51.72
L3	S10°35'26"E	72.68
L4	S43°34'20"E	42.01
L5	S18°01'28"E	70.82
L6	S44°42'41"E	76.54
L7	S18°41'52"E	76.48
L8	S27°37'16"E	65.25
L9	S14°25'12"E	52.86
L10	S21°03'16"E	51.69
L11	S27°02'17"E	78.42
L12	S13°20'28"E	38.89
L13	S24°01'07"E	46.87
L14	S23°51'07"E	27.94
L15	S07°09'16"E	33.12
L16	S27°33'33"W	60.14
L17	S18°33'46"W	60.14
L18	S08°24'31"W	48.40
L19	S14°29'01"W	48.59



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 DIRECT SUPERVISION IN CONFORMANCE WITH THE  
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
 REQUEST OF.....DAVID P. NELSON.....LICENSE NO. 1318027.  
 IN.W.H.H.I.L.L.....2012.

DAVID P. NELSON.....D.P.N.  
 CERTIFICATE NO. 189892.....

**REECER RANCH PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 28,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

DWN BY.....DATE.....JOB NO.  
 G. WEISER.....9/2012.....12064  
 CND BY.....SCALE.....SHEET  
 D. NELSON.....1"=200'.....2 OF 3

**Encompass**  
 ENGINEERING & SURVEYING

165 NE Timpert Street, Suite 201 • Kelso, WA 98627 • Phone: (360) 392-0350 • Fax: (360) 391-3053  
 Eastern Washington Division  
 100 East Third Street • 6th Floor • P.O. Box 38222 • Prosser, WA 99370 • Phone: (509) 764-2411 • Fax: (509) 624-2419



**Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all quantitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets if necessary):

This is a 53Lot Preliminary Plat proposal pursuant to Kittitas County Code 17.28.

The main goal of this project is to provide, within the current zoning as allowed by Kittitas County, a selection of building lots for those individuals that desire to have property close to the City of Ellensburg that provide adequate land for maintaining horses and other large animals for personal use or for those that wish to maintain large gardens and small agriculture activities. The Ellensburg area is known nationwide for the Ellensburg Rodeo that occurs yearly on Labor Day weekend. Horses and other large animals continue to play a large part of daily life for many of the residents living in the Ellensburg area. The lots included with in this proposed preliminary plat for provide enough room for one to four horses for private use such as reining, and 4H participation. The land associated with this preliminary plat has direct access to the John Wayne Trail, a trail that lends itself to equestrienne use along with other recreational uses.

The proposed preliminary plat include a 200 foot riparian corridor (one hundred foot buffer on both sides of Reecer Creek) and a 100 foot buffer on one side of Courier Creek, with possible trails located within the riparian corridor of these creeks. This proposal will also include a 31.92 acre track that will be used as an additional recreational area for the proposed development and other possible recreational uses.

The purpose and intent of the Kittitas County's Agricultural 3 zoning is as follows:

**17.28.010 Purpose and intent.**

*The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. (Ord. 83-Z-2 (part), 1983)*

As discussed above and within the permitted uses section of the Agricultural 3 zone, this Preliminary Plat meets the purpose and intent of this section of the Kittitas County Zoning Code by providing land for use by individuals that have a desire to live in an area where a variety of uses ranging from gardening including small agriculture uses to keeping horses and other large animals for personal and small agricultural base uses but not unlimited to keeping, horses, cattle, or other types of farm animals.

The Preliminary Plat proposal encompasses a total of approximate 192.16 acres within a single tax parcel. The land is currently undeveloped and is currently being used as agricultural land. The land is served by senior water rights from Reecer Creek that will provide each of the proposed lots with adequate irrigation for maintaining irrigated pastureland for individual lot use. This site contains multiple access points such as Dry Creek Road, Faust Road, and a portion of the old State Highway 10 that is under County jurisdiction.

**Proposed water supply, storage and distribution system, sewage/disposal/treatment plan, and solid waste collection plan;**

**Water:** It is the intent to develop/improve an existing well that is on the subject property into a group b water system that will serve water provider for the initial phase of 14 lots of the project The applicant, who owns senior water rights associated with the proposed project, would convert a portion of its senior water rights from a surface water right to a ground water right and use and use that water for the required domestic water for this proposal. This water right would then be used as the basis to form 1. A Group A water system approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc., an approved Satellite

Management Agency approved by the DOH; Or 2. Provide water thru the means of a newly established water bank that would be approved by the Washington State Department of Ecology.

The applicant has proposed that individual onsite septic systems approved by Kittitas County Public Health Department will be used for individual lots due to the size of the lots. These individual septic systems will be the responsibility of the new lot owner.

Power will be provided by either Puget Sound Energy or Kittitas County Public Utility District.

Telephone will be provided by Fair point Communications

Internet will be provided by: The local providers of this service.

Cable Television will be provided by: Charter Communications

Solid Waste will be provided by: Waste Management

Sufficient Irrigation Water and Water rights are available for irrigation purposes for all of the lands associated with this proposal.

