

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: October 14, 2013

Revised Application Received: May 10, 2013

Revised Application Deemed Complete: July 19, 2013

Project Name (File Number): Reecer Ranch Long Plat (LP-12-00001)

Applicant: Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner

Location: 1 parcel, located approximately 1.5 miles west of Ellensburg, north of Highway 10 at 2516 West Dry Creek Road, in a portion of Section 28, Township 18N, Range 18E, WM in Kittitas County, bearing Assessor's map number 18-18-28000-0040.

Proposal: Terra Design Group authorized agent for Teanaway Ridge LLC, landowner, has submitted a plat application to subdivide one (1) 192.16 acre lot into thirty three (33) 5.01 to 5.72 acre parcels, and one (1) 31.93 residual tract under KCC Title 16 Subdivisions. The subject property is currently zoned **Agriculture 5** and has a land use designation of **Rural Residential**.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats).
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Tuesday, October 29, 2013**. Any person has the right to comment on the application and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the **Optional DNS Process, meaning this may be the only opportunity for governmental agencies and the public to comment on the environmental impacts of the proposal**. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

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

Designated Permit Coordinator (staff contact): Jeff Watson Staff Planner: (509) 933-8274; email at: jeff.watson@co.kittitas.wa.us

Signature Planner of Record

Date

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

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK Printed at 10/09/13 16:22 by dde18

Acct #: 84329 Ad #: 982159 Status: N

KC COMMUNITY DEVELOPMENT SERVICES Start: 10/14/2013 Stop: 10/14/2013
411 N. RUBY ST, SUITE 2 Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 7.20 Words: 390
Total STD6 14.40
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 123.84
Affidavits: 1

Contact: MANDY Ad Descrpt: N/APP LP-12-00001
Phone: (509)962-7506 Given by: *
Fax#: Created: dde18 10/09/13 15:58
Email: Last Changed: dde18 10/09/13 16:22
Agency: -----

COMMENTS:
COPIED from AD 972493

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A			97 S 10/14			
IN	A			97 S 10/14			

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.

Jeff Watson
Name (print or type)

[Signature]
Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

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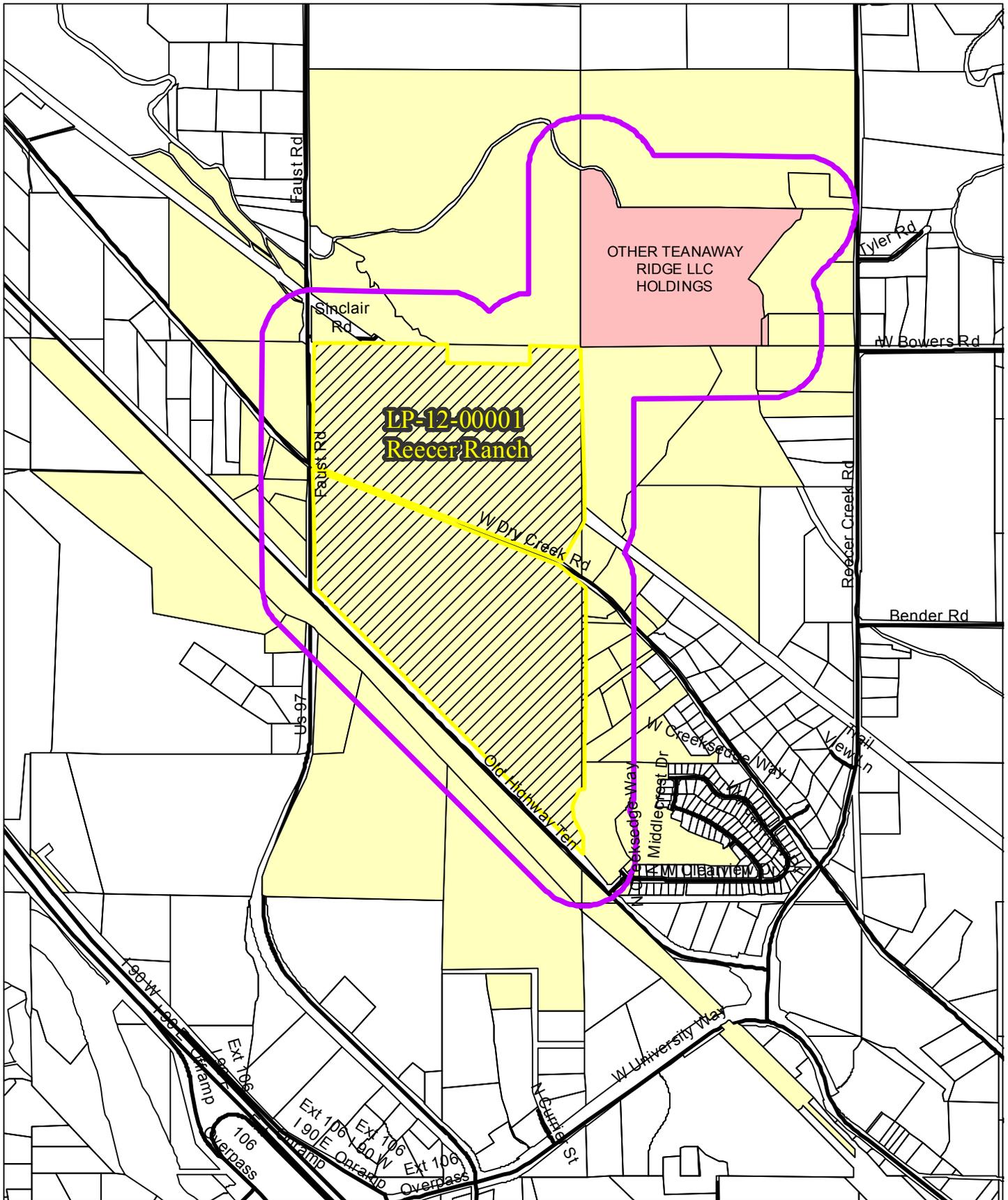
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Jeff Watson



**LP-12-00001
Reecer Ranch**

**500 Foot Buffer and Adjacent
Properties for Notification**

**KUHN, RONALD D &
DEBORAH L
2941 REECER CREEK RD
ELLENSBURG WA 98926-8815**

**PAUTZKE BAIT CO INC
PO BOX 36
ELLENSBURG WA 98926**

**AXTMAN, RON S ETUX
1100 CHRISTENSEN RD
ELLENSBURG WA 98926-**

**PANATTONI, JOSEPH
2132 DRY CREEK RD
ELLENSBURG WA 98926**

**KERN, BENTLEY III
2020 ORCHARD RD
ELLENSBURG WA 98926**

**ELFERS, DELLA L
2211 DRY CREEK RD
ELLENSBURG WA 98926**

**KEATING, RYAN KELLY
ETUX
21012 100TH AVE SE
AUBURN WA 98031**

**KRAMLICH, RALPH E.
2106 DRY CREEK RD
ELLENSBURG WA 98926**

**MOHAN, KEVIN F
2291 FAUST RD
ELLENSBURG WA 98926-8337**

**ROMINGER, GEORGE B
PO BOX 822
ELLENSBURG WA 98926**

**SHELDON, DOROTHY H.
3240 DRY CREEK RD APT 1
ELLENSBURG WA 98926-**

**SINCLAIR, BASIL L.
200 SINCLAIR RD
ELLENSBURG WA 98926**

**BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089**

**SINCLAIR, ARTHUR E. ETUX
202 SINCLAIR RD
ELLENSBURG WA 98926-**

**WATTS, GEORGE R.
3390 DRY CREEK RD
ELLENSBURG WA 98926**

**KITTITAS CO TAX DEED
(AUDITOR)
205 W 5TH AVE STE 105
ELLENSBURG WA 98926-**

**STRAND FAMILY LTD
PARTNERSHIP
4140 MANASTASH RD
ELLENSBURG WA 98926-**

**FLORENCE, ROBERT D
2361 HWY 97
ELLENSBURG WA 98926**

**BELSAAS & SMITH
PO BOX 926
ELLENSBURG WA 98926**

**JENSEN, GINGER A
2008 DRY CREEK RD
ELLENSBURG WA 98926**

**MOHAN, KEVIN F ETUX
2291 FAUST RD
ELLENSBURG WA 98926**

**CLE ELUM PINES WEST LLC
PO BOX 808
CLE ELUM WA 98922-0808**

**TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-**

**CLE ELUM PINES EAST LLC
PO BOX 808
CLE ELUM WA 98922-**

**KOSS, BRETT A ETUX
2104 DRY CREEK RD
ELLENSBURG WA 98926**

**SPURLING, LORRAINE
3251 REECER CREEK RD
ELLENSBURG WA 98926**

**CORDNER, MICHAEL N &
MARGO C
1380 WATSON RD
ELLENSBURG WA 98926-**

**STATE OF WASH (PARKS &
REC)
PO BOX 42650
OLYMPIA WA 98504-**

**ROSSER, CARL F ETUX
2114 W DRY CREEK RD
ELLENSBURG WA 98926**

**HUTCHINSON PROPERTIES
LLC
101 TABLE MOUNTAIN DRIVE
ELLENSBURG WA 98926-9051**

**GORZE, KEITH ETUX
PO BOX 1208
ELLENSBURG WA 98926-**

**ALLDREDGE, JESS D &
DONNA F
2111 W CLEARVIEW DR
ELLENSBURG WA 98926-**

**TEANAWAY RIDGE LLC
P O BOX 808
CLE ELUM WA 98922-**

**DUVALL, DAVID M ETUX
2110 CLEARVIEW DR
ELLENSBURG WA 98926-**

**PANGRAZI, MARGARET M
2120 DRY CREEK RD
ELLENSBURG WA 98926-**

**HALL, ROBERT V &
2691 THOMAS RD
ELLENSBURG WA 98926-**

**ODONNELL, ROSALYN C
2131 W DRY CREEK RD
ELLENSBURG WA 98926-**

**CASCADE VIEW INC
620 SE EVERETT MALL WAY
#360
EVERETT WA 98208-**

**GORMAN, JAY C.
2214 DRY CREEK RD
ELLENSBURG WA 98926-**

**JOHNSON, BRIAN P &
MELISSA D
2129 DRY CREEK RD
ELLENSBURG WA 98926-**

**GREENE, WILLIAM B &
SHARON M
PSC 10 BOX 903
APO AE 09142-**

**DUKE & DUDE LLC &
2950 KILLMORE RD
ELLENSBURG WA 98926-5510**

**JUSTAL PROPERTIES LLC
PO BOX 3051
OTHELLO WA 99344-3051**

**FRANCIS, DONALD L & TINA
M
2110 DRY CREEK RD
ELLENSBURG WA 98926-**

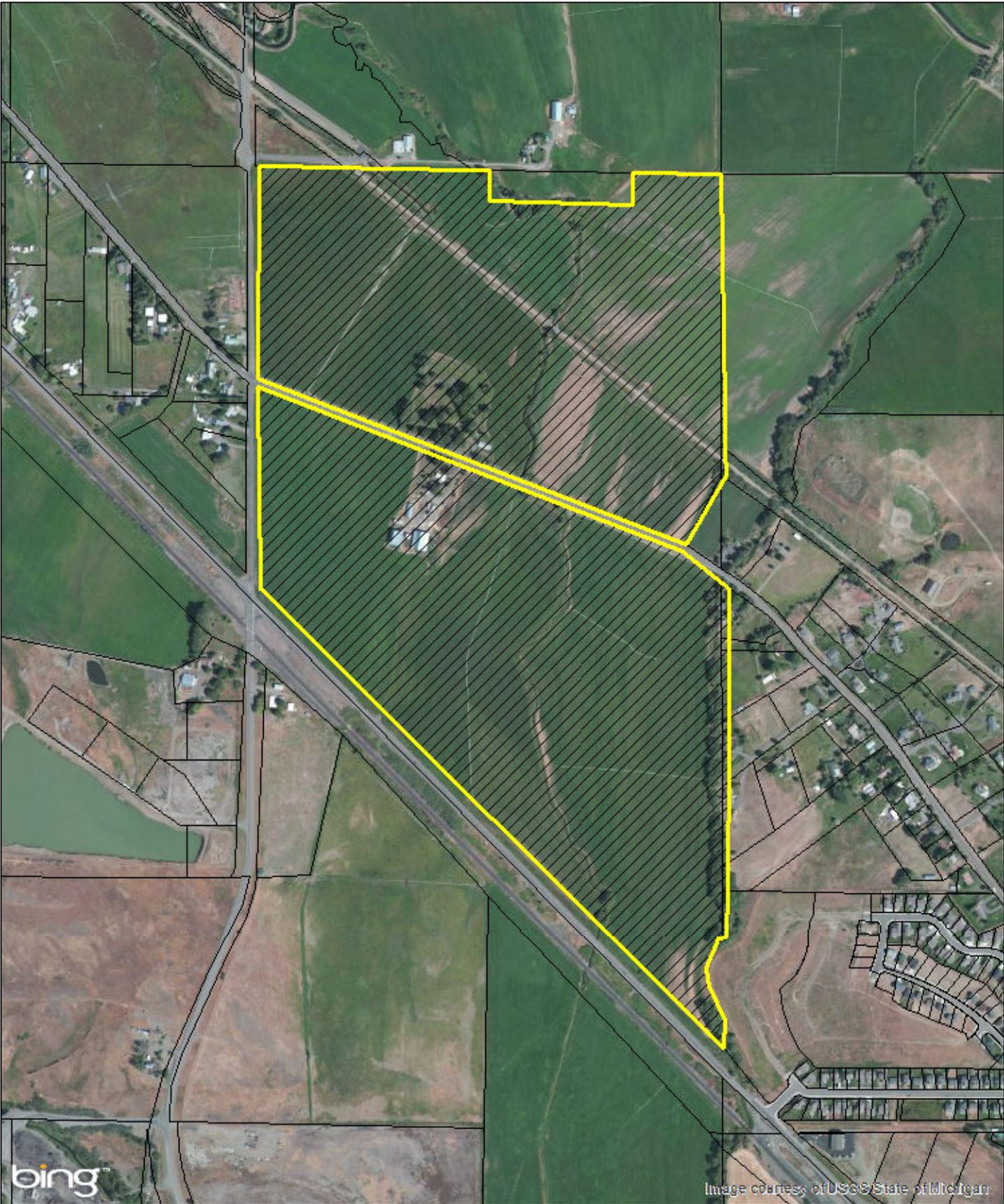
**HANNAN, SANDRA S
7125 WHITEHAWK DR
ARLINGTON WA 98223-5921**