The subject property is bordered to the west by existing agricultural residential uses. To the south the property is bordered by the old hwy 10 and beyond that by vacant farm ground until you reach the west interchange. To the east the property is bordered by existing residential development, along with the Currier Creek Estates Development. To the north and east is land that has been preliminary approved for 120 lots. Directly to the north is agricultural ground, along with the John Wayne Trail transecting through the proposal serving as a border to the proposed 31.9 acre track designated for recreational uses. .

This Preliminary Plat will be accessed off of Dry Creek, Faust Roads and old hwy 10 road and will use an internal road network, made up of private roads and joint use driveways. . This transportation planning will be coordinated with the county.

This proposal contains two streams, one that travels through the property (Reecer Creek) and the other that is on the eastern edge of the property (Currier Creek). During the development period of the property the riparian area of both Creeks will be protected as the Applicant proposes a buffer requirement, as stated earlier.

Recreational activities/uses will serve this preliminary plat. The recreation activity could include a trail system throughout the subject property, which will travel through the designated open space areas along the creeks riparian areas. These trails will be used by the residents of the development, allowing for horse trail riding, outdoor riding areas as well as bicycle riding paths. The trail system may also connect to the John Wayne Trail, if allowed by the Washington State Parks Department, and will provide access to larger recreational areas that is proposed as Tract A that will allow for continued agricultural uses, horse and cattle activities continued trails along Reecer Creek.

Phasing plan:

The applicant is proposing general phasing plan as follows:

Phase 1 will occur within the 1st five year segment from approval occurring between 2013 thru 2018.

This phase will involve Lots 18, 19, 20, 21, 22, 23, 29, 30, 31, 32, 33, 34, 35, 36, 48, 49, 50, 51, 52, & 53.

The first fourteen lots will be served by an existing well developed into a Group B System. Prior to the 15<sup>th</sup> and future lots a water right transfer will occur and approved by the appropriate agencies that will serve the balance of lots in Phase 1 and Phases 2 & 3 with domestic water.

Phase 2 will occur within the 2nd five year segment from approval occurring between 2018 thru 2023.

This phase will involve Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, & Tract A.

Phase 3 will occur within the 3rd five year segment from approval occurring between 2023 thru 2028. This phase will involve Lots 8, 9, 10, 11, 12, 24, 25, 26, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, & 47. During this phase the trails and all buffers will be established protecting Reecer and Currier Creeks.

The following is a review of the Kittitas County Code Section 17.28“Agricultural 3 Zone” and a description as to how this Preliminary Plat meets all of the Criteria at the same time providing stricter criteria.

## Chapter 17.28

### A-3 - AGRICULTURAL 3 ZONE\*

#### Sections

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

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

#### **17.28.010 Purpose and intent.**

The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. (Ord. 83-Z-2 (part), 1983)

**Applicants Response: This Preliminary Plat meets the intent of this section as this Preliminary Plat is specifically being designed to appeal to the individual that has an interest in agriculture and animal husbandry activities it is true to the intent of maintaining the “traditional rural land uses” of the county.**

#### **17.28.020 Uses permitted.**

Uses permitted. Permitted uses are as follows:

1. One-family or two-family dwellings;

2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Single family homes not including mobile homes or trailer houses;
5. Duplexes and residential accessory buildings;
6. All types of agriculture and horticulture not otherwise restricted or prohibited herein;
7. The raising of animals (excluding swine and mink), providing an area of not less than one acre is available;
8. Agriculture, livestock, poultry or swine or mink raising, and other customary agricultural uses, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
9. Community clubhouses, parks and playgrounds, and public utility buildings, pumping plants and substations;
10. Commercial greenhouses and nurseries;
  
10. Minor and major alternative energy facilities, excluding wind farms and wind turbines, and other renewable energy projects are a permitted use within the Bowers Field Overlay Zone. (Publisher's note: this number was inadvertently added to the incorrect section by [Ord. 2011-013](#), 2011.)
11. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of a public street or highway;
12. Existing cemeteries;
13. Airport;
14. Processing of products produced on the premises;
15. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
16. Home occupations that do not involve outdoor work or activities, or which do not produce noise, such as engine repair, etc.
17. Gas and oil exploration and construction;
18. Uses customarily incidental to any of the above uses;
19. Any use not listed which is nearly identical to a listed use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions to the county board of adjustment within ten working days of notification pursuant to Title 15A of this code, Project permit application process.
20. Accessory Dwelling Unit (if in UGA or UGN)
21. Accessory Living Quarters
22. Special Care Dwelling

Electric Vehicle Infrastructure. See [KCC Chapter 17.66 \(Ord. 2011-013, 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 \(part\), 1996; Ord. 88-4 § 3, 1988; Ord. 83-Z-2 \(part\), 1983; Res. 83-10, 1983\)](#)

**Applicants Response: The permitted uses of this zone such as single family homes, accessory buildings, and agriculture are the uses that this proposed Preliminary Plat is based upon.**

#### **17.28.030 Lot size required.**

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

2. The minimum average lot width shall be two hundred fifty feet. (Ord, 2007-22, 2007; Res. 83-10, 1983)

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirement of KCC 17.28.030**

**17.28.040 Yard requirements - Front.**

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

**17.28.050 Yard requirements - Side.**

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

**17.28.060 Yard requirements - Rear.**

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

**17.28.065 Yard requirements - Zones Adjacent to Commercial Forest Zone**

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200' setback from the Commercial Forest Zone. ([KCC 17. 57.050\(1\)](#)). For properties where such setback isn't feasible, development shall comply with Kittitas County Code 17.57.050(2). (Ord. 2007-22, 2007)

**17.28.080 Sale or conveyance of lot portion.**

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

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirements of KCC 17.28.040 thru 080.**

**17.28.090 Off-street parking.**

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

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirements of KCC 17.28.090.**

**17.28.100 Access requirement.**

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

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirement of KCC 17.28.100. Also note that this proposal is also using joint use driveways off of existing county roads.**

**17.28.110 Setback lines.**

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

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

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirements of KCC 17.28.110.**

**17.28.120 Prohibited uses.**

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

**17.28.130 Conditional uses.**

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

1. Auction sales or personal property, other than livestock;
2. Bed and breakfast business
3. Churches
4. Commercial Activities Associated with Agriculture
5. Community Clubs
6. Convalescent homes
7. Dairying and stock raising except the raising of swine and mink commercially and the establishment of livestock feed lots; provided that no permit shall be issued for dairying or stock raising on any tract of land having an area of less than nine acres or for animal sheds or barns to be located less than one hundred feet from any property held under different ownership from that upon which such shed or barn is located
8. Day care facilities
9. Farm labor shelters, provided that:
  - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  - b. The shelters must conform with all applicable building and health regulations;
  - c. The number of shelters shall not exceed four per twenty acre parcel;

- d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;
10. Feedlot. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations
  11. Feed mills, canneries and processing plants for agricultural products
  12. Golf courses
  13. Governmental uses essential to residential neighborhoods
  14. Guest ranches
  15. Home occupations which involve outdoor work or activities or which produce noise, such as engine repair, etc.
  16. Hospitals
  17. Kennels
  18. Livestock sales yard
  19. Log sorting yard
  20. Museums
  21. Private Campgrounds. In considering proposals for location of such campgrounds, the board of adjustment shall consider at a minimum the following criteria:
    - a. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances.
    - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
    - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
    - d. Adequate and convenient vehicular access, circulation and parking should be provided.
    - e. Economic and environmental feasibility;
    - f. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation);
  22. Public utility substations
  23. Riding academies
  24. Room and board lodging involving no more than four boarders or two bedrooms
  25. Sand and gravel excavation, provided that noncommercial excavation shall be permitted for on-site use without a conditional use permit
  26. Stone quarries
  27. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years). (Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 93-6 (part), 1993; Ord. 9015 §§ 2, 3, 1990; Ord. 90-10 (part), 1990; Ord. 88-4 § 4, 1988; Ord. 87-9 § 3, 1987; Ord. 83-Z6, 1983; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.28.140 Administrative uses.**