**TATE, BARBARA JEAN
2218 DRY CREEK RD
ELLENSBURG WA 98926-9446**



© 2013 Google
Image Landsat

Google earth

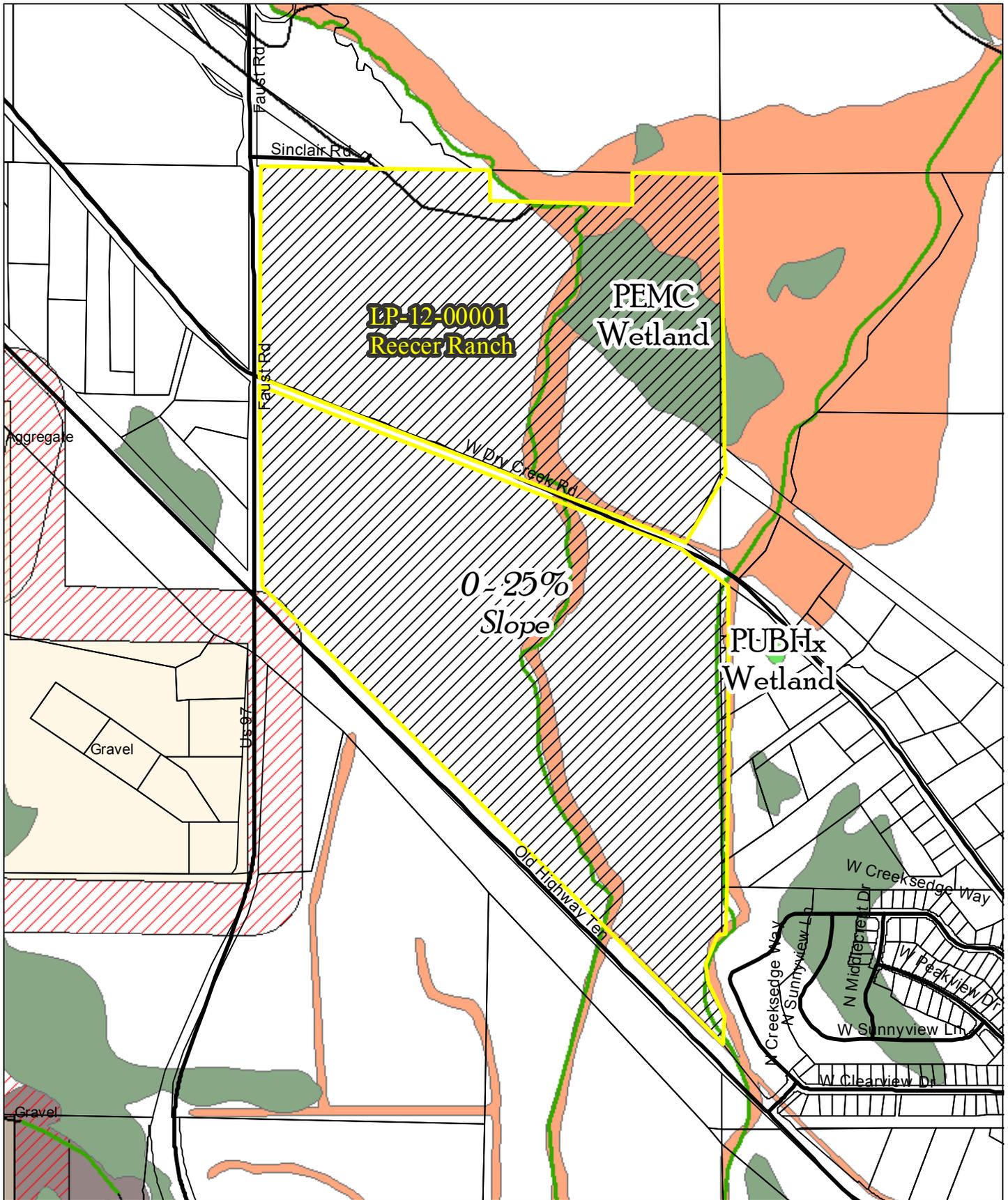


LP-12-00001
Reecer Ranch

Air
Photo

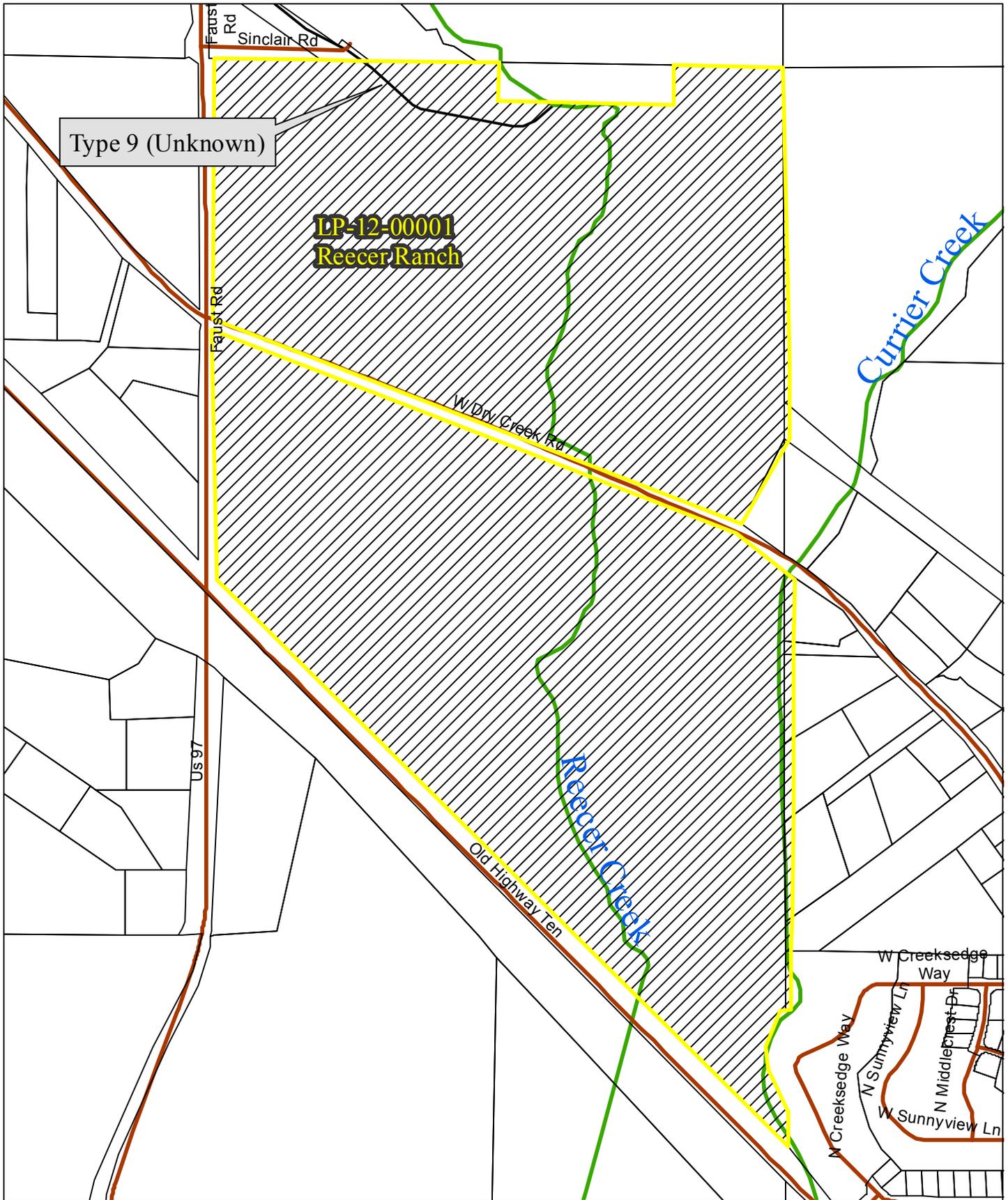
jeff.watson

10/9/2013



LP-12-00001
Reecer Ranch

Critical Areas
Map



LP-12-00001
Reecer Ranch

Streams

Critical Areas Checklist

Wednesday, October 09, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: L1UB1Hx)

For geographically specific information* (optional), please enter a State code: (Example: TX for Texas)

Description for code **PEMC**:

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

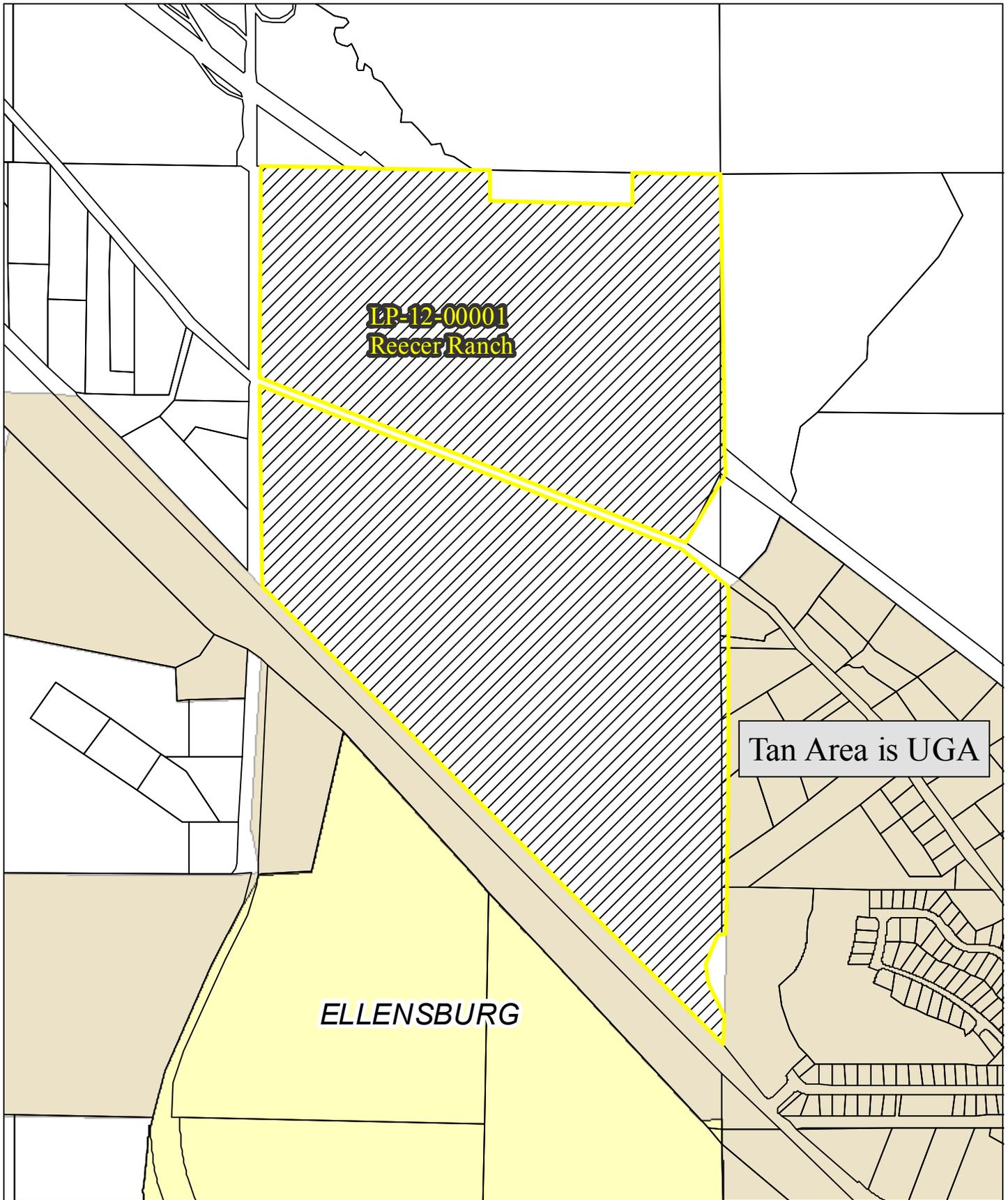
Subsystem :

EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

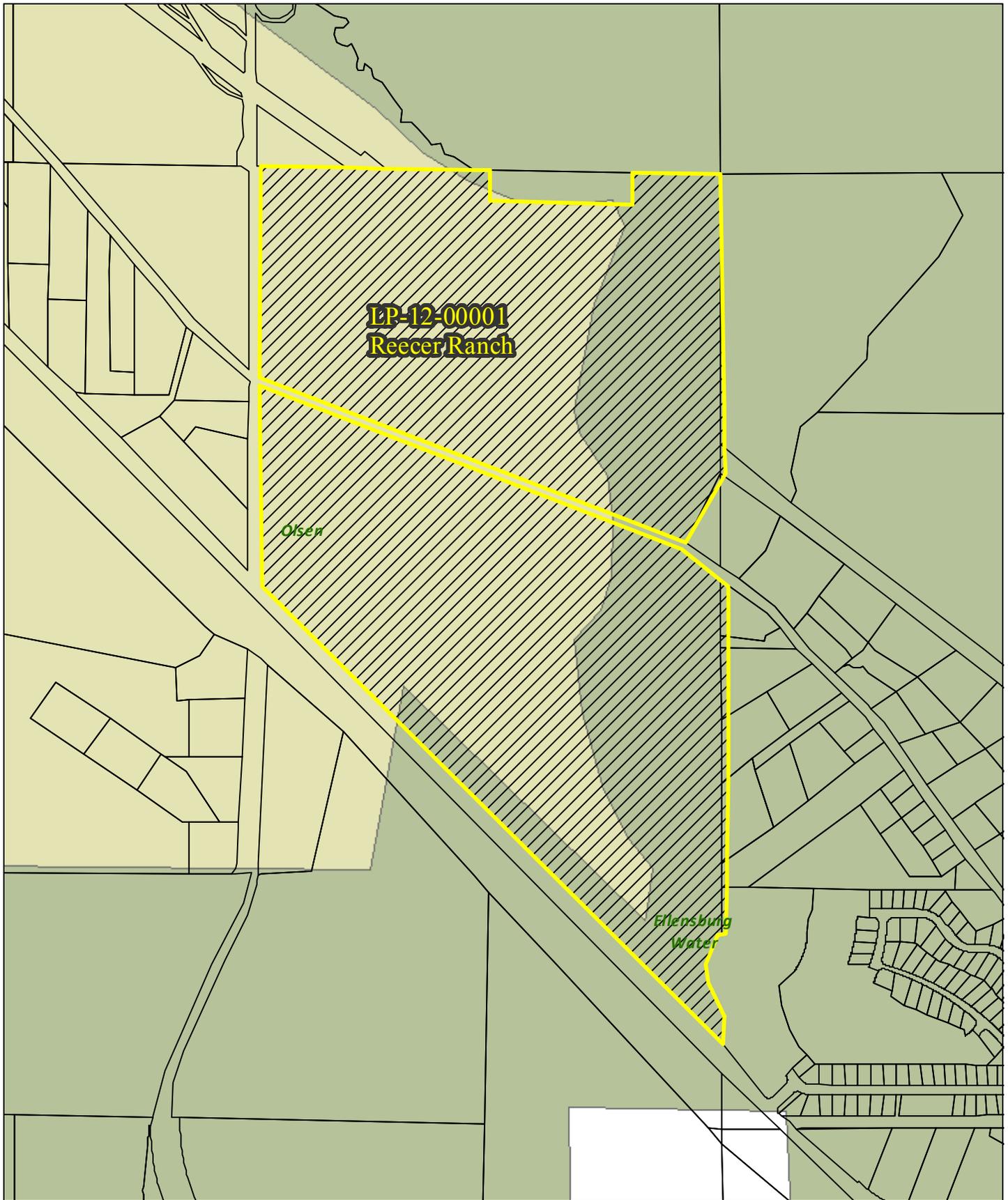
Modifier(s):

C WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



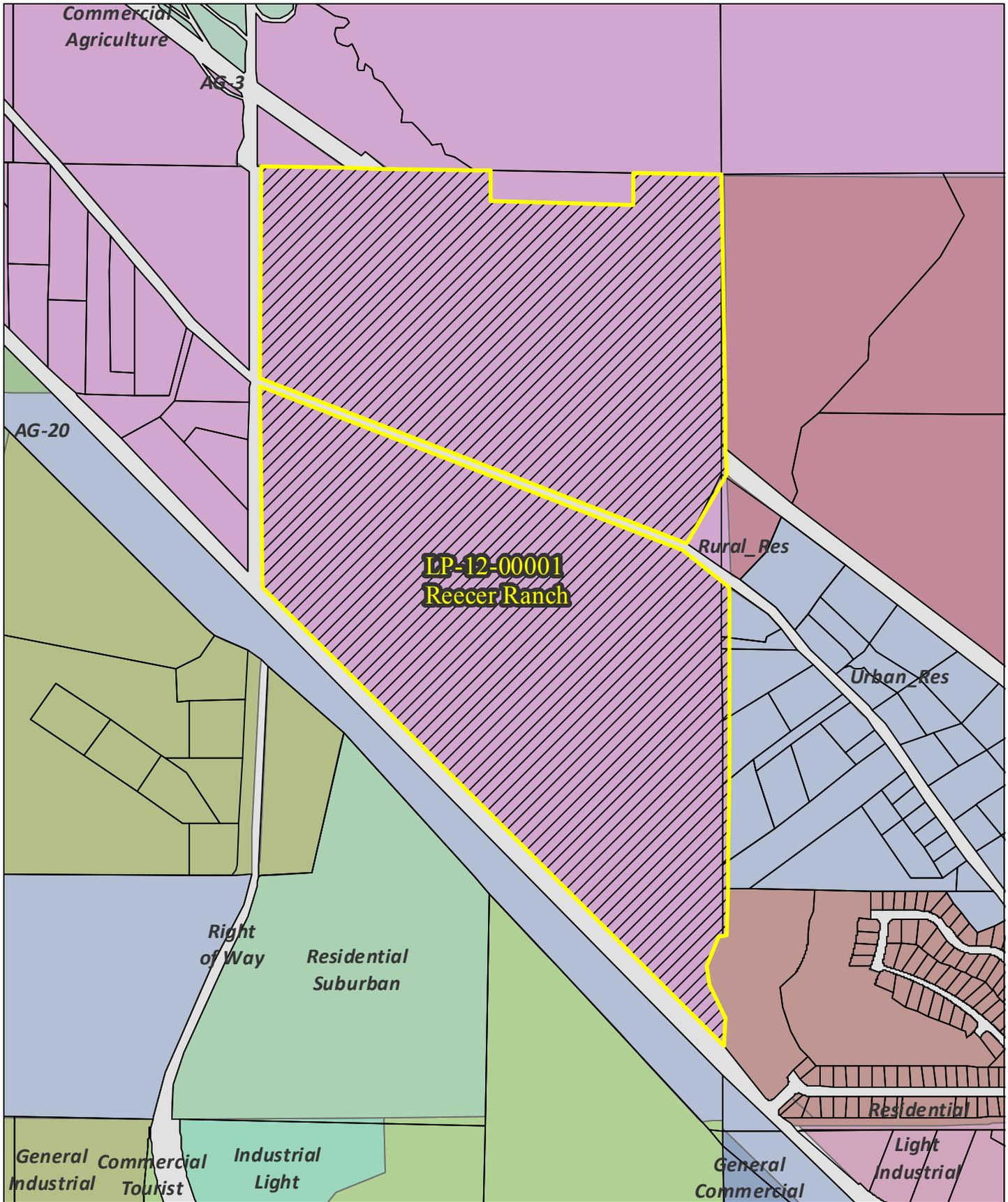
LP-12-00001
Reecer Ranch

City and
UGA Boundaries



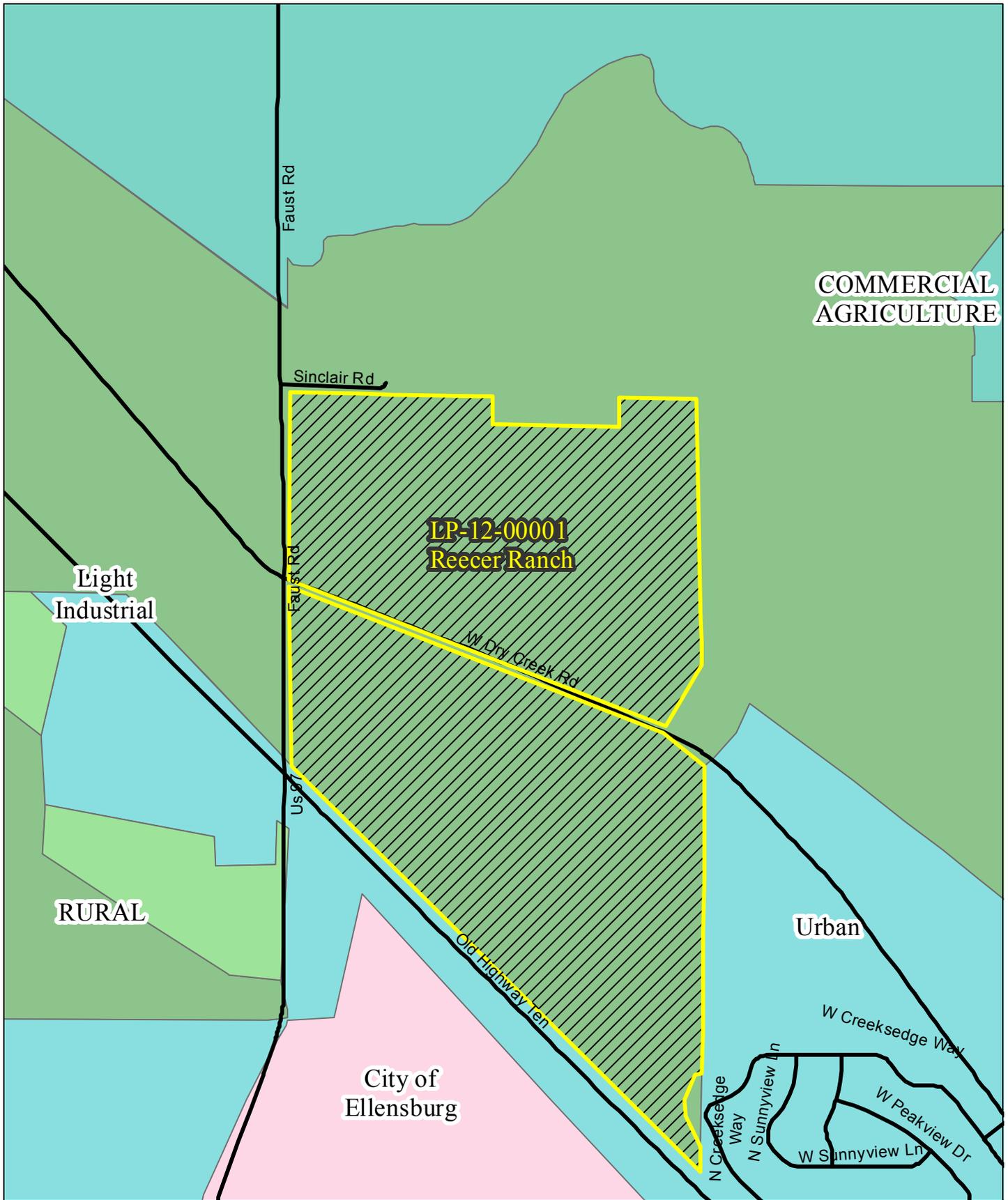
**LP-12-00001
Reecer Ranch**

**Irrigation
Districts**



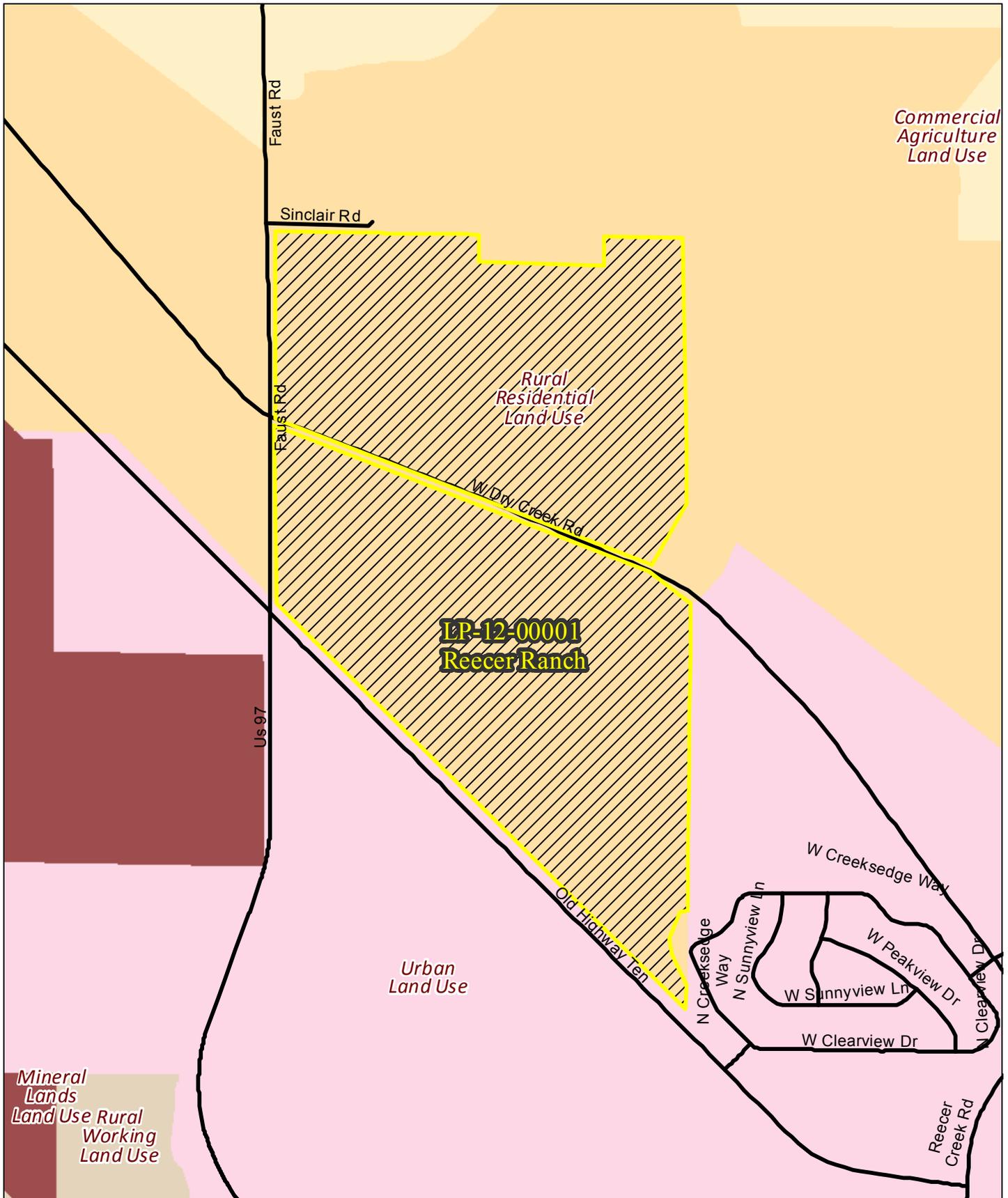
**LP-12-00001
Reecer Ranch**

**Zoning
Pre 6/3/2013**



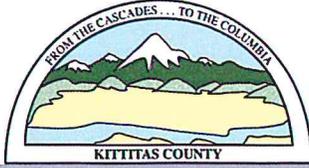
LP-12-00001
Reecer Ranch

Pre 6/3/2013
Land Use



**LP-12-00001
Reecer Ranch**

**Current
Land Use**



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 8, 2013

Chad Bala
Teaway Ridge LLC
P.O. Box 808
Cle Elum WA 98922

RE: Request for the delay of the Transportation Impact Analysis (TIA) for the Reecer Ranch Plat (LP-12-00001)

Mr. Bala,

Kittitas County Community Development Services (CDS) has reviewed your letter dated August 1, 2013 requesting that the requirement for a Traffic Impact Analysis (TIA) not be a precursor to the Notice of Application for the above application. CDS was also made aware of your subsequent letter dated August 6, 2013 requesting a waiver from the Public Works department of the TIA for the application. CDS felt it was appropriate to await a response to that second request prior to deliberating the first. On September 30, 2013 Kittitas County Public Works Director Holmes denied your TIA waiver request and forwarded a copy to our office. With that issue clarified, CDS is prepared to issue a determination on your first request.

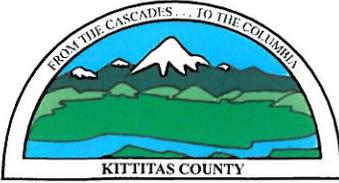
CDS concurs with your assessment outlined in that first letter and will not require that the TIA be submitted prior to the issuance of the Notice of Application for the Reecer Ranch long Plat (LP-12-00001). Staff has been directed to proceed with the processing of the application. A Notice of Application shall be issued and a 15 day comment period will be set. Please be aware that while the County will be soliciting comments on the application, at the close of the comment period the processing clock will stop; no form of determination will be made or hearing be scheduled prior to the receipt of the TIA in question. Under the provisions of KCC 15A.03.045, 180 days has been deemed a reasonable deadline for the submission of the requested information. Failure to submit (in the absence of an approved extension) prior to **April 6, 2014** shall be cause for the application to be void.

Staff is always available should you have any additional questions or comments.

Sincerely,

Robert "Doc" Hansen
Planning Official
Kittitas County Community Development Services

CC: Terra Design via email: bala.ce@gmail.com



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

September 30, 2013

Chad Bala
Terra Design Group
P.O. Box 686
Cle Elum, WA 98922

Mr. Chad Bala:

Your request for Kittitas County Public Works Department to waive the Transportation Impact Analysis (TIA) requirement for the Reecer Ranch Plat (LP-12-00001) cannot be granted.

Maintaining a standard level of service is a Growth Management Act (GMA) requirement under RCW 36.70A.070 and Kittitas County Code Title 12.10 Transportation Concurrency Management. Adequate transportation infrastructure must be available or planned and funded at the time new development is occupied and that the level of service for that infrastructure must meet standards set by the county. Kittitas County's traffic level of service standard is "C" in rural areas.

This development proposal will result in an increase of traffic on several intersections just west of Ellensburg, including the intersection of University Way and Reecer Creek Road. All of the affected intersections are currently outside of the federally designated urban area and considered rural. The County requires all proposed developments to pay their proportionate share of the cost to achieve transportation concurrency. It is expected that this development will be required to pay a proportionate share of the cost for intersection improvements needed at University Way and Reecer Creek Road to comply with GMA transportation concurrency requirements. The TIA shall provide a reasonable estimate of this development's traffic impacts to determine that proportionate cost share.

Please feel free to contact me or Jan Ollivier at 509-962-7523 if you have any questions.

Sincerely,

Kirk Holmes
Public Works Director

Cc: Doc Hansen, Planning Official
Christina Wollman, Planner II

KH:jo

RECEIVED

AUG 06 2013

KITTITAS COUNTY
PUBLICWORKS

August 6th, 2013

Kittitas County Department of Public Works
Kirk Holmes, Director
411 North Ruby Street
Ellensburg, WA 98926

RE: **Reecer Ranch Plat (LP-12-00001) Waiver Request**

Mr. Holmes,

The Reecer Ranch Plat (LP-12-00001) application has recently been deemed complete by Kittitas County Community Development Services Department. The applicant has also been required, by your department, to perform a Transportation Impact Analysis (TIA) for this project since this project will be exceeding the 9 peak hour trip generation requirement. Pursuant to Kittitas County Code 12.10.040.10 and on behalf of the applicant please accept this letter as requesting a waiver from the Transportation Impact Analysis requirement.

Background Information:

The applicant has submitted a 33 lot plat application that is proposing direct access to the following roads, Dry Creek, Faust Road and Old Hwy Ten. The following subject Roads/Intersections that apply to the Reecer Ranch Plat (LP-12-00001):

- Faust Rd at Dry Creek Rd
- Faust Rd at Old Hwy 10
- Reecer Creek Rd at Dry Creek Rd
- Reecer Creek Rd at Old Hwy 10
- Reecer Creek Rd at University Way

Level of Service:

Pursuant to the Kittitas County Transportation Plan with a future projection to year 2025 the Level of Service for the subject roads are as follows:

Kittitas County Jurisdiction

Dry Creek Rd at Faust Rd	= A
Dry Creek Rd at Reecer Creek Rd	= C
University Way at Reecer Creek Rd	= E

WSDOT Jurisdiction

SR97 at Dry Creek Road	= C
SR10 at SR97	= B
SR97 at Faust Rd at	= C

Supportive information:

In 2007/2008 the applicant proposed a development directly off of Reecer Creek Road (Palomino Fields Plat (P-07-31)). As part of this project a Transportation Impact Analysis (TIA) for 120 units was required (See Attachment TIA). This TIA, on file with the County, conducted an analysis of the subject roads/intersections that are applicable to this proposal. The Palomino Fields TIA found the following conclusions:

- In the AM and PM peak hours with the development in place in 2012, all study intersections are forecast to operate at LOS-B or better. All study intersection satisfy the city's LOS standard of LOS-D.
- It is anticipated that this development will be required to assist in payment for the signal planned at the Reecer Creek Rd at University Way intersection, as a condition of the Black Horse at Whiskey Creek pipeline development. A proportionate share contribution to this intersection improvement is appropriate. Of the 1,393 PM peak hour trips through this intersection in 2012, 82 (6.2%) are attributable to this development. The proportionate share of the anticipated \$200,000 signal cost is then \$12,450.

Breakdown with the Reecer Ranch Proposal:

Under this new proposal Faust Road would add an additional 63 trips north of Dry Creek road & 27 trips south of Dry Creek road for a total of 90 trips. Dry Creek Road would add a total of 153 trips. Old Hwy Ten would add a total of 54 trips.

The Reecer Ranch Plat has been designed taking advantage of the multiple roads accessing this proposal thereby dissipating the traffic impact at any



single point/intersection location. Furthermore with the Palomino Field Transportation Impact Analysis identifying the following roads/intersections (Faust Rd at Dry Creek Rd, Faust Rd at Old Hwy 10, Reecer Creek Rd at Dry Creek Rd, Reecer Creek Rd at Old Hwy 10, & Reecer Creek Rd at University Way) would all operate at a LOS B or better during the AM & PM peak hours. With the additional trips from the Reecer Ranch Plat proposal along with the proposed transportation network we believe that the Level of Service will not drop below a LOS C for any of the existing roads.

With the aforementioned, and on behalf of the applicant I would like to request that the TIA requirement be waived as a requirement for this proposal.

Best regards,

Chad Bala

CC: Pat Deneen, Teanaway Ridge LLC

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TIA ATTACHMENT
8-6-2013
Waiver Request For
LP-12-00001

PALOMINO FIELDS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Kittitas County, Washington

Transportation Impact Analysis

February 2008

Prepared for:
Terra Design Group
PO Box 686
Cle Elum, WA 98922
and
Kittitas County

Prepared by:
Transportation Solutions, Inc.



TABLE OF CONTENTS

PROPOSED DEVELOPMENT.....	1
PURPOSE OF REPORT AND STUDY OBJECTIVES	1
DESCRIPTION OF DEVELOPMENT	1
EXISTING CONDITIONS.....	4
STUDY AREA	4
SITE ACCESSIBILITY	4
<i>Study Area Roadway System</i>	4
<i>Existing Traffic Volumes</i>	4
<i>Existing Safety and Capacity Deficiencies</i>	5
<i>Accident Analysis</i>	5
<i>Public Transportation Service</i>	5
<i>Non-Motorized Transportation</i>	8
<i>Other Transportation Modes</i>	8
FORECASTED TRAFFIC.....	8
BACKGROUND TRAFFIC VOLUMES	8
SITE TRAFFIC	9
<i>Trip Generation and Mode Split</i>	12
<i>Trip Distribution and Travel Assignment</i>	12
TOTAL NETWORK TRAFFIC.....	15
TRAFFIC ANALYSIS.....	15
CAPACITY AND LEVEL OF SERVICE.....	15
TRAFFIC SAFETY	18
<i>Development-Generated Collisions</i>	18
<i>Sight Distance Analysis</i>	19
SITE CIRCULATION	20
QUEUING	20
LEFT-TURN LANE WARRANT: REECER CREEK RD AT BENDER RD	20
FINDINGS AND CONCLUSIONS	22





LIST OF FIGURES

FIGURE 1: VICINITY MAP	2
FIGURE 2: SITE PLAN	3
FIGURE 3: 2007 EXISTING AM PEAK HOUR VOLUMES	6
FIGURE 4: 2007 EXISTING PM PEAK HOUR VOLUMES.....	7
FIGURE 5: 2012 FUTURE BACKGROUND AM PEAK HOUR VOLUMES	10
FIGURE 6: 2012 FUTURE BACKGROUND PM PEAK HOUR VOLUMES	11
FIGURE 7: AM PEAK HOUR TRIP DISTRIBUTION AND ASSIGNMENT	13
FIGURE 8: PM PEAK HOUR TRIP DISTRIBUTION AND ASSIGNMENT.....	14
FIGURE 9: 2012 FUTURE WITH THE DEVELOPMENT AM PEAK HOUR VOLUMES	16
FIGURE 10: 2012 FUTURE WITH THE DEVELOPMENT PM PEAK HOUR VOLUMES.....	17
FIGURE 11: NORTHBOUND LEFT-TURN STORAGE LANE EVALUATION AT REECER CREEK RD AND BENDER RD.....	21

LIST OF TABLES

TABLE 1: INTERSECTION INVENTORY	4
TABLE 2: ROAD NETWORK	5
TABLE 3: COLLISION HISTORY	8
TABLE 4: PROPOSED DEVELOPMENT TRIP GENERATION SUMMARY	12
TABLE 5: LEVEL OF SERVICE SUMMARY	19
TABLE 6: QUEUING SUMMARY	20

APPENDICES

- APPENDIX A: TURNING MOVEMENT COUNTS
- APPENDIX B: INTERSECTION OPERATIONAL ANALYSIS REPORTS
- APPENDIX C: QUEUING AND BLOCKING REPORTS



PROPOSED DEVELOPMENT

This report documents the traffic conditions associated with the construction and occupation of the Palomino Fields residential development in Kittitas County, Washington.

PURPOSE OF REPORT AND STUDY OBJECTIVES

The purpose of this report is to identify potential traffic related impacts generated by occupancy of the proposed development and, where appropriate, outline improvements to minimize or eliminate such impacts.

This study follows the guidelines set forth by Kittitas County's Traffic Impact Analysis Requirements and conforms to the general format and intent of the State Environmental Policy Act (SEPA) guidelines. As part of this analysis, TSI consulted with County staff and participated in a scoping meeting on August 29, 2007, to determine the extents of this analysis.

DESCRIPTION OF DEVELOPMENT

Terra Design Group is proposing a 120-unit single-family residential development in unincorporated Kittitas County, northwest of the City of Ellensburg. This development, known as Palomino Fields, is proposed for property located west of Reecer Creek Rd between Bender Rd and Bowers Rd. Two access points are proposed, the south access at Bender Rd and the north access at Bowers Rd. A vicinity map is included as Figure 1. A site plan showing the preliminary lot layout is included as Figure 2.

Completion of construction and full-occupancy of Palomino Fields is anticipated by 2009.