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

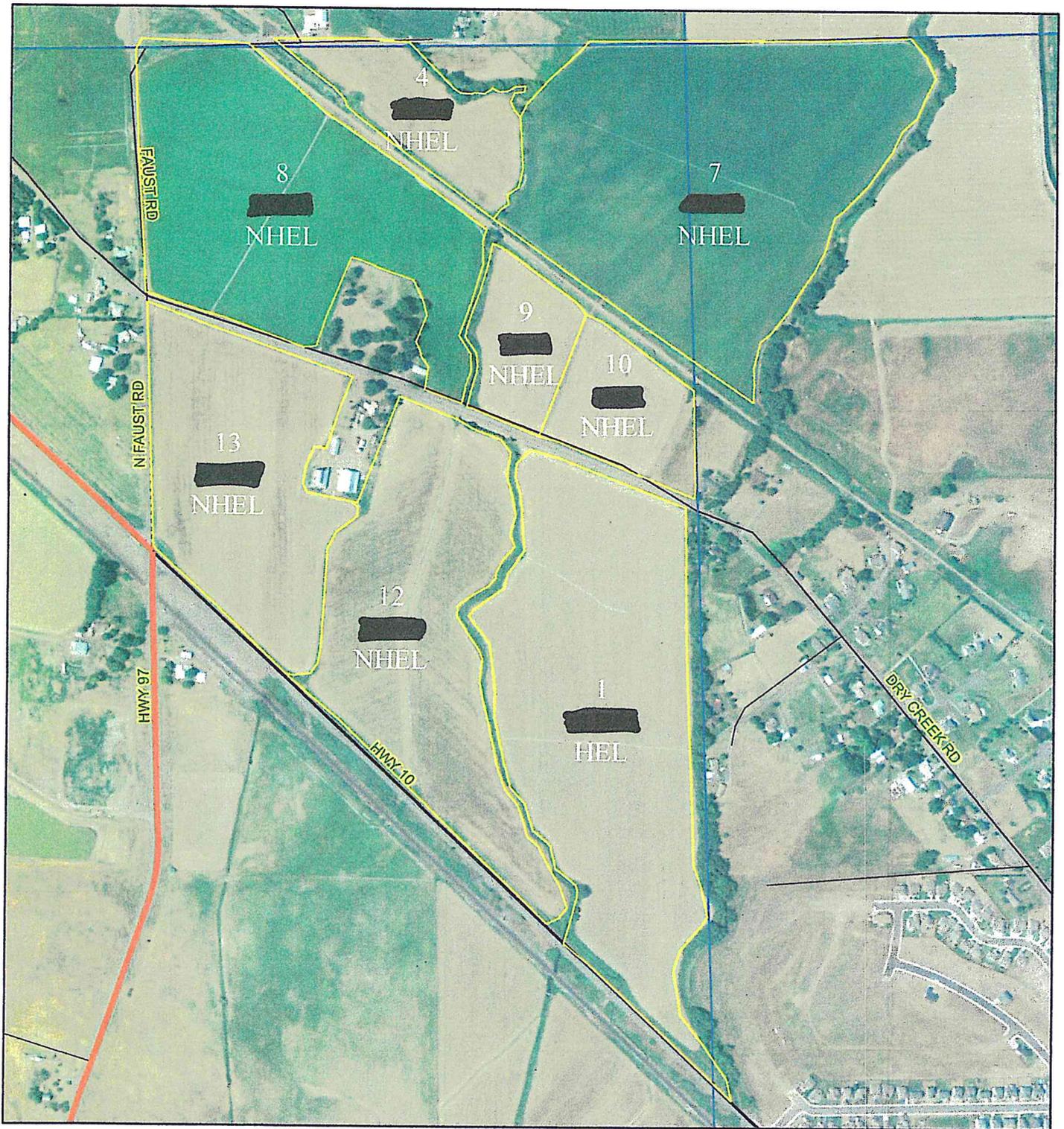
1. Accessory Dwelling Unit (if outside UGA or UGN) (Ord. 2007-22, 2007)

**Applicants Response: Every lot within the proposed Preliminary Plat will meet the requirements of KCC 17.28.130.**

In summary, this proposal is a plat under the Agricultural 3 code, meeting the requirements of that zone and the requirements of RCW 58.17 and KCC 16. With this proposing providing a senior water right, which will be transferred in some fashion, will provide domestic water to this proposal will not be a detriment to the public health,

safety & welfare to Kittitas County and the surrounding area. With this proposal dispersing creating a 15 year phasing plan and dispersing the traffic to different locations and using multiple county roads will not be a detriment to the public health, safety and welfare to Kittitas County and the surrounding area. With this proposal creating a lot size of 3 acres, meeting KCC 17.28 requirements, is creating a large enough lot/area for individual septic and reserve septic systems to occur will not being a detriment to the public health, safety and welfare to Kittitas County and the surrounding area. We feel that this proposal has met all the requirements necessary under Kittitas County Codes and State Statutes and recommend that this proposal be approved.





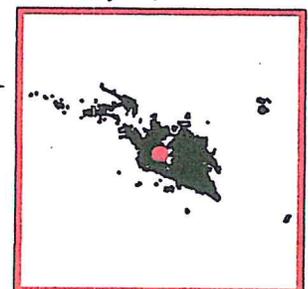
United States Department of Agriculture  
Farm Service Agency

Farm: 1973  
Tract: 214

## Kittitas County, WA

1 inch equals 633 feet

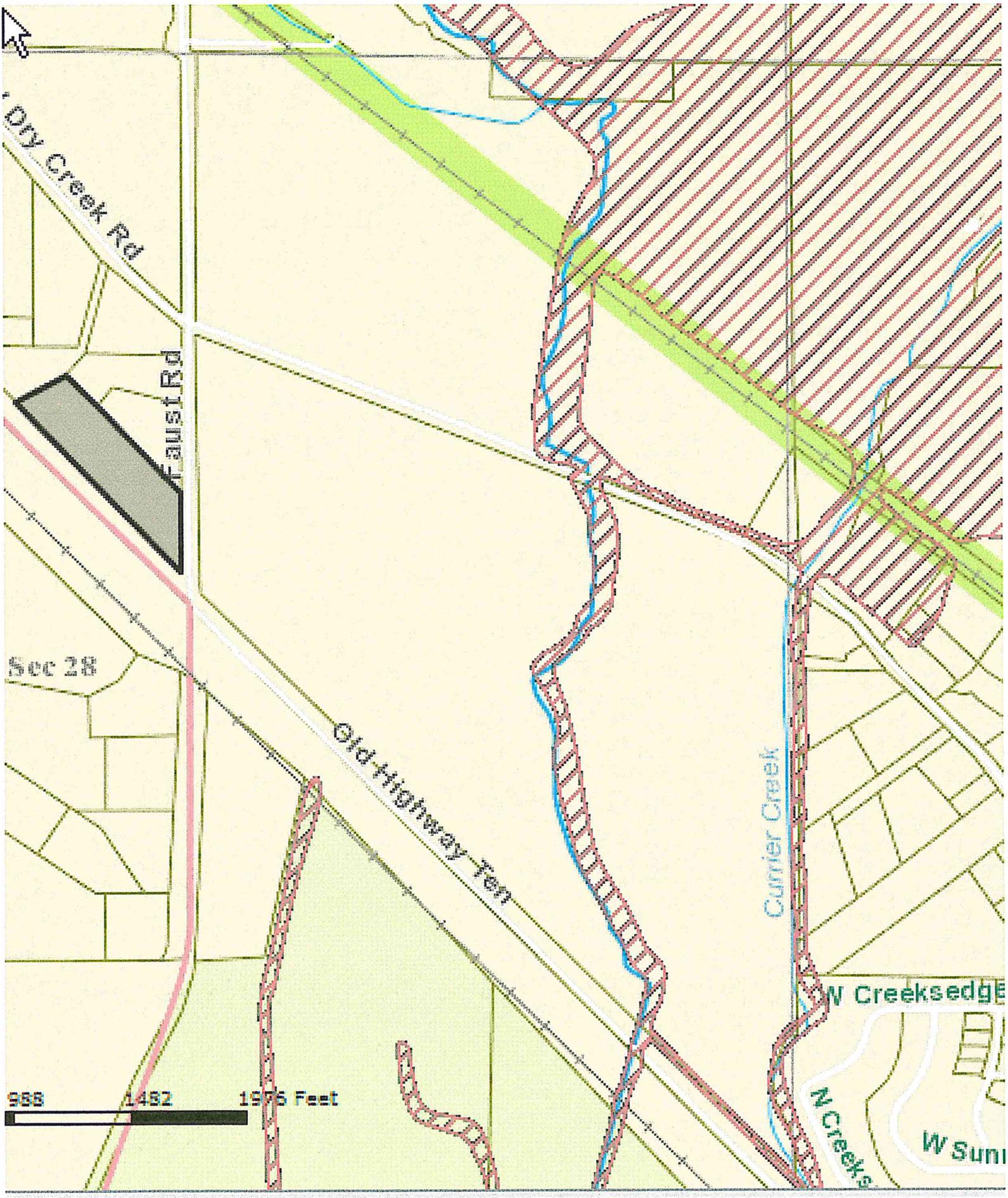
February 29, 2012



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

1	CLAIMANT NAME:	Mark Greene	COURT CLAIM NO. 02261
2		& Susie Greene	(A) 03072
			(A) 05691
3	Source:	Reecer Creek	
4	Use:	Irrigation of 56 acres	
5	Period of Use:	April 1 to October 31	
6	Quantity:	5.70 cubic feet per second, 784.4 acre-feet per year	
7	Priority Date:	May 16, 1882	
8	Point of Diversion:	(1) 150 feet south and 700 feet west from the	
9		northeast corner of Section 28, being within the	
		<del>NW</del> <del>NE</del> <del>SE</del> <del>SW</del> of Section 28, T. 18 N., R. 18 E.W.M.	
10		(2) 800 feet north and 1100 feet west from the east	
11		quarter corner of Section 28, being within the	
		<del>NW</del> <del>SE</del> <del>NE</del> <del>SW</del> of Section 28, T. 18 N., R. 18 E.W.M.	
12	Place of Use:	That portion of the <del>E</del> of Section 28, T. 18 N.,	
13		R. 18 E.W.M. lying north of State Highway 10, south	
14		of the Dry Creek Road and west of Reecer Creek.	

26 Second Supplemental Report of  
 27 Referee Re: Subbasin No. 7



Dry Creek Rd

Faust Rd

Sec 28

Old-Highway-Fen

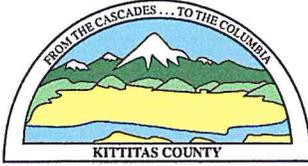
Currier Creek

N Creeksedge

N Creeks

W Suni

988 1482 1976 Feet



**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"

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

\_\_\_\_\_

Reecer Ranch Plat

2. Name of applicant:

\_\_\_\_\_

Teaway Ridge LLC

\_\_\_\_\_

3. Address and phone number of applicant and contact person:

\_\_\_\_\_

PO Box 808 Cle Elum WA 98922

\_\_\_\_\_

4. Date checklist prepared:

\_\_\_\_\_

7-20-12

5. Agency requesting checklist:

\_\_\_\_\_

KCCDS

6. Proposed timing or schedule (including phasing, if applicable):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

It is proposed that this plat will be effective upon approval, with a build out time period phased Over 15 years. See phasing plan within narrative description. See Exhibit B.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

No

8. List any environmental information you know about that had been prepared,

\_\_\_\_\_

**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):	DATE:	RECE	
_____	_____	_____	DATE STAMP IN BOX

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

or will be prepared, directly related to this proposal.  
None to our knowledge

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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.