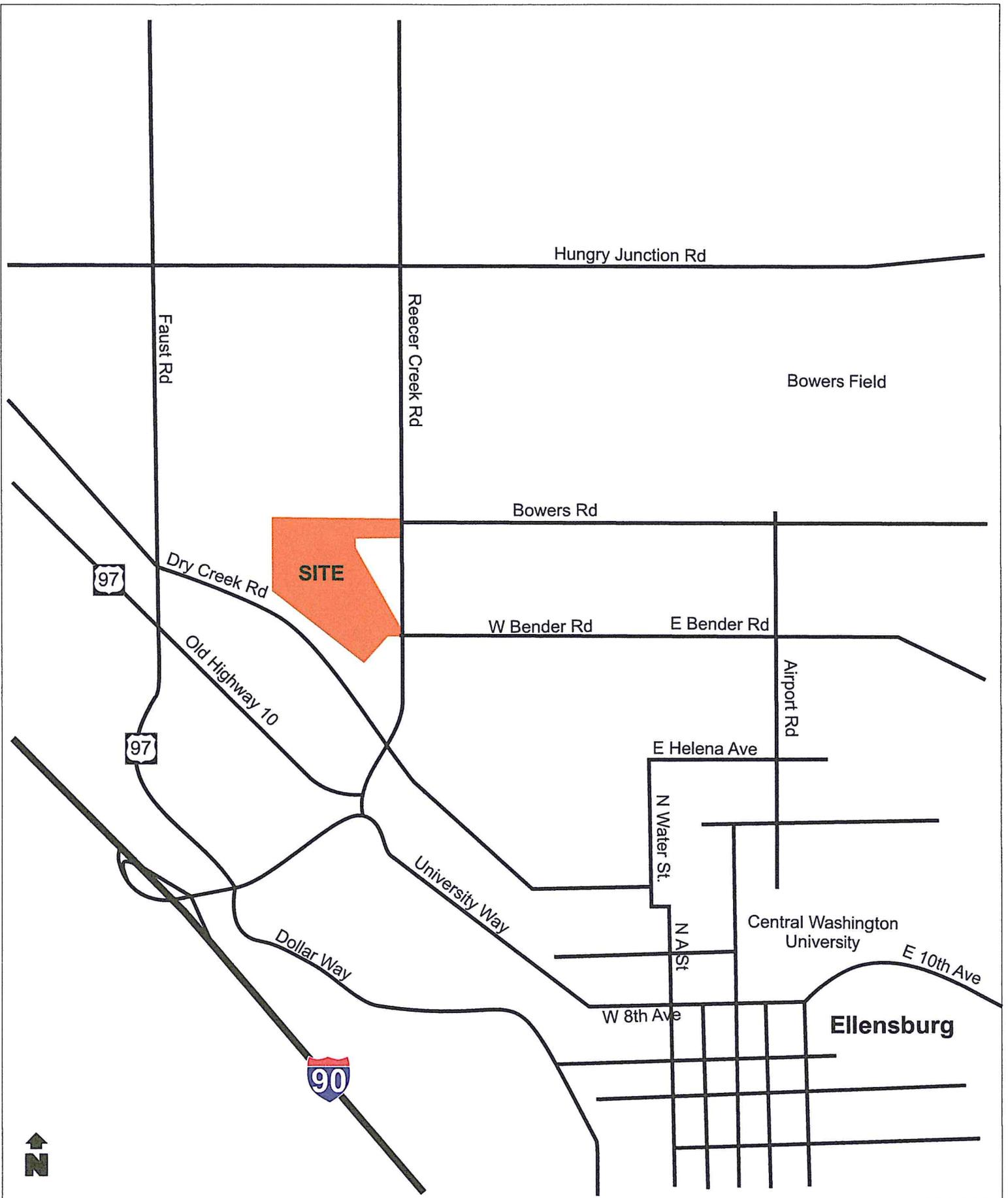


Figure 1: Vicinity Map



Figure 2: Site Plan



EXISTING CONDITIONS

This section of the report describes existing transportation conditions near Palomino Fields and includes a description of the local zoning, street network, traffic controls, traffic volumes, transit service, pedestrian facilities, and safety components. This section serves as a basis for subsequent analysis of forecasted transportation conditions with the development.

STUDY AREA

Palomino Fields is located in Kittitas County, Washington, generally north of Bender Rd and the John Wayne Trail, south of Bowers Rd and west of Reecer Creek Rd. This is to the northwest of central Ellensburg, and just north of Interstate 90. The site is currently zoned S (Suburban). The study area includes adjacent roadways as well as nearby roadways connecting directly to either Reecer Creek Rd or Faust Rd.

SITE ACCESSIBILITY

Study Area Roadway System

The study area for this analysis includes the intersections described in Table 1, including the site accesses off of Reecer Creek Rd. Significant roadways within this study area and near the site are described in Table 2.

TABLE 1: INTERSECTION INVENTORY

ID	Intersection	Control
1	Reecer Creek Rd at University Way	One-Way Stop
2	Reecer Creek Rd at Old Hwy 10	One-Way Stop
3	Reecer Creek Rd at Dry Creek Rd	Two-Way Stop
4	Reecer Creek Rd at Bender Rd	One-Way Stop
5	Reecer Creek Rd at Bowers Rd	One-Way Stop
6	Faust Rd at Old Hwy 10	All-Way Stop
7	Faust Rd at Dry Creek Rd	Two-Way Stop

Existing Traffic Volumes

At the request of County staff, TSI evaluated this development's impacts during the morning (AM) and afternoon (PM) peak hour periods. The traditional AM peak hour occurs between 7:00 and 9:00 AM and the traditional PM peak hour occurs between 4:00 and 6:00 PM. The peak hour within these two-hour periods is identified as the 60-minute interval associated with the greatest four consecutive 15-minute traffic volumes. The PM peak hour period typically represents the time when the combination of background and development-generated traffic volumes are highest, thus resulting in the greatest potential traffic impact.



TABLE 2: ROAD NETWORK

Street Name	Classification	Orientation	Cross Section
Reecer Creek Rd	Major Collector	North/South	2 Lanes
Old Hwy 10	Reecer Creek Rd at Old Hwy 10	Northwest /Southeast	2 Lanes
Dry Creek Rd	Major Collector	Northwest /Southeast	2 Lanes
Bender Rd	Major Collector	East/West	2 Lanes
Bowers Rd	Major Collector	East/West	2 Lanes
Faust Rd	Major Collector	North/South	2 Lanes
University Way	Other Principal Arterial	Northwest /Southeast to Southwest /Northeast	2 Lanes
Interstate 90	Interstate Highway	Northwest /Southeast	4 Lanes

TSI obtained existing AM and PM peak hour traffic volumes based on turning movement counts conducted by Trafficount on Wednesday, October 3 and Thursday, October 4, 2007. These counts were conducted during the same period listed above. Figure 3 and Figure 4 illustrate the AM and PM 2007 existing peak hour traffic volumes.

Existing Safety and Capacity Deficiencies

No capacity or geometric deficiencies were noted on the roadways or intersections listed in Tables 1 and 2 above. Existing intersection operations are noted later in this report.

Accident Analysis

Collisions occurring in the last three years (2004 to 2006) within this development’s study area are summarized in Table 3. There were 15 total collisions at intersections in this study area during this period. Collision and ADT data were obtained from County and the Washington State Department of Transportation.

An intersection with a collision rate of greater than 1.0 collisions per million entering vehicles is generally considered unsafe. The collision data in Table 3 do not indicate any high accident locations within this study area.

Public Transportation Service

Public transit is relatively limited in the development area. Central Transit operates a morning and an evening route in central Ellensburg. The nearest stop location to this development is located at E 14th Ave and D Street.

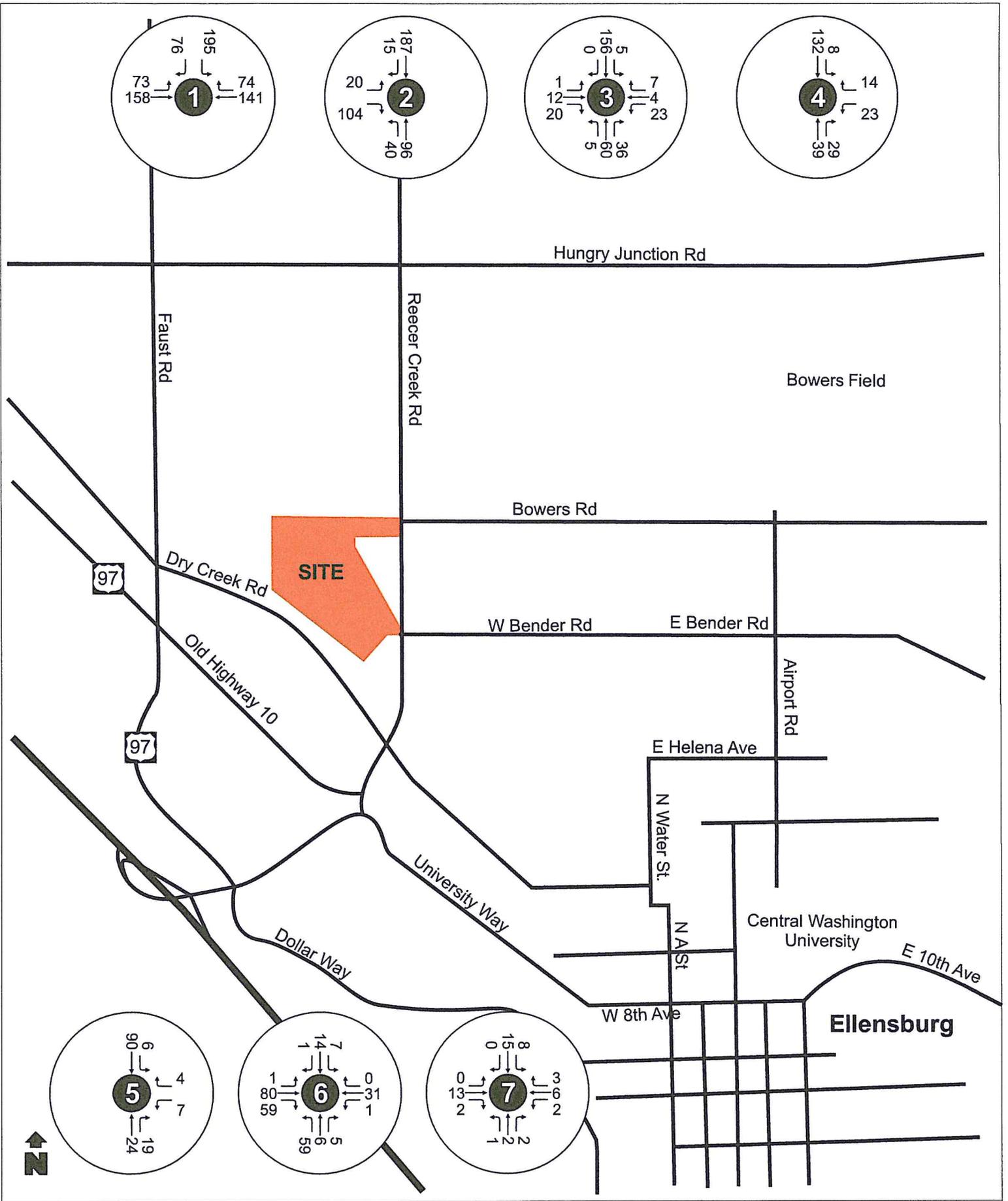


Figure 3: 2007 Existing AM Peak Hour Volumes

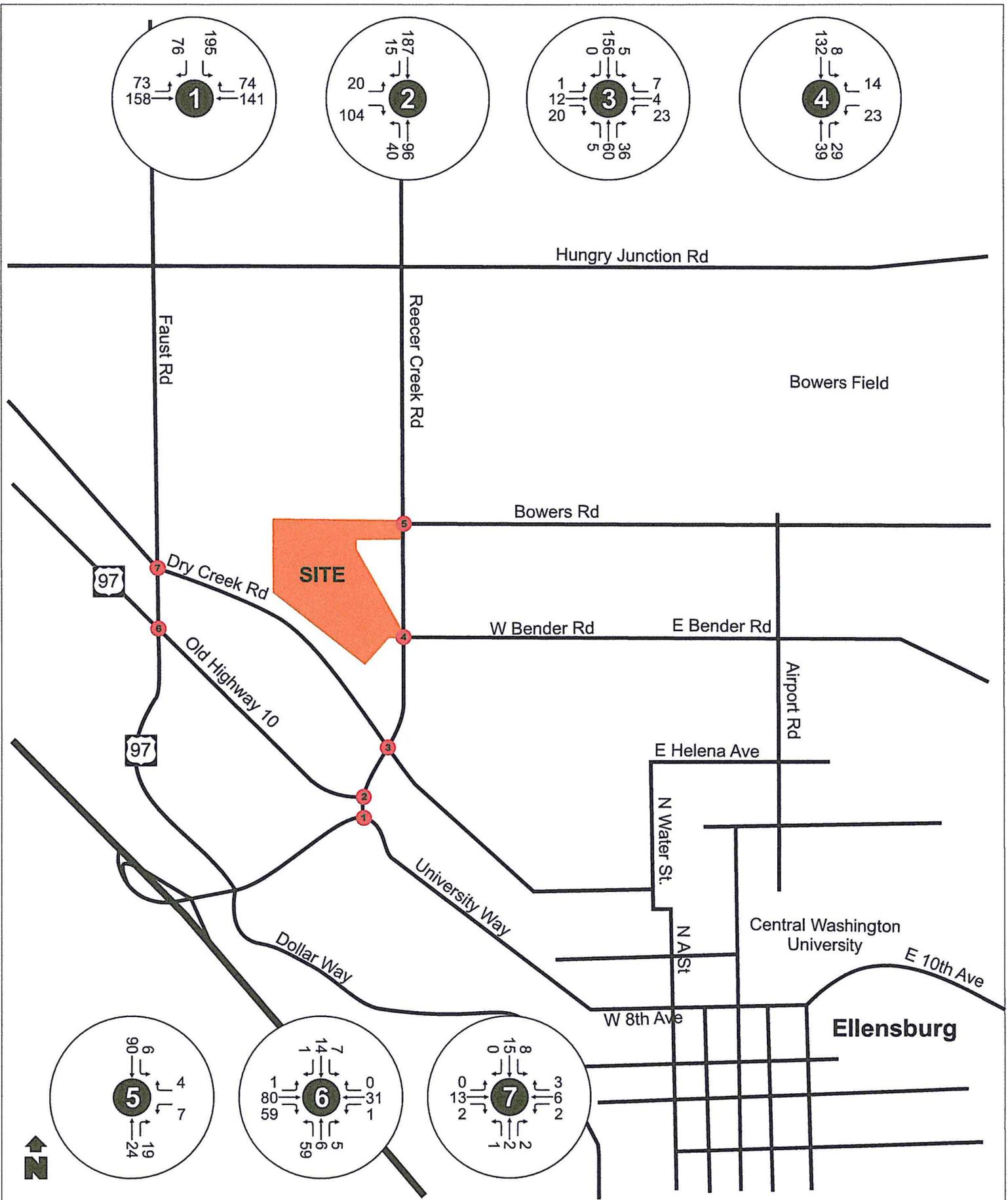


Figure 3: 2007 Existing AM Peak Hour Volumes

**Palomino Fields
Kittitas County, WA**

TABLE 3: COLLISION HISTORY

ID	Intersection	Collisions	ADT of Cross Streets	Annual Collision Rate ³
1	Reecer Creek Rd at University Way	3	3883 ²	0.71
2	Reecer Creek Rd at Old Hwy 10	5	5131	0.89
3	Reecer Creek Rd at Dry Creek Rd	3	3240	0.85
4	Reecer Creek Rd at Bender Rd	2	3383	0.54
5	Reecer Creek Rd at Bowers Rd	1	1674	0.55
6	Faust Rd at Old Hwy 10	1 ¹	3642	0.25
7	Faust Rd at Dry Creek Rd	No Data	No Data	--

¹ Data provided by WSDOT.

² No ADT volumes available for University Way; thus the collision rate at this location should be considerably lower than presented here.

³ Collision rate is expressed in terms of million entering vehicles (MEV).

Non-Motorized Transportation

This development is located in a suburban/rural setting. Roadways near the site are built according to the County’s rural standard, which includes gravel shoulders and no bike lanes or sidewalks.

The John Wayne Trail is directly south of the site, and offers pedestrian and bicycle opportunities.

Other Transportation Modes

Bowers Field is a local airport located approximately 1.5 miles east of the site and north of Ellensburg. The airport does not offer national or international connections.

FORECASTED TRAFFIC

Palomino Fields is anticipated to be constructed and occupied by 2009. County staff requested a 5-year analysis period for evaluating development generated impacts. Thus, this section outlines the assumptions and steps taken to forecast 2012 future traffic volumes without and with the development. Included in this section are discussions of the potential impacts of additional automobile traffic in the site vicinity generated by growth in the area and the incremental traffic volumes associated with this development.

BACKGROUND TRAFFIC VOLUMES

This section of the report describes 2012 ‘without’ Palomino Fields (background) traffic volumes. Background traffic volumes are those traffic volumes present on the roadways without any of the new traffic volumes generated from the proposed

development. Background traffic volumes are made up of regional traffic growth and pipeline development traffic. Pipeline development traffic volumes are the trips generated by other development applications approved though not yet constructed. This section will serve as a basis for evaluating cumulative traffic impacts and isolating development specific impacts for the future 'with' development condition.

County staff indicated a 5.0% annual background growth rate be used in this analysis.

One pipeline development, known as Black Horse at Whiskey Creek, was identified by County staff to generate traffic near the Palomino Fields site. Black Horse at Whiskey Creek is a single-family residential development proposed with 375 single-family homes and is located at the intersection of Reece Creek Rd and Bender Rd. This development is anticipated to be occupied by 2012 and was forecasted to generate 3,579 weekday daily trips, 281 AM peak hour trips (70 in and 210 out)¹, and 378 PM peak hour trips (238 in and 140 out). As a condition of development a traffic signal is required at the intersection of Reecer Creek Rd and University Way.

Figure 5 and Figure 6 illustrate the AM and PM peak hour background traffic volumes which include pipeline traffic generated from Black Horse at Whiskey Creek and the background traffic growth.

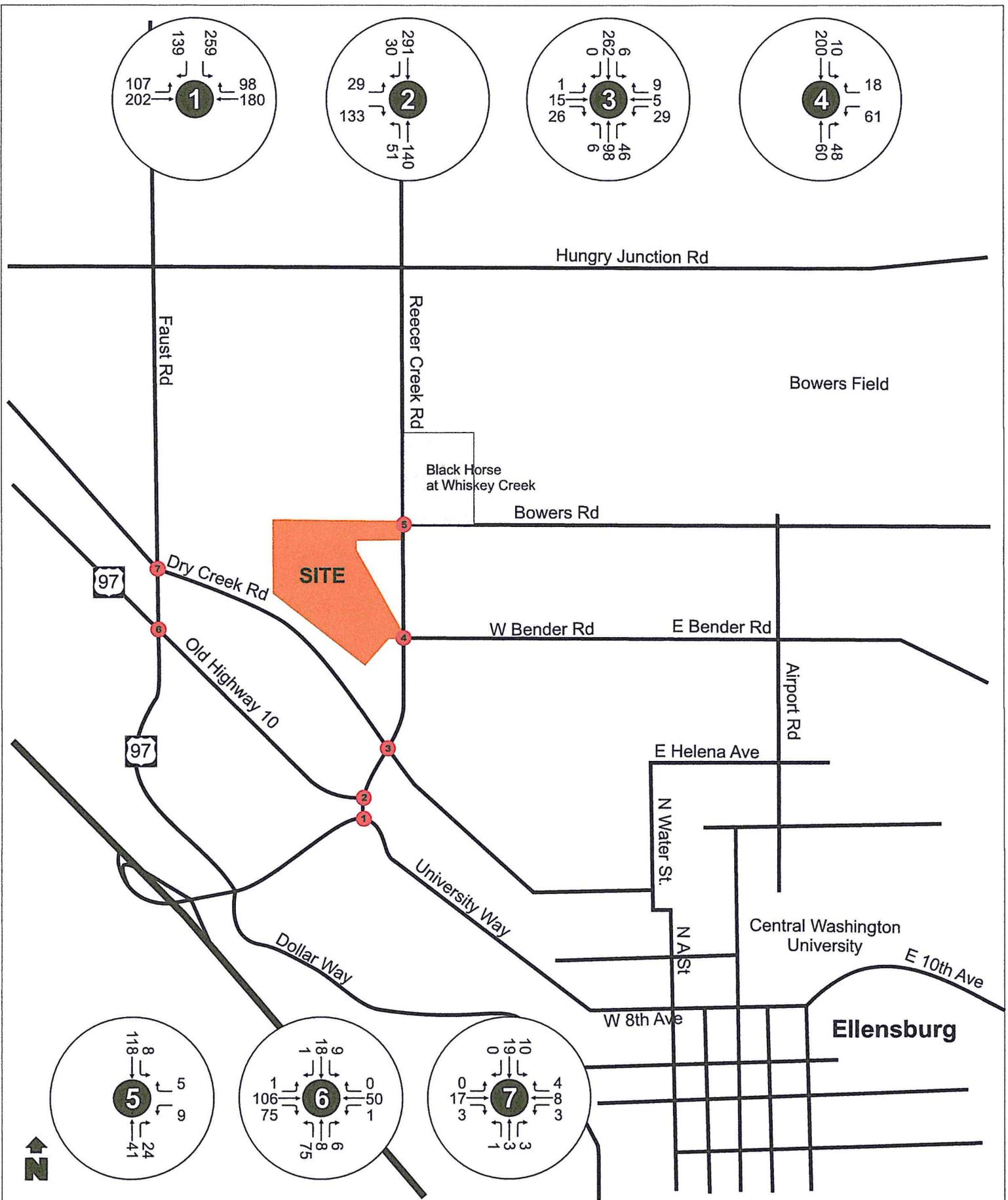
SITE TRAFFIC

This section of the report analyzes the forecasted traffic volumes associated with the proposed Palomino Fields development. The forecasted conditions with Palomino Fields will be compared with the background traffic conditions to determine any associated impacts with the addition of the proposed development.