There is a possible grant application for the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

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Access, building, & septic permits. There could be the possibility of additional governmental Approvals from the Washington State Departments of Ecology and Health.

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.)

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See narrative description. Exhibit B.

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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The subject property is located off of Dry Creek Road, Faust Road, and Old Hwy Ten. See Exhibit A.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

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- b. What is the steepest slope on the site (approximate percent slope)?

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0-1% located at the banks of the Currier and Reecer Creeks and the John Wayne Trail.

- 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.

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480: Nanum ashy loam, 0 to 2 percent slope;  
580: Woldale clay loam, 0 to 2 percent slope;  
621: Brickmill gravelly ashy loam. See Exhibit C USDA Farm Service Agency Map.

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

Not to our knowledge

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grading will be necessary for the construction of access roads, home sites and utilities for the proposed Plat. This filling and grading that will need to occur could be in excess of 10,000 cubic yards.

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

Yes as part of the construction process for roads, utilities etc.

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

30% or more

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

As part of the WA Dept. of Ecology stormwater permit, the applicant is required to develop a stormwater pollution prevention plan (SWWP) implementing the best management practices therefore reducing and controlling possible erosion issues.

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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dust from construction activities, automobile emissions, wood smoke from fire stoves.

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

Possible offsite source emissions could be from automobile and farm traffic and operations from Ellensburg Cement Products.

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

None at this time.

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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reecer creek travels through the property and Currier Creek is directly adjacent to the eastern edge of the subject property south of Dry Creek Road.

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.

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

There will be no work over Reecer or Currier Creeks. There could be work within 200 feet of these two creeks for residential and outbuilding construction. But the all lots that are adjacent to Reecer and Currier Creeks will have a 100 foot buffer requirement/no building any residential structures within 100 feet of these creeks.

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 that we know of.

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

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

This property contains senior water rights that will provide domestic and irrigation water to the Proposed lots. See Exhibit D.

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

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

Yes, see Exhibit E.

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.

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

This proposal is for lots that are 3 acres in the size. Each lot will have the ability to install their own Septic system approved by Kittitas County Health dept. No other waste material is anticipated.

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.

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

This property contains an existing well that is proposed to be developed into a Group B System and used as domestic supply as the phasing of this property occurs along with subsequent water transfers take place. This property contains senior water rights that the applicant will transfer a portion of for use as domestic ground water to serve future phases. See Exhibit D.

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.

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

Each lot is large enough to provide its own septic system which will need to be approved by the Kittitas County Health Dept. Each system will depend upon the size of the residential structure.

- c. 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. \_\_\_\_\_

A stormwater permit will be obtained from the Washington State Department of Ecology and a stormwater pollution prevention plan will be developed implementing measures to reduce and control stormwater onsite.

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

Waste materials, excluding septic systems, are not expected to enter the ground or surface waters.

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

As this proposal is planned and developed, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology storm water permit. This will include sediment and erosion control measures to address any runoff water impacts.

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? \_\_\_\_\_  
 \_\_\_\_\_
- The existing agricultural vegetation will be removed from the existing agricultural ground that is in it's current use. 100% of the current farm crops may be removed and replaced with grasses, trees, road development, and residential development. Farming may be continued on portions of the property until stages of development begins.

- c. List threatened or endangered species known to be on or near the site. \_\_\_\_\_  
 \_\_\_\_\_
- To our knowledge there are no threatened or endangered species known to be on the site. There could be the possibility of fish species associated with Currier and Reecer Creeks.

- d. Proposed landscaping use of native plants, or other measures to \_\_\_\_\_

preserve or enhance vegetation on the site, if any: \_\_\_\_\_

As part of this proposal, the property will be covered by protective covenants that will control housing aesthetics that will occur along with allowed uses within these CC&R's for individual lots. There will be a requirement of a 100 foot buffer of land to remain in open space, on both sides associated with Reecer Creek and on one side of Currier Creek. The use of native plants mixed with other plants will be required by the project's protective covenants.

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. \_\_\_\_\_

To our knowledge there are no known threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain. \_\_\_\_\_

Not that we know of. This property is existing farm ground.

d. Proposed measures to preserve or enhance wildlife, if any. \_\_\_\_\_

The habitat along Currier and Reecer Creeks will be enhanced and preserved. The riparian/shoreline areas will be within the designated open space area and protected from residential building with a 100 foot buffer setback, but not excluded from being a portion of lots

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 gas will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. \_\_\_\_\_

There will be no effect on neighboring solar energy uses by this project.

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. \_\_\_\_\_

The covenants will include provisions for energy conservation.

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 no environmental health hazards with this project.

1) Describe special emergency services that might be required. \_\_\_\_\_  
\_\_\_\_\_

Emergency services related to Police, Fire and Medical will be provided for through the County 911 service. Medical facilities would be utilized within the County, specifically within the City of Ellensburg and it's local hospital. The proposal is also within Fire District # 2 jurisdiction.

2) Proposed measures to reduce or control environmental health hazards, if any. \_\_\_\_\_  
\_\_\_\_\_

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 Services Department, or the Department of Ecology.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? \_\_\_\_\_  
\_\_\_\_\_

Traffic noise could affect this proposal from Old Hwy Ten, Faust and Dry Creek Roads and possible aircraft traffic, associated with Bower Field Airport located to the east along with possible noise from the Ellensburg Cement Products operations.

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. These noises typically would be from dawn to dusk. On a long term basis, there would be automobile noise from homeowners and other noise associated with platted residential development.

3) Proposed measures to reduce or control noise impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to 7 pm.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? \_\_\_\_\_  
\_\_\_\_\_

The current use of the property is agriculture and vacant land. The adjacent properties are residential homes, agriculture and smaller parcels.

b. Has the site been used for agriculture? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

Yes and is currently being used for Agriculture.

c. Describe any structures on the site. \_\_\_\_\_  
\_\_\_\_\_

The old Farm house and associated buildings and a mobile home and irrigation related Structures are located on site.

d. Will any structures be demolished? If so, what? \_\_\_\_\_  
\_\_\_\_\_

If this is approve the mobile home will either be demolished or moved and the old Farm Farm house would be demolished along with the associated buildings.

e. What is the current zoning classification of the site? \_\_\_\_\_  
\_\_\_\_\_

Agricultural 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? \_\_\_\_\_  
\_\_\_\_\_

N.A.

h. Has any part of the site been classified as an: \_\_\_\_\_  
\_\_\_\_\_

environmentally sensitive area?

No. Reecer and Currier Creek travels through the property and there are some associated floodplain and riparian areas.

i. Approximately how many people would the completed project displace? \_\_\_\_\_  
\_\_\_\_\_

None.

j. Approximately how many people would reside or work in the completed project? \_\_\_\_\_  
\_\_\_\_\_

At the completion of this plat there would be 121 - 132 (2.3 to 2.5 persons per home) people residing in this platted development at completion/full build-out.

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. \_\_\_\_\_  
\_\_\_\_\_

The protective covenants along with the existing Agricultural uses will govern the proposal  
Creating consistency and compatibility along with preserving the existing rural character of the existing area.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. \_\_\_\_\_  
\_\_\_\_\_

This proposed platted development will include a 53 three acre lots as allowed in the Agriculture 3 Zone. There could be a mixture of income housing such as low, middle or high income housing.

b. Approximately how many units, if any, would be eliminated? \_\_\_\_\_  
Indicate whether high, middle or low-income housing. \_\_\_\_\_

There are existing structures located on the subject properties that will be demolished as mentioned earlier.

- c. Proposed measures to reduce or control housing impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

The proponent will develop CC& R's in order to reduce or control housing impacts

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 residential structure would be 45 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

- b. What views in the immediate vicinity would be altered or obstructed? \_\_\_\_\_

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

No views will be altered or obstructed.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? \_\_\_\_\_  
\_\_\_\_\_

The proposed platted development would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
\_\_\_\_\_

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_\_  
\_\_\_\_\_

There could be the possibility of light or glare from existing residences and developments adjacent to plat development, which could affect this proposal along with the flashing red lights from the wind farm to the north at night.

- d. Proposed measures to reduce or control light and glare impacts, if any. \_\_\_\_\_

The protective covenants would require downward facing outdoor lighting on residences and yards with no large halogen yard lights. The wattage of all lighting would be controlled by the protective covenants.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_

Some recreational activities in the area are the John Wayne Trail, fishing, horseback riding, hiking, snowmobiling, hunting, etc.

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: \_\_\_\_\_  
\_\_\_\_\_

As part of this proposal, we will incorporate recreational activities, such as trails throughout a portion of the proposal on the creeks. These trails will meander along Reecer and Currier Creeks eventually connecting to a 31 acre track that will be preserved for recreational activities such as horse riding, ranching and other types of recreational activities, including but not limited to playgrounds, parks, community club house etc..

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. \_\_\_\_\_  
\_\_\_\_\_

None that we know of.

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

None that we know of.

c. Proposed measures to reduce or control impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

No measures are needed that we know of.

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. \_\_\_\_\_  
\_\_\_\_\_

This property is accessed off of Dry Creek Road, Faust Road, and Old Hwy Ten.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? \_\_\_\_\_  
\_\_\_\_\_

This site is not served by public transportation. The closest public transit would be located at the West Interchange where there is a Greyhound Bus stop.

c. How many parking spaces would the completed project have? How many would the project eliminate? \_\_\_\_\_  
\_\_\_\_\_

The project would have the normal amount of parking spaces associated with residences. It is estimated that there will be approximately 106 parking spaces in the form of driveways associated with residential structures. It is estimated that each residential unit will contain two standard parking spaces (driveways associated with the garage ) No parking spaces will be eliminated.

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). \_\_\_\_\_  
\_\_\_\_\_

There will be five new roads that will meet Kittitas County Private Road Standards. Two off of Faust Road (one north serving 10 lots and one south of Dry Creek Road serving 8 lots). Two private roads will be built off of Dry Creek Road with one heading north serving 4 lots and one heading south serving 12 lots. One private road will be built off of Old Hwy Ten serving 4 lots.