TSI uses a generally accepted transportation planning approach that includes the following steps for forecasting travel demand:

- *Trip Generation*: Trips produced by the occupancy of the development.
- *Mode Split*: Proportion of trips by travel mode (automobile, transit, other).
- *Trip Distribution*: Origins/destinations and routes of trips.
- *Travel Assignment*: Number of new trips using the street network by route.

¹ The AM peak hour trips generated by Black Horse at Whiskey Creek were not included in this pipeline development's traffic analysis. The AM peak hour trip generation was calculated by TSI using trip rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 7th Edition* for single-family land uses.



Trip Generation and Mode Split

Trip rates from ITE’s *Trip Generation* were used to calculate vehicle trips associated with the development of Palomino Fields. Palomino Fields is to include 120 single-family homes. The ITE LUC used to describe the proposed use is LUC 210, “Single-Family Detached Housing.” Table 4 summarizes the weekday daily, AM peak hour and PM peak hour trip generation for the proposed Palomino Fields development.

TABLE 4: PROPOSED DEVELOPMENT TRIP GENERATION SUMMARY

Period	Dwelling Units	ITE Rate	Distribution		Total Trips		
			in	out	In	out	Total
Weekday	120	10.25	50%	50%	615	615	1230
AM Peak Hour	120	0.78	25%	75%	23	70	93
PM Peak Hour	120	1.05	63%	37%	80	47	127

The future 2012 impact from this development onto the surrounding road network is 1,230 new weekday daily trips, 93 new AM peak hour trips (split 25% in and 75% out), and 127 new PM peak hour trips (split 63% in and 37% out).

For this analysis, the mode split travel to and from this development were considered to take place by personal automobile without any deduction for pedestrian, bicycle, or transit trips.

Trip Distribution and Travel Assignment

Trip distribution for this development was initially based on the trip distribution used in the Black Horse at Whiskey Creek TIA. The trip distribution from Black Horse at Whiskey Creek was adjusted for Palomino Fields based on a field visit and intersection turning movement volumes. Compared to Black Horse at Whiskey Creek trip distribution more Palomino Fields trips are assumed to and from Interstate 90 and to and from Ellensburg via University Way; whereas, most Black Horse at Whiskey Creek trips are assumed to and from Ellensburg via W Bender Rd.

The peak hour trip distributions and travel assignments for the proposed development are shown in Figure 7 and Figure 8. The AM and PM peak hour trip distributions are assumed to be similar.

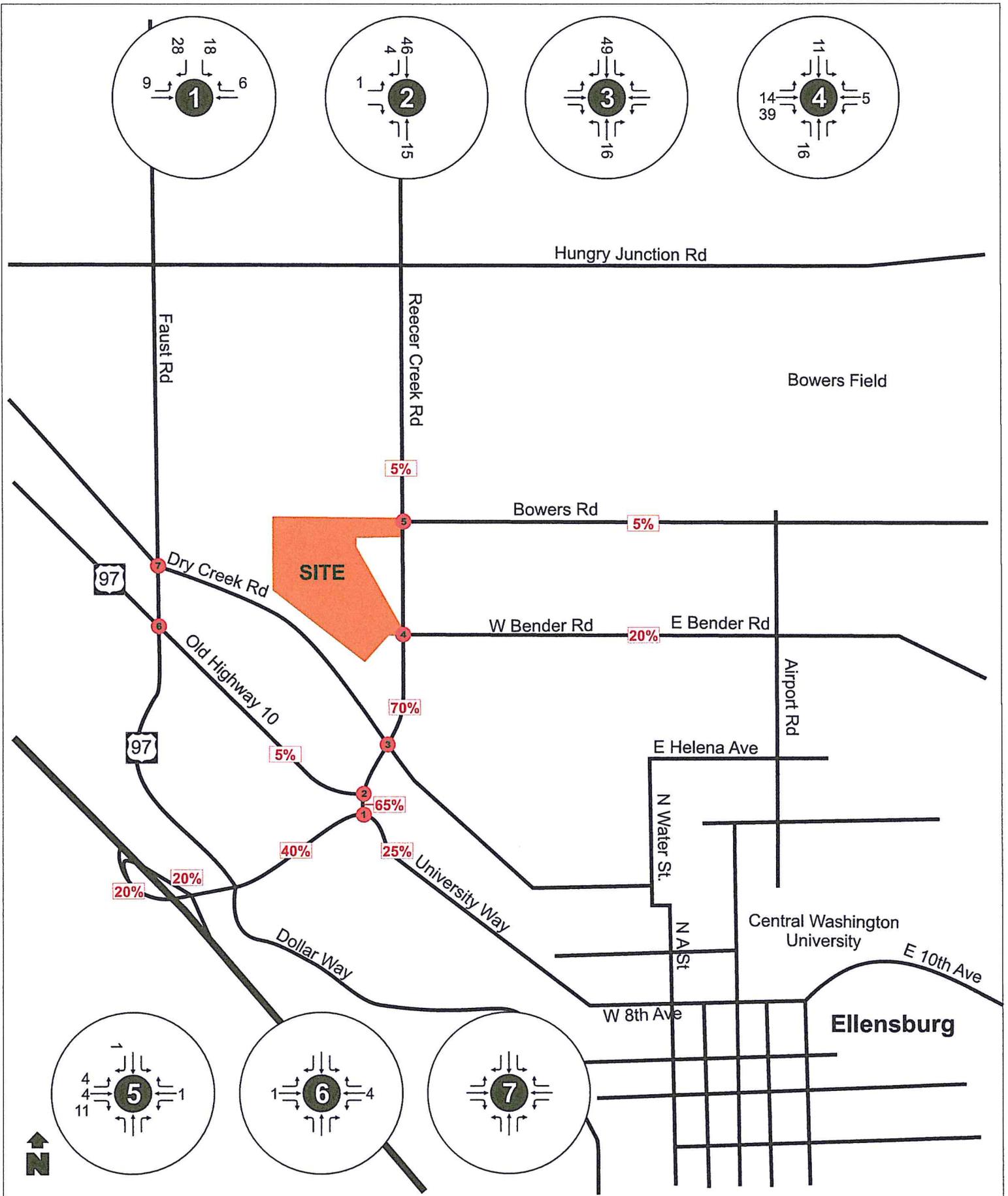
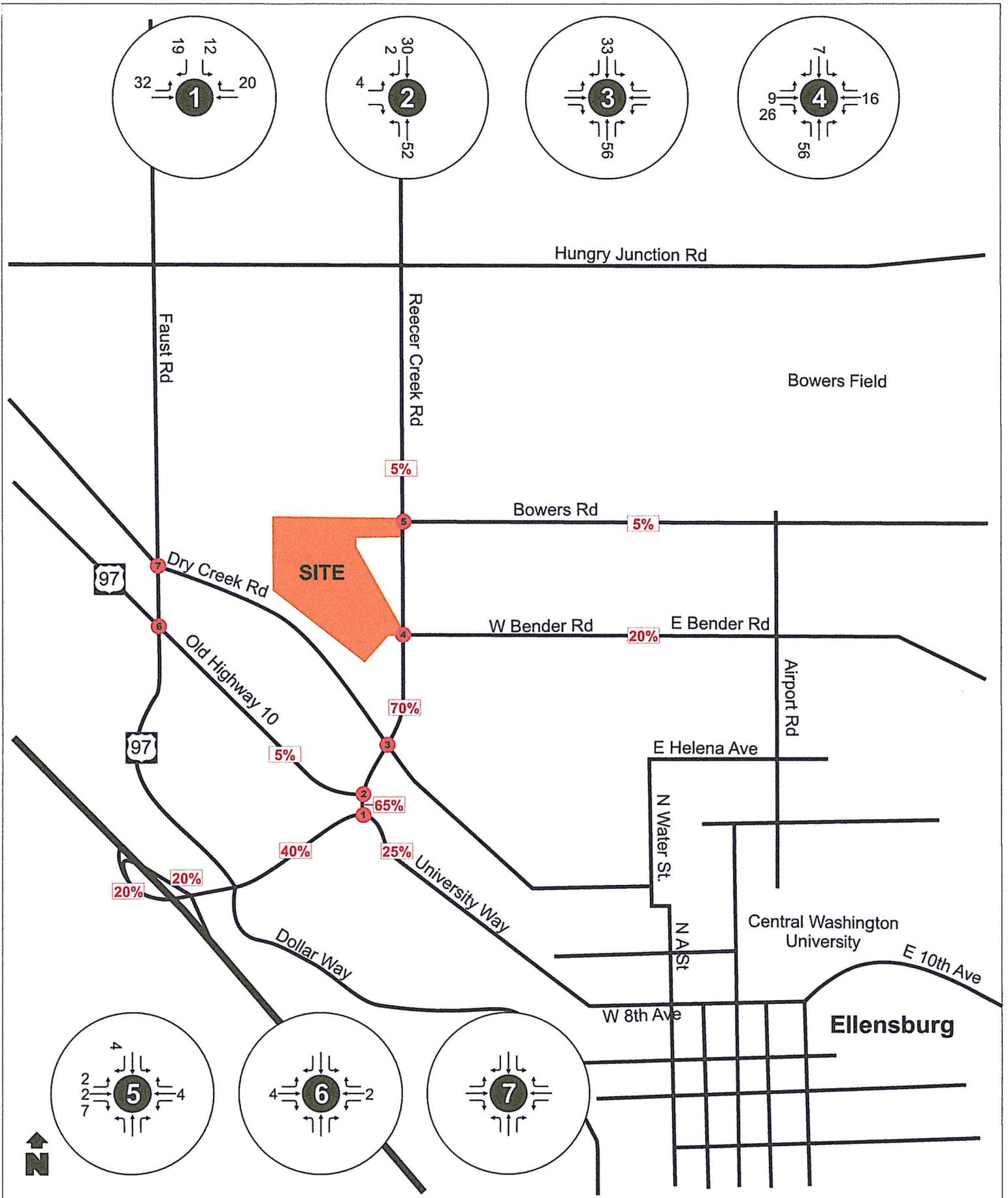


Figure 7: AM Peak Hour Trip Distribution and Assignment

**Palomino Fields
Kittitas County, WA**





TOTAL NETWORK TRAFFIC

The new peak hour trips generated to and from this development, shown in Figure 7 and Figure 8, were superimposed onto the background traffic volumes (Figure 4 and Figure 5) to forecast the future 2012 traffic conditions with the Palomino Fields development. The peak hour future 2012 traffic conditions with the Palomino Fields development are illustrated in Figure 9 and Figure 10.

TRAFFIC ANALYSIS

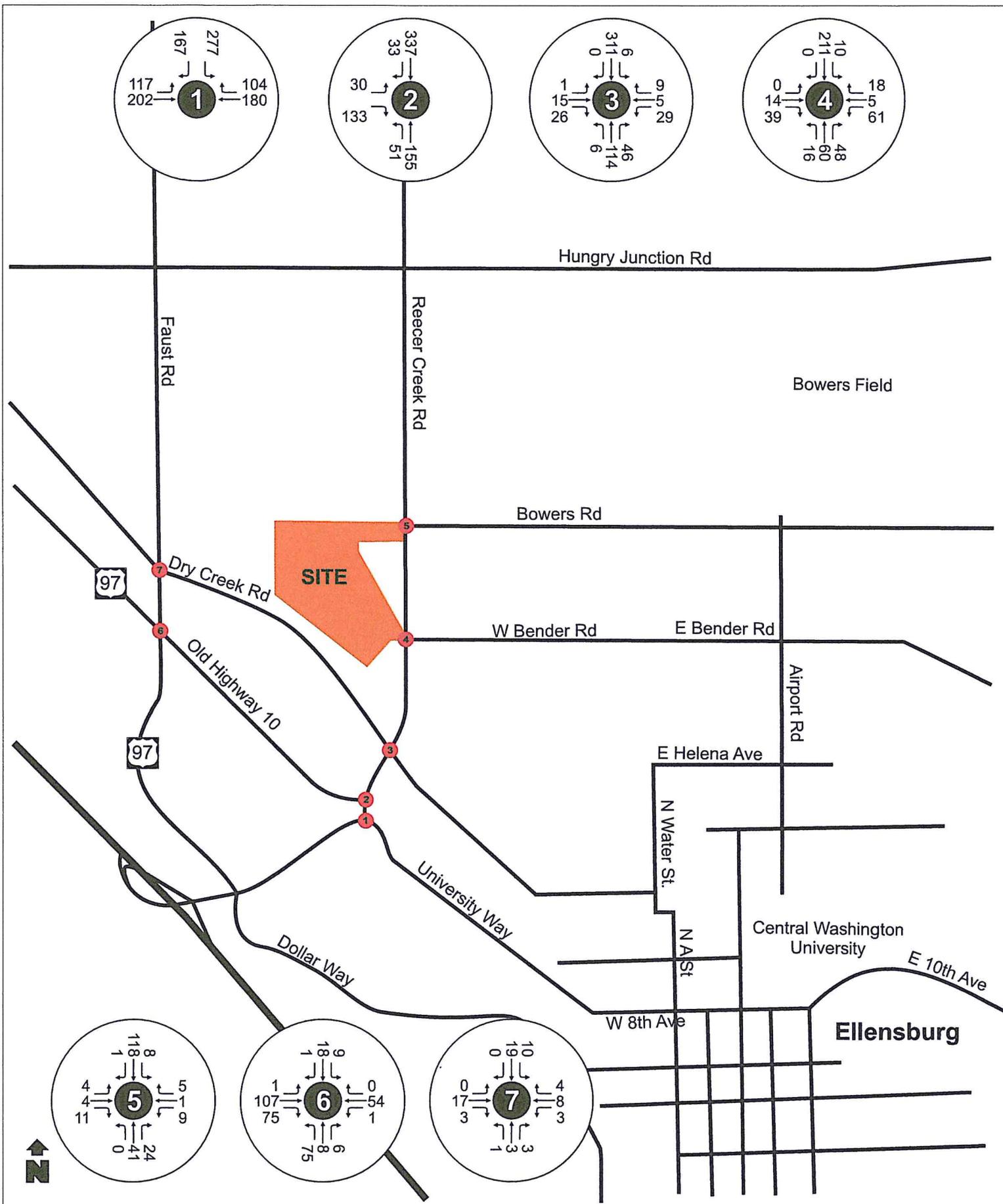
This section of the report considers traffic operations at the site accesses and intersections listed in Table 1 under existing, future background and future with development conditions. Traffic safety, site circulation and queuing are also considered.

CAPACITY AND LEVEL OF SERVICE

Level of service is a measure of the ability of a given intersection to serve the traffic volumes using the street network. The Transportation Research Board developed the LOS methodology used in making this evaluation, and it is described in the *Highway Capacity Manual (HCM)*, 2000 update. Intersection LOS calculations were performed using the Synchro, version 7, computer program.

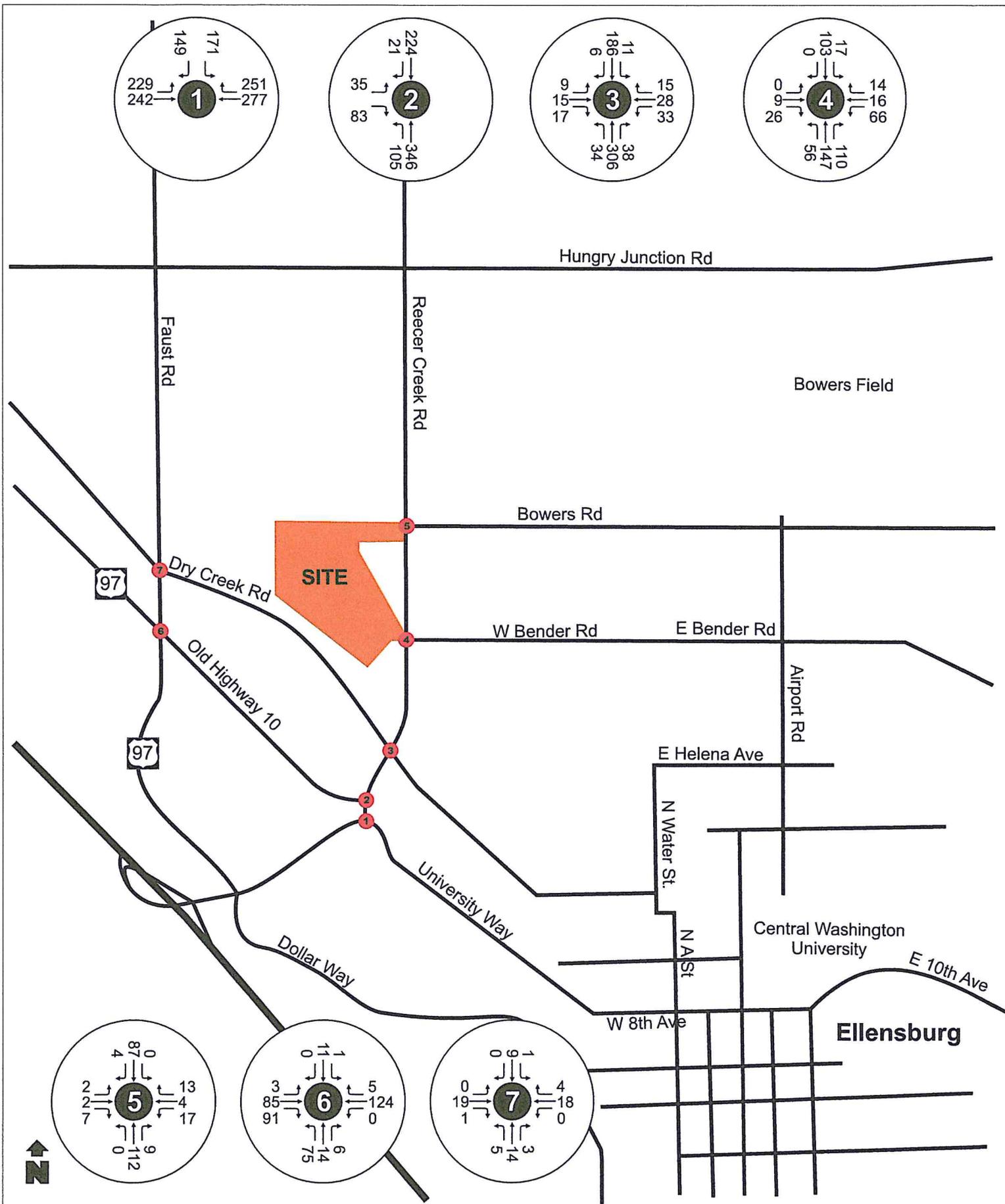
For signalized and all-way stop-sign controlled intersections, LOS is based on the average vehicle delay for all movements. For two-way and one-way stop-sign controlled intersections, LOS is based on the vehicle delay of the most congested approach. Vehicular delays for both signalized and unsignalized intersections are divided into grade levels ranging from LOS-A, which indicates little or no congestion and delay, to LOS-F, which reflects overcapacity conditions with long delays. Although these letter designations provide a simple basis for comparison, seconds of controlled delay should be used as the exact measure of comparison.

Kittitas County considers LOS-D acceptable for intersections in an urban environment, and LOS-C acceptable for intersections in a rural environment. Where intersections border the urban area boundary, the higher standard (LOS-C) applies. All intersections in the study area were considered rural based upon County road classifications, and the LOS-C standard was applied for this analysis.



**Figure 9: 2012 Future With the Development
AM Peak Hour Volumes**

**Palomino Fields
Kittitas County, WA**



**Figure 10: 2012 Future With the Development
PM Peak Hour Volumes**

**Palomino Fields
Kittitas County, WA**



Level of service (LOS) analysis under existing, future background and future with development conditions was performed for the intersections identified in Table 1. A summary of LOS and seconds of delay is shown below in Table 5. All three conditions are shown side by side for comparison.

For analysis of future background and future with development LOS conditions, a traffic signal was assumed at the Reecer Creek Rd and University Way intersection as identified from the Black Horse at Whiskey Creek pipeline development.

Table 5 shows that, in general, intersection delays increase slightly between the future background and future with the development conditions. All intersections perform at LOS-C or better with the development in place, which indicates that these intersections have more than adequate capacity with this development occupied.

The only intersection forecast to operate at LOS-C with the development is Reecer Creek Rd at Dry Creek Road. This intersection drops from LOS-B to LOS-C during the PM peak hour with an additional 1.9 seconds of vehicle delay between the background and with development conditions. This delay increase is not significant.

Traffic flow and intersection operations improve from LOS-C to LOS-A at the intersection of Reecer Creek Rd and University Way between the existing and background conditions. The improved operations are due to the installation of a traffic signal conditioned with the Black Horse at Whiskey Creek development.

TRAFFIC SAFETY

This section will evaluate the future with the proposed development forecasted safety conditions, including the potential effects of future collisions resulting from added development traffic and the potential impacts of sight distance at the proposed site access.

Development-Generated Collisions

The proposed development would add 93 new AM peak hour trips and 127 new PM peak hour trips to the surrounding road network, which is a small increase compared to the background traffic present without this development. The small increase in the traffic volumes within the study area caused by Palomino Fields coupled with the excess capacity of the semi-rural road network indicates no new collision problems should be anticipated with this development.

TABLE 5: LEVEL OF SERVICE SUMMARY

ID	AM PEAK HOUR		Existing 2007		Background 2012		With Development 2012	
	Intersection ¹		LOS	Delay ²	LOS	Delay ²	LOS	Delay ²
1	Reecer Creek Rd at University Way	SB/Avg.	C ³	15.8	A ³	6.5	A ³	7.4
2	Reecer Creek Rd at Old Hwy 10	EB	B	10.3	B	11.8	B	12.4
3	Reecer Creek Rd at Dry Creek Rd	EB	B	10.0	B	11.2	B	11.8
		WB	B	10.7	B	12.6	B	13.5
4	Reecer Creek Rd at Bender Rd	EB	-	-	-	-	B	10.5
		WB	A	9.5	B	10.8	B	12.8
5	Reecer Creek Rd at Bowers Rd	EB	-	-	-	-	A	9.5
		WB	A	9.0	A	9.3	A	9.6
6	Faust Rd at Old Hwy 10	Avg.	A	7.8	A	8.2	A	8.2
7	Faust Rd at Dry Creek Rd	NB	A	8.8	A	8.9	A	8.9
		SB	A	9.1	A	9.2	A	9.2

ID	PM PEAK HOUR		Existing 2007		Background 2012		With Development 2012	
	Intersection ¹		LOS	Delay ²	LOS	Delay ²	LOS	Delay ²
1	Reecer Creek Rd at University Way	SB/Avg.	C ³	18.6	A ³	6.7	A ³	8.1
2	Reecer Creek Rd at Old Hwy 10	EB	A	9.9	B	11.8	B	12.8
3	Reecer Creek Rd at Dry Creek Rd	EB	B	10.7	B	12.6	B	13.7
		WB	B	11.7	B	14.9	C	16.8
4	Reecer Creek Rd at Bender Rd	EB	-	-	-	-	B	10.3
		WB	A	9.8	B	11.3	B	15.1
5	Reecer Creek Rd at Bowers Rd	EB	-	-	-	-	A	9.4
		WB	A	9.2	A	9.5	A	9.9
6	Faust Rd at Old Hwy 10	Avg.	A	7.8	A	8.3	A	8.3
7	Faust Rd at Dry Creek Rd	NB	A	9.1	A	9.1	A	9.1
		SB	A	9.3	A	9.3	A	9.3

1. Level of service and delay are reported for each controlled approach for unsignalized intersections.
2. Delay is expressed in seconds.
3. In the existing condition this intersection is unsignalized and the southbound approach LOS is reported. In the 2012 background and with development conditions this intersection is signalized and the average LOS is reported.

Sight Distance Analysis

There are no sight distance issues along Reecer Creek Rd at either the access at Bender Rd or the Access at Bowers Rd. Reecer Creek Rd extends north and south from the site with no significant shifts in the horizontal alignment of the roadway.



SITE CIRCULATION

As indicated in Figure 2, Palomino Fields will access the local road network at Bender Rd and Bowers Rd along Reecer Creek Rd, adding a fourth leg to each of these intersections. Lots within the development will be served by two generally north-south roads. Five other local access streets will provide connections between the two longer roads. The northernmost east-west roadway will be an extension of Bowers Rd; this extension will then be stubbed out on the western property boundary, providing for future connections for properties to the west and a possible connection through to Faust Rd. Based on this plat layout, all lots are adequately served with two (and potentially three) routes into the neighborhood.

QUEUING

Both access points onto the local road network were evaluated in terms of queuing using SimTraffic software. SimTraffic uses a 20 foot car length as the default design vehicle and vehicle spacing of 5 feet for queuing simulations. The anticipated 95th percentile queues on each controlled approach are indicated in Table 6. Based on this analysis, no significant queuing issues are expected.

TABLE 6: QUEUING SUMMARY

ID	Intersection		95 th % Queue (feet)	
			AM	PM
4	Reecer Creek Rd at Bender Rd	EB	48	48
		WB	57	62
5	Reecer Creek Rd at Bowers Rd	EB	39	34
		WB	32	44

LEFT-TURN LANE WARRANT: REECER CREEK RD AT BENDER RD

County staff requested left-turn lane warrants² be evaluated at the Reecer Creek Rd and Bender Rd intersection. The 2012 future with development northbound left-turn volume forecast at this intersection, 16 AM peak hour vehicles (Figure 9) and 56 PM peak hour vehicles (Figure 10), do not warrant construction of a left-turn lane at this intersection. Figure 11 illustrates the left-turn storage lane warrant criteria and includes the forecasted 2012 with development volumes.

² Left-turn storage lane warrants were evaluated using criteria included in the Highway Research Board of National Academies publication *Highway Research Record 211, Volume Warrants for Left-Turn Storage Lanes at Unsignalized Intersections*.

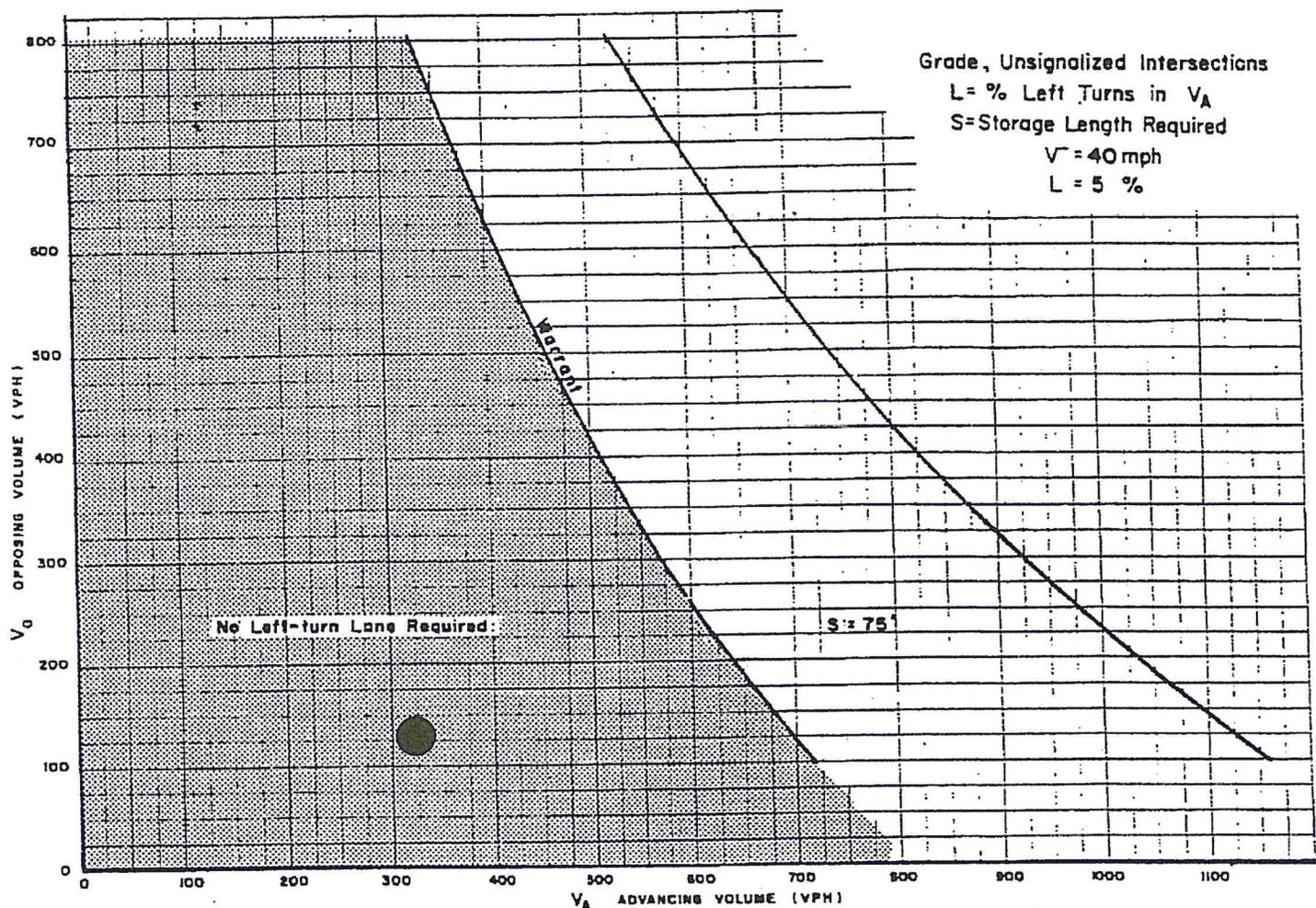


Figure 2. Warrant for left-turn storage lanes on two-lane highways.

L = 18%
 $V_A = 312$
 $V_O = 120$

Source: Highway Research Board of National Academies. *Highway Research Record 211, Volume Warrants for Left-Turn Storage Lanes at Unsignalized Intersections.*



FINDINGS AND CONCLUSIONS

Following are the conclusions of this analysis:

- This development is expected to generate 1,230 new weekday daily trips, 93 new AM peak hour trips (split 25% in and 75% out), and 127 new PM peak hour trips (split 63% in and 37% out).
- The site layout allows for two connections to Reecer Creek Rd, with an additional stub to the western property boundary for future connections.
- Queuing at the two access points to Reecer Creek Rd is not expected to be problematic; vehicles exiting the site should not queue more than two vehicles at a time.
- Both accesses onto Reecer Creek Rd are forecasted to operate at LOS-B or better in both the AM and PM peak hours.
- In the AM and PM peak hours with the development in place in 2012, all study intersections are forecast to operate at LOS-B or better. All study intersection satisfy the city's LOS standard of LOS-D
- It is anticipated that this development will be required to assist in payment for the signal planned at the Reecer Creek Rd at University Way intersection, as a condition of the Black Horse at Whiskey Creek pipeline development. A proportionate share contribution to this intersection improvement is appropriate. Of the 1,393 PM peak hour trips through this intersection in 2012, 82 (6.2%) are attributable to this development. The proportionate share of the anticipated \$200,000 signal cost is then \$12,450.



APPENDIX A TURNING MOVEMENT COUNTS



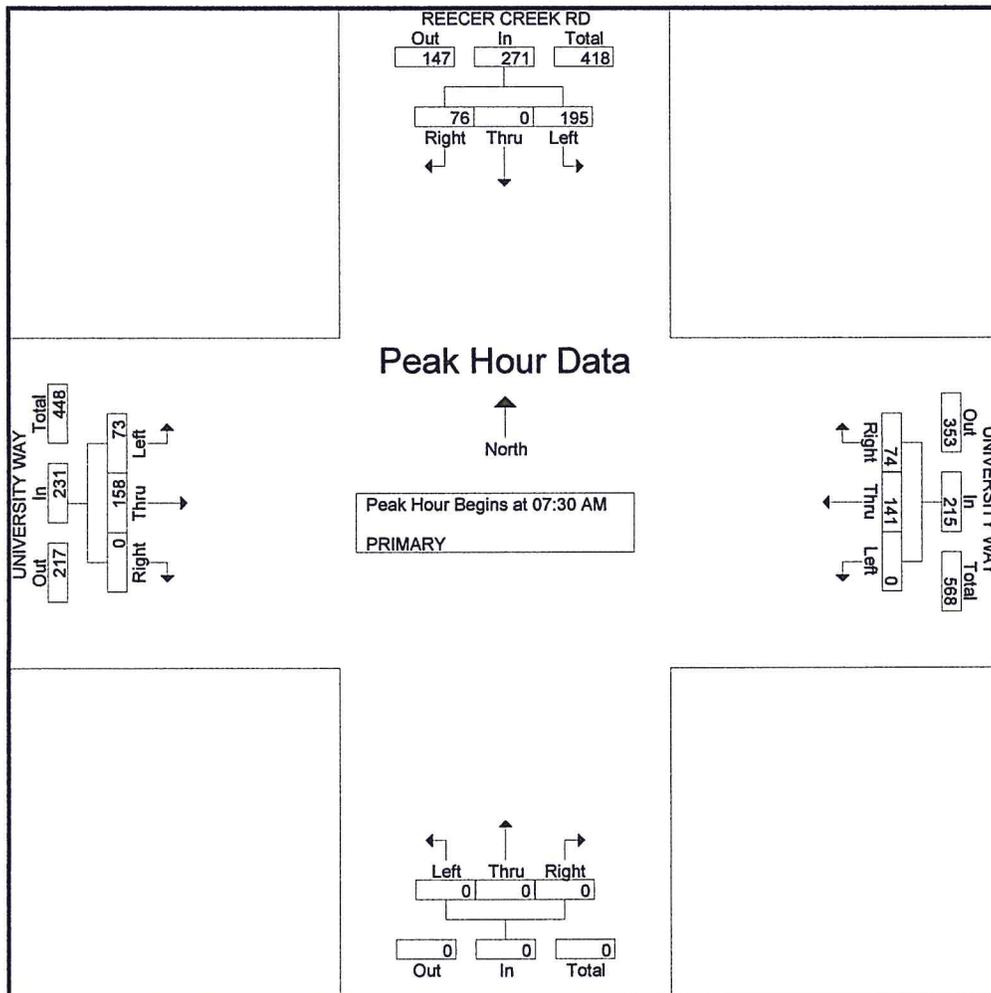
TRAFFICCOUNT, INC.