It is anticipated that there will be no improvements to existing roads. There could be improvements associated with access points for the proposed plat. It is anticipated that these roads will be private roads under Kittitas County road Standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_

To the northeast of this proposed plat development is the Bowers Field Airport. This airport conducts pilot training associated with Central Washington University and allows for small private airplane activity. Also to the south is the Burlington Northern Santa Fe Rail Road, which transports products. There is no water transportation in the immediate vicinity of this proposal.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. \_\_\_\_\_  
\_\_\_\_\_

It is anticipated that the worst case scenario would be 530 trips (10 average daily trips x 53 lots) generated by the completed project. Peak volumes would occur between 6 am to 8 am and 3 pm to 6:30 pm.

g. Proposed measures to reduce or control transportation impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

In the initial planning stages we used the three existing roads (Faust Road, Dry Creek Road and Old Hwy Ten) serving this proposal as a means to disperse traffic throughout the development and as a measure to reduce and control the transportation impact. Otherwise we are not aware of any additional impacts that this proposal would cause.

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. \_\_\_\_\_  
\_\_\_\_\_

This proposed plat would result in an increased need for public services. Throughout the life of this proposal the additional tax revenue that is received to the county and divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

b. Proposed measures to reduce or control direct impacts on public \_\_\_\_\_

services, if any.

\_\_\_\_\_

This proposal is providing domestic water for this plat. Transportation will need to be determined by Kittitas County Public Works Dept. for possible improvements if any. Throughout the life of this proposal the additional tax revenue that is received to the county and will divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

16. UTILITIES

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

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

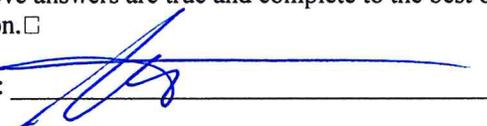
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

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

The applicant will provide domestic water to serve this proposal. Each lot owner will be responsible to obtain approval from Kittitas County Environmental Health Department for individual Septic Systems. Either Kittias County PUD or PSE will be providing power. Cable and Telephone will be provide by the local provider. Kittitas County will provide waste management service or the individual lot owner will the local solid waste transfer station.

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: 

Date: 10-11-12

Print Name: Pat Deneen

**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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION**

**RECEIVED**

**Required attachments:**

Site map showing access locations

OCT 29 2012

KITTITAS COUNTY

DEPT OF PUBLIC WORKS

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

**1. Name, mailing address and day phone of land owner(s) of record:**

Name: Teaway Ridge LLC  
Mailing Address: PO Box 808  
City/State/ZIP: Cle Elum Wa 98922  
Day Time Phone: 509-260-0462  
Email Address: pat@patrickdeneen.com

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

Agent Name: Terra Design Group Inc, Chad Bala  
Mailing Address: PO Box 686  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509-607-0617  
Email Address: bala.ce@gmail.com

**3. Contact person for application (select one):**  Owner of record  Authorized agent

**4. Street address of property:** 2516 W Dry Creek Road, Ellensburg WA 98926

**5. Tax parcel number(s):** 18-18-28000-0040 (P# 621033)

**6. Roads serving project:** Dry Creek Road, Faust Road, & Old Hwy Ten.

**7. Plat or project name:** Reecer Ranch Plat

411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

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

Kittitas County Department of Public Works

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8. Proposed Land Use:  Residential       Commercial       Agricultural

9. Proposed Land Use Project:  Short Plat     Long Plat     Building Permit     Other: \_\_\_\_\_

10. Total number of lots/dwelling units: 53 lots

11. Commercial/Agricultural building area in square feet: N.A.

12. Narrative project description: See Exhibit B in application packet.

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13. Describe present use of property: Farm Ground

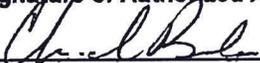
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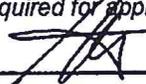
13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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.

14. Are there any other pending applications or issues associated with this property?

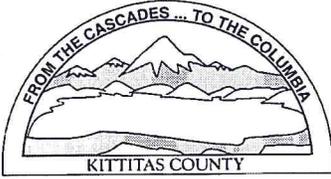
Yes     No If yes, describe: \_\_\_\_\_

Signature of Authorized Agent:  
X 

Date:  
10-11-12

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

Date:  
10-11-12



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

**RECEIPT NO.: 00015822**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026278

**Date:** 10/29/2012

**Applicant:** TEANAWAY RIDGE LLC

**Type:** check # 0733

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-12-00001	CDS FEE FOR PLAT	3,335.00
LP-12-00001	FM PLAT	524.00
LP-12-00001	SEPA	490.00
LP-12-00001	PW SEPA	70.00
LP-12-00001	EH LONG PLAT FEE	675.00
LP-12-00001	PW LONG PLAT FEE	602.00
	<b>Total:</b>	<b>5,696.00</b>