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 OLYMPIA, WASHINGTON 98507
 (360) 491-8116

ELLENSBURG, WASHINGTON
 REECER CREEK RD
 UNIVERSITY WAY
 LOC # 01A/ TSI07277M

File Name : TSI27701A
 Site Code : 0000001
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				UNIVERSITY WAY From East				From South				UNIVERSITY WAY From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	19	0	62	81	21	38	0	59	0	0	0	0	0	39	17	56	198
07:45 AM	20	0	58	78	18	34	0	52	0	0	0	0	0	35	14	49	179
08:00 AM	22	0	35	57	16	34	0	50	0	0	0	0	0	47	25	72	179
08:15 AM	15	0	40	55	19	35	0	54	0	0	0	0	0	37	17	54	163
Total Volume	76	0	195	271	74	141	0	215	0	0	0	0	0	158	73	231	717
% App. Total	28	0	72		34.4	65.6	0		0	0	0		0	68.4	31.6		
PHF	.864	.000	.786	.836	.881	.928	.000	.911	.000	.000	.000	.000	.000	.840	.730	.802	.915



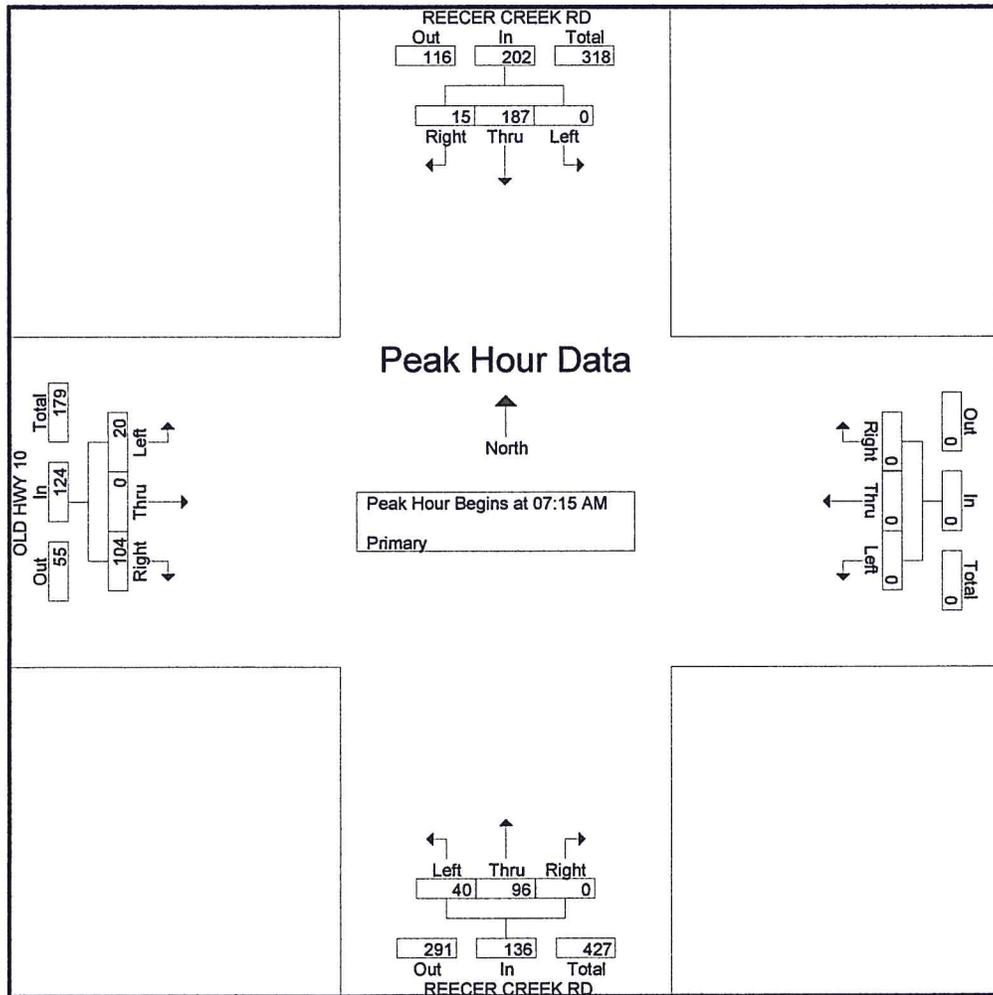
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 OLD HWY 10
 LOC # 02A TSI07271M

File Name : TSI27702A
 Site Code : 00000002
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				From East				REECER CREEK RD From South				OLD HWY 10 From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	4	42	0	46	0	0	0	0	0	20	12	32	25	0	4	29	107
07:30 AM	6	56	0	62	0	0	0	0	0	26	12	38	29	0	8	37	137
07:45 AM	4	50	0	54	0	0	0	0	0	23	8	31	29	0	4	33	118
08:00 AM	1	39	0	40	0	0	0	0	0	27	8	35	21	0	4	25	100
Total Volume	15	187	0	202	0	0	0	0	0	96	40	136	104	0	20	124	462
% App. Total	7.4	92.6	0		0	0	0		0	70.6	29.4		83.9	0	16.1		
PHF	.625	.835	.000	.815	.000	.000	.000	.000	.000	.889	.833	.895	.897	.000	.625	.838	.843



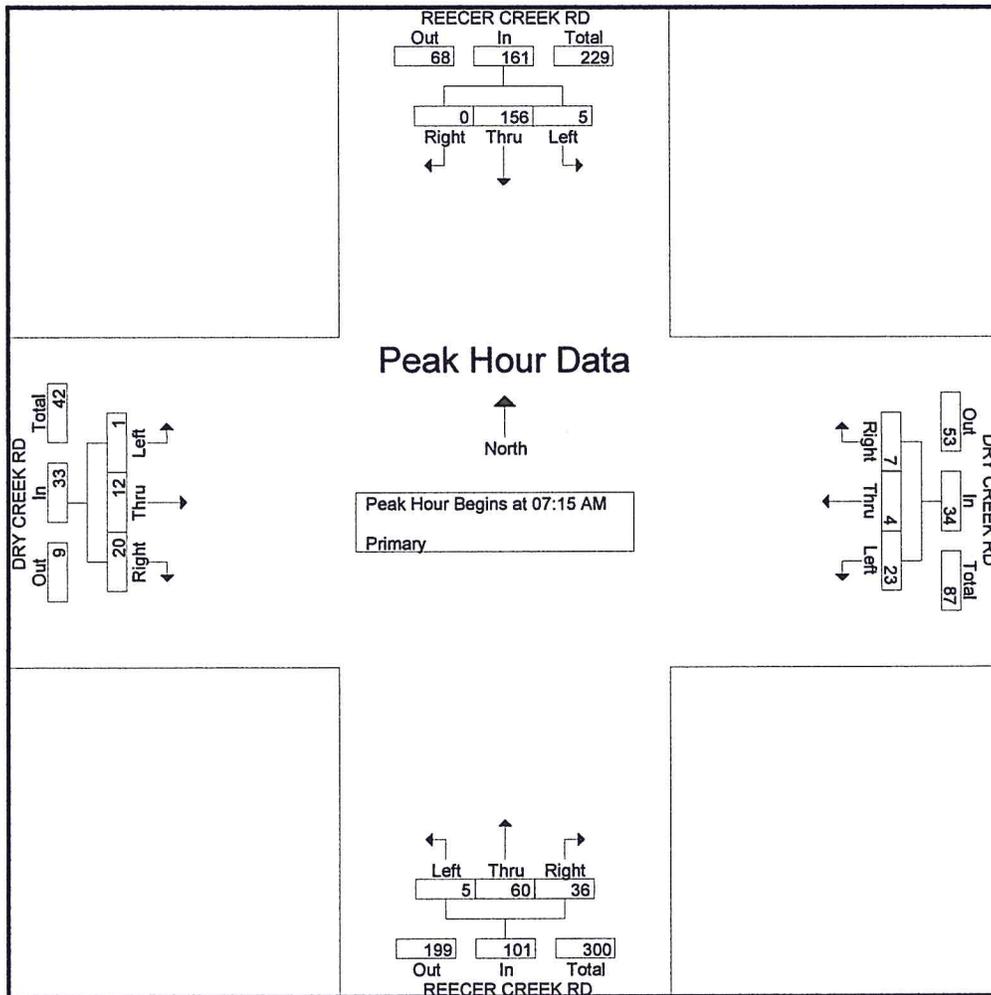
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 DRY CREEK RD
 LOC # 03A/ TSI07277M, GENE

File Name : TSI27603A
 Site Code : 00000003
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				DRY CREEK RD From East				REECER CREEK RD From South				DRY CREEK RD From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	33	1	34	2	1	5	8	9	19	2	30	5	3	1	9	81
07:30 AM	0	41	1	42	0	1	8	9	8	14	0	22	6	2	0	8	81
07:45 AM	0	46	1	47	2	2	4	8	9	12	1	22	4	4	0	8	85
08:00 AM	0	36	2	38	3	0	6	9	10	15	2	27	5	3	0	8	82
Total Volume	0	156	5	161	7	4	23	34	36	60	5	101	20	12	1	33	329
% App. Total	0	96.9	3.1		20.6	11.8	67.6		35.6	59.4	5		60.6	36.4	3		
PHF	.000	.848	.625	.856	.583	.500	.719	.944	.900	.789	.625	.842	.833	.750	.250	.917	.968



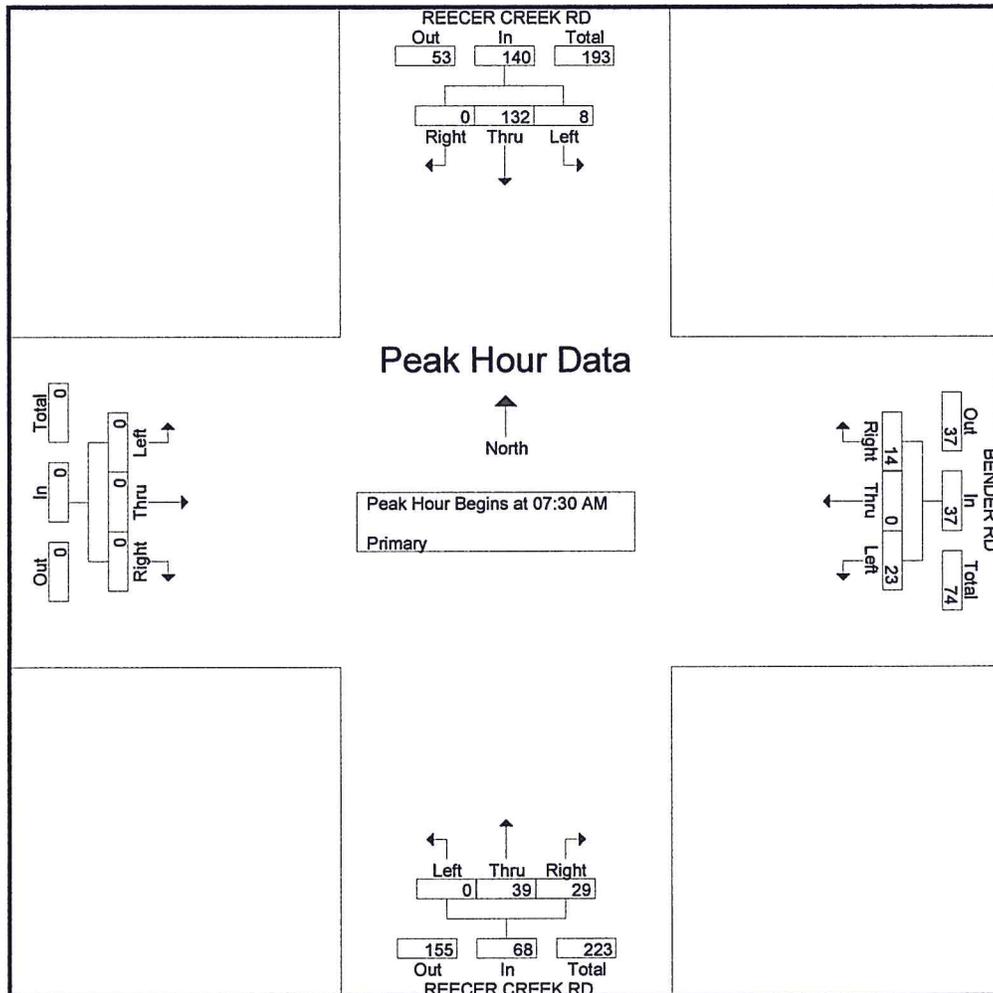
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 W BENDER RD
 LOC # 04A/ TSI07277M, GENE

File Name : TSI27704A
 Site Code : 00000004
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				BENDER RD From East				REECER CREEK RD From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	0	34	3	37	4	0	5	9	6	7	0	13	0	0	0	0	59
07:45 AM	0	39	2	41	5	0	6	11	4	12	0	16	0	0	0	0	68
08:00 AM	0	30	2	32	3	0	4	7	11	12	0	23	0	0	0	0	62
08:15 AM	0	29	1	30	2	0	8	10	8	8	0	16	0	0	0	0	56
Total Volume	0	132	8	140	14	0	23	37	29	39	0	68	0	0	0	0	245
% App. Total	0	94.3	5.7		37.8	0	62.2		42.6	57.4	0		0	0	0		
PHF	.000	.846	.667	.854	.700	.000	.719	.841	.659	.813	.000	.739	.000	.000	.000	.000	.901



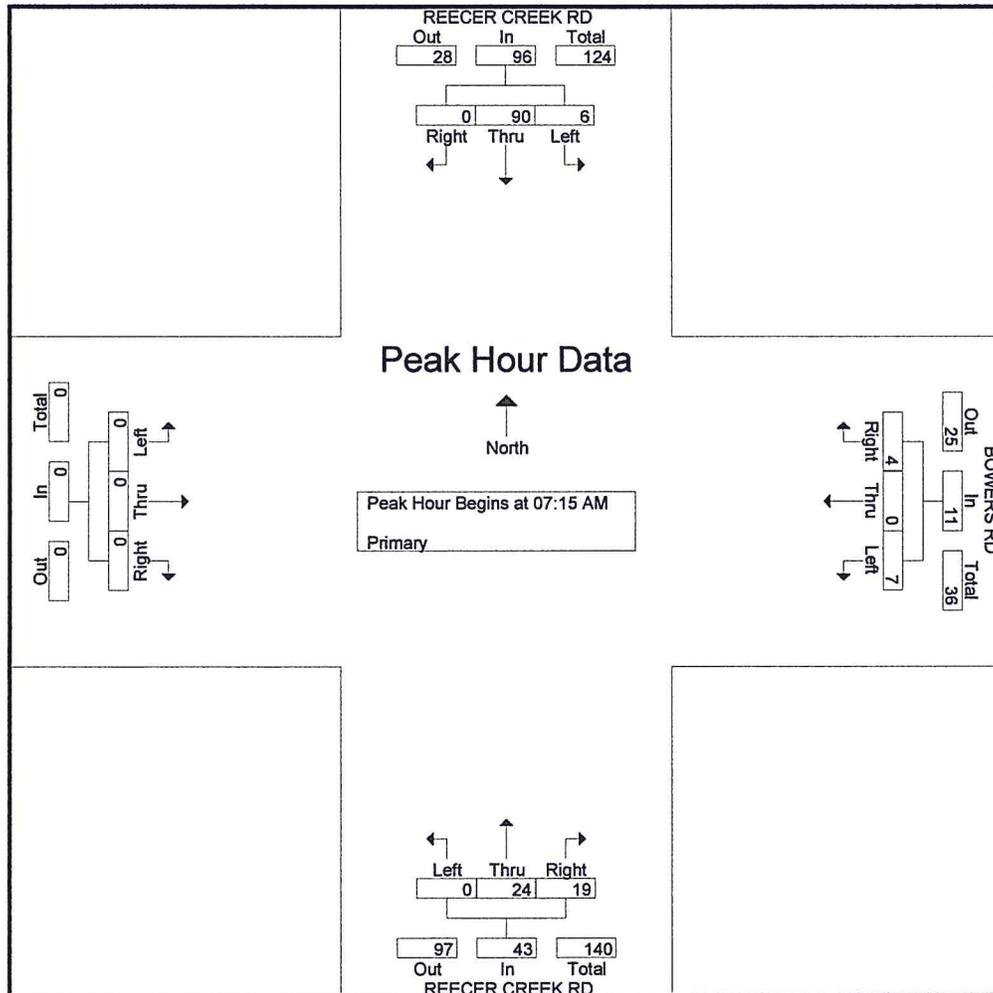
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 BOWERS RD
 LOC # 05A TSI07271M

File Name : TSI27605A
 Site Code : 00000005
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				BOWERS RD From East				REECER CREEK RD From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	22	2	24	3	0	1	4	4	5	0	9	0	0	0	0	37
07:30 AM	0	33	2	35	1	0	3	4	5	4	0	9	0	0	0	0	48
07:45 AM	0	18	1	19	0	0	2	2	8	8	0	16	0	0	0	0	37
08:00 AM	0	17	1	18	0	0	1	1	2	7	0	9	0	0	0	0	28
Total Volume	0	90	6	96	4	0	7	11	19	24	0	43	0	0	0	0	150
% App. Total	0	93.8	6.2		36.4	0	63.6		44.2	55.8	0		0	0	0		
PHF	.000	.682	.750	.686	.333	.000	.583	.688	.594	.750	.000	.672	.000	.000	.000	.000	.781



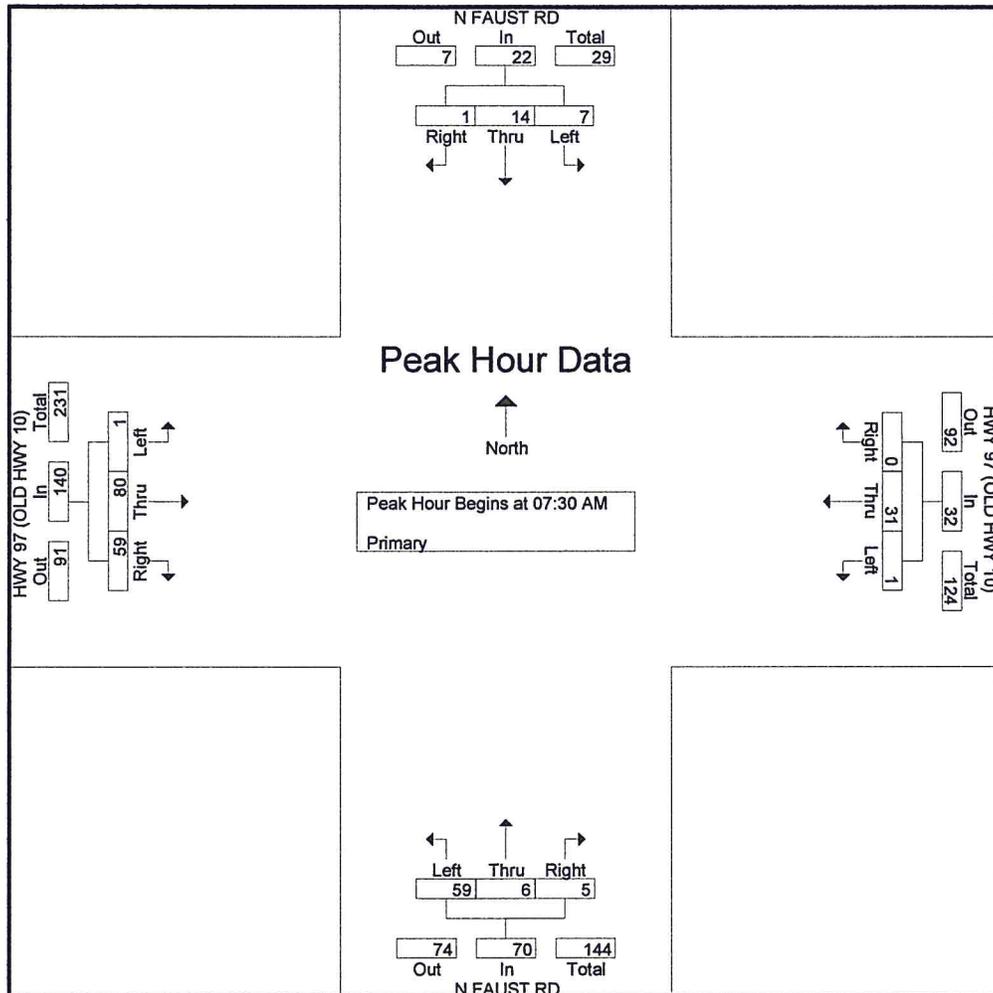
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ELLENSBURG, WASHINGTON
 N FAUST RD
 HWY 97 (OLD HWY 10)
 LOC # 06A TSI07271M

File Name : TSI27706A
 Site Code : 00000006
 Start Date : 10/4/2007
 Page No : 2

Start Time	N FAUST RD From North				HWY 97 (OLD HWY 10) From East				N FAUST RD From South				HWY 97 (OLD HWY 10) From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	1	0	2	3	0	14	0	14	1	2	15	18	14	25	0	39	74
07:45 AM	0	8	1	9	0	6	1	7	1	2	12	15	13	23	0	36	67
08:00 AM	0	3	2	5	0	4	0	4	2	1	18	21	15	17	1	33	63
08:15 AM	0	3	2	5	0	7	0	7	1	1	14	16	17	15	0	32	60
Total Volume	1	14	7	22	0	31	1	32	5	6	59	70	59	80	1	140	264
% App. Total	4.5	63.6	31.8		0	96.9	3.1		7.1	8.6	84.3		42.1	57.1	0.7		
PHF	.250	.438	.875	.611	.000	.554	.250	.571	.625	.750	.819	.833	.868	.800	.250	.897	.892



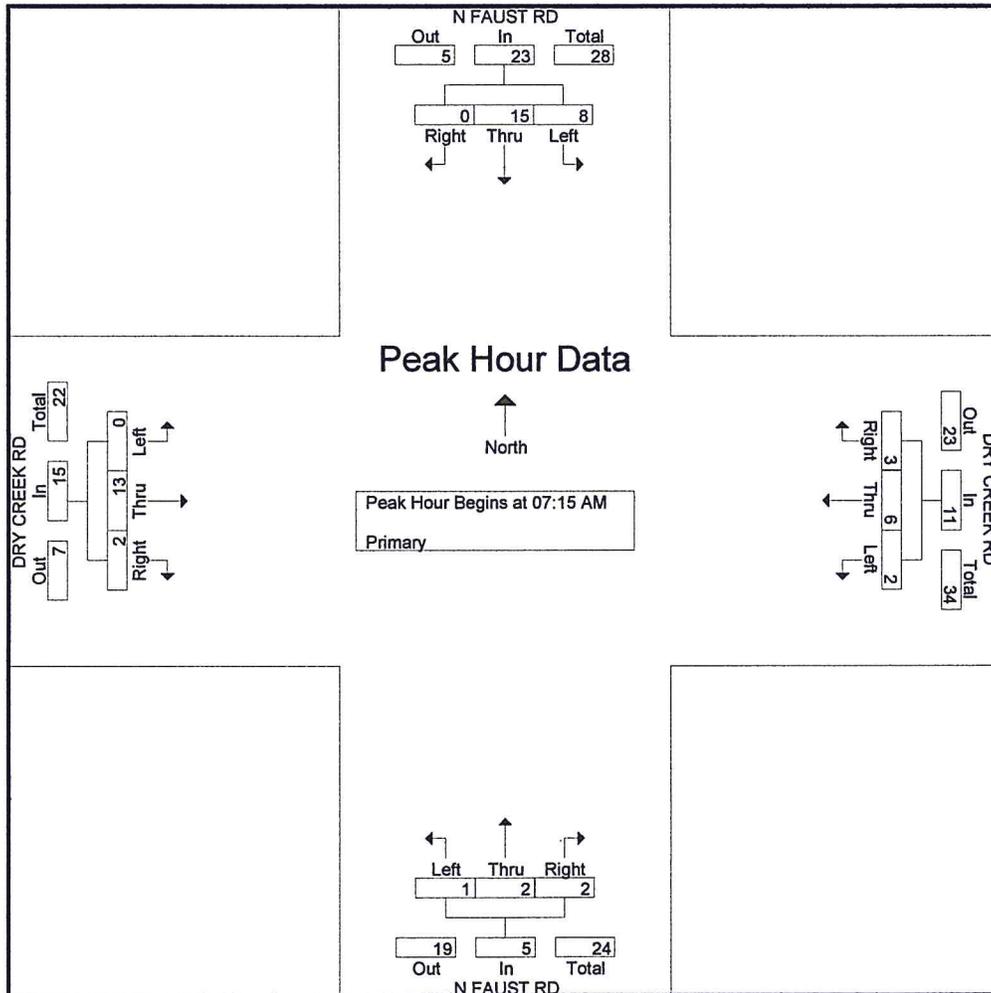
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ELLENSBURG , WASHINGTON
 N FAUST RD
 DRY CREEK RD
 LOC # 07/ TSI07277A, BRANDI

File Name : TSI27707A
 Site Code : 0000007
 Start Date : 10/4/2007
 Page No : 2

Start Time	N FAUST RD From North				DRY CREEK RD From East				N FAUST RD From South				DRY CREEK RD From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	2	1	3	0	1	0	1	0	1	0	1	0	4	0	4	9
07:30 AM	0	3	2	5	1	0	2	3	0	0	1	1	2	4	0	6	15
07:45 AM	0	6	2	8	1	1	0	2	0	1	0	1	0	4	0	4	15
08:00 AM	0	4	3	7	1	4	0	5	2	0	0	2	0	1	0	1	15
Total Volume	0	15	8	23	3	6	2	11	2	2	1	5	2	13	0	15	54
% App. Total	0	65.2	34.8		27.3	54.5	18.2		40	40	20		13.3	86.7	0		
PHF	.000	.625	.667	.719	.750	.375	.250	.550	.250	.500	.250	.625	.250	.813	.000	.625	.900



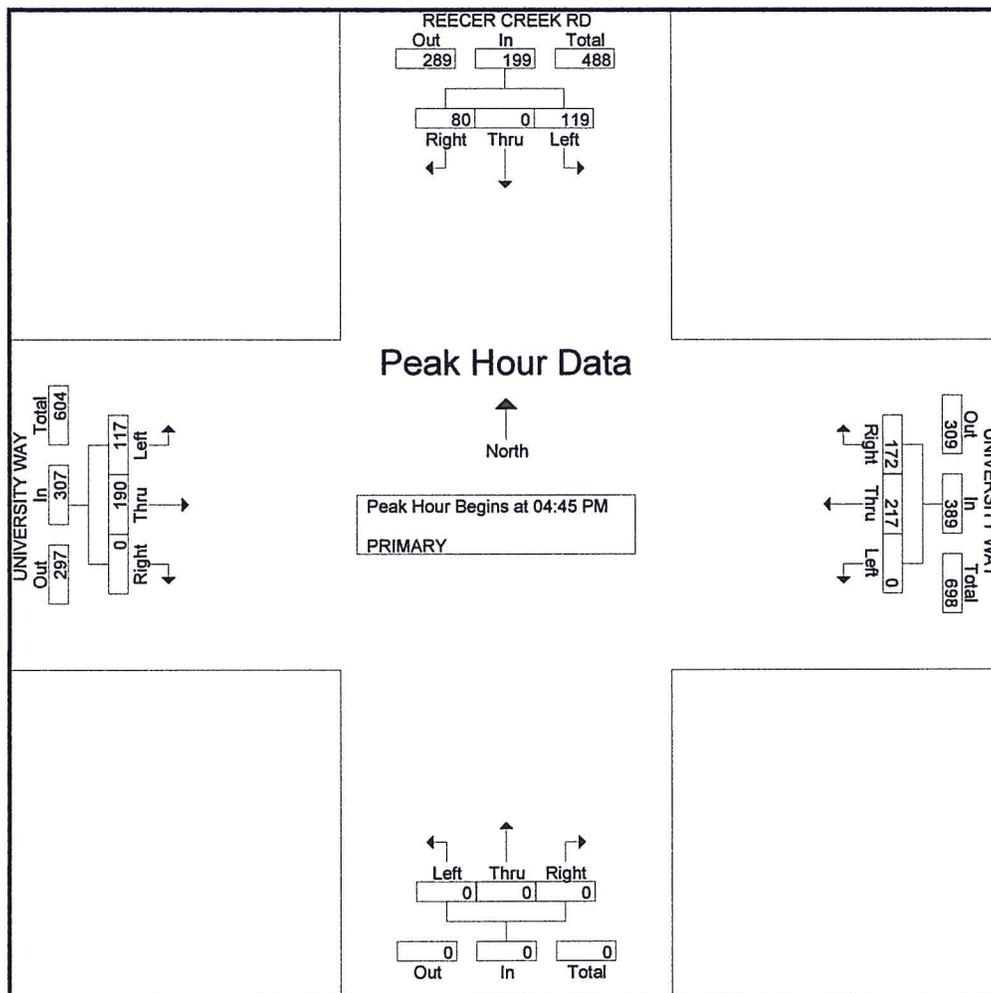
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 UNIVERSITY WAY
 LOC # 01P TSI07277M

File Name : TSI27601P
 Site Code : 00000001
 Start Date : 10/4/2007
 Page No : 2

Start Time	REECER CREEK RD From North				UNIVERSITY WAY From East				From South				UNIVERSITY WAY From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	17	0	19	36	41	48	0	89	0	0	0	0	0	49	24	73	198
05:00 PM	21	0	39	60	53	58	0	111	0	0	0	0	0	64	30	94	265
05:15 PM	18	0	37	55	40	63	0	103	0	0	0	0	0	38	39	77	235
05:30 PM	24	0	24	48	38	48	0	86	0	0	0	0	0	39	24	63	197
Total Volume	80	0	119	199	172	217	0	389	0	0	0	0	0	190	117	307	895
% App. Total	40.2	0	59.8		44.2	55.8	0		0	0	0	0	0	61.9	38.1		
PHF	.833	.000	.763	.829	.811	.861	.000	.876	.000	.000	.000	.000	.000	.742	.750	.816	.844



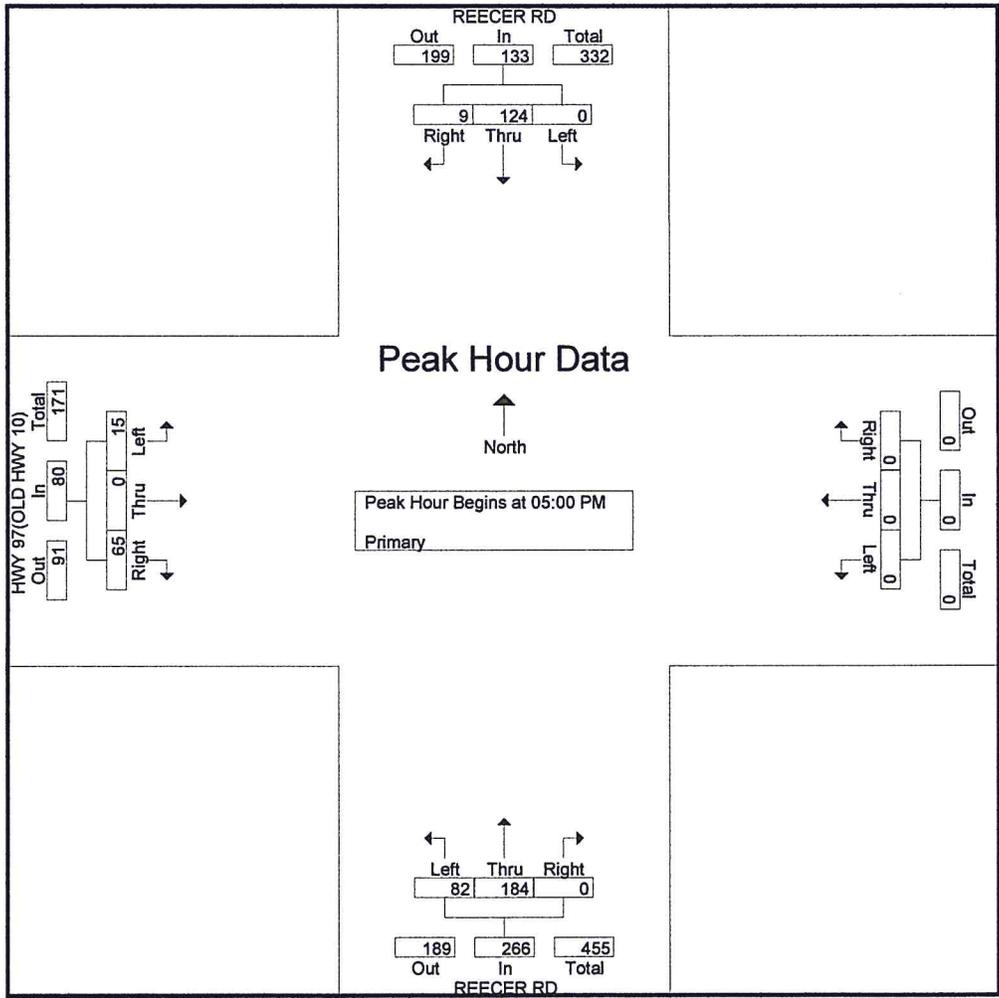
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 HWY 97 (OLD HWY 10)
 LOC # 02P TSI07276M

File Name : TSI27602P
 Site Code : 00000002
 Start Date : 10/3/2007
 Page No : 2

Start Time	REECER RD From North				From East				REECER RD From South				HWY 97(OLD HWY 10) From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	29	0	31	0	0	0	0	0	50	27	77	21	0	2	23	131
05:15 PM	4	34	0	38	0	0	0	0	0	53	21	74	15	0	5	20	132
05:30 PM	1	32	0	33	0	0	0	0	0	43	19	62	15	0	5	20	115
05:45 PM	2	29	0	31	0	0	0	0	0	38	15	53	14	0	3	17	101
Total Volume	9	124	0	133	0	0	0	0	0	184	82	266	65	0	15	80	479
% App. Total	6.8	93.2	0		0	0	0		0	69.2	30.8		81.2	0	18.8		
PHF	.563	.912	.000	.875	.000	.000	.000	.000	.000	.868	.759	.864	.774	.000	.750	.870	.907



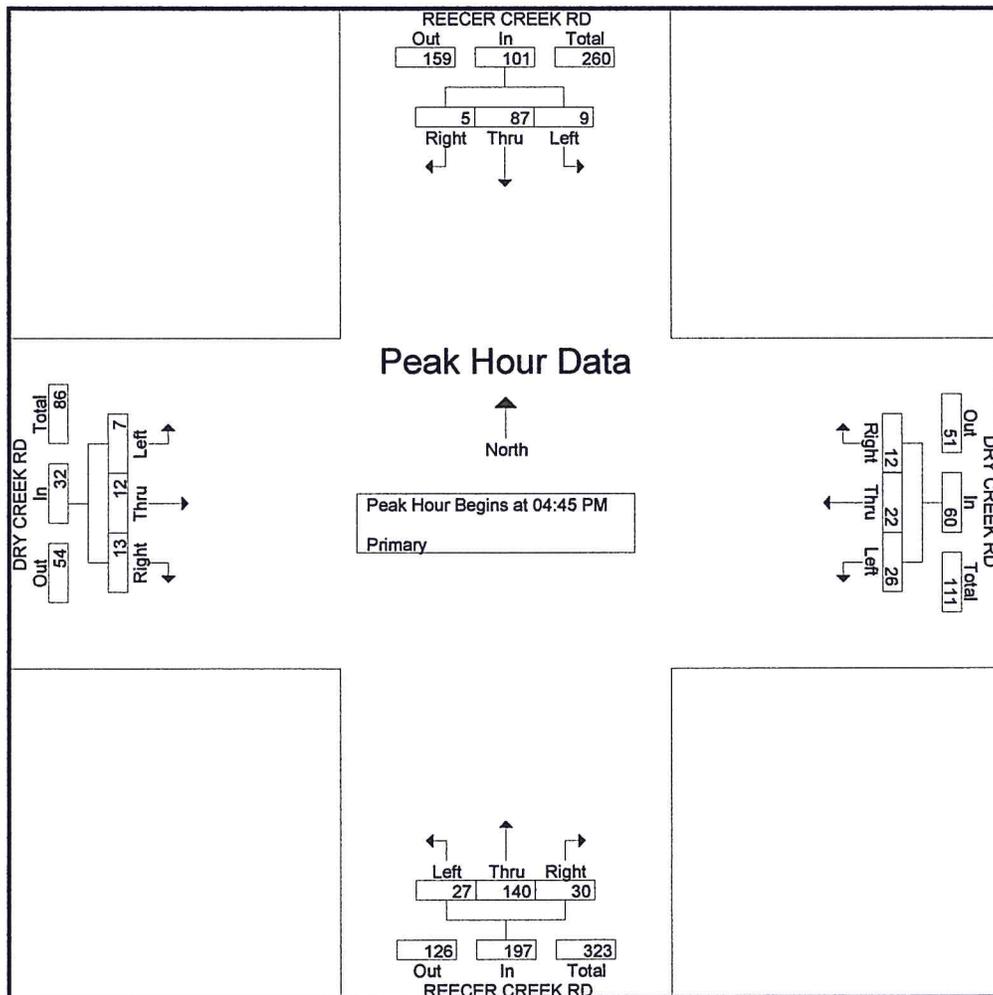
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 DRY CREEK RD
 LOC # 03P TSI07276M

File Name : TSI27603P
 Site Code : 00000003
 Start Date : 10/3/2007
 Page No : 2

Start Time	REECER CREEK RD From North				DRY CREEK RD From East				REECER CREEK RD From South				DRY CREEK RD From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	2	20	1	23	2	2	3	7	5	27	5	37	4	4	3	11	78
05:00 PM	3	20	4	27	4	7	5	16	8	34	6	48	2	5	1	8	99
05:15 PM	0	23	2	25	5	8	11	24	9	47	7	63	5	1	1	7	119
05:30 PM	0	24	2	26	1	5	7	13	8	32	9	49	2	2	2	6	94
Total Volume	5	87	9	101	12	22	26	60	30	140	27	197	13	12	7	32	390
% App. Total	5	86.1	8.9		20	36.7	43.3		15.2	71.1	13.7		40.6	37.5	21.9		
PHF	.417	.906	.563	.935	.600	.688	.591	.625	.833	.745	.750	.782	.650	.600	.583	.727	.819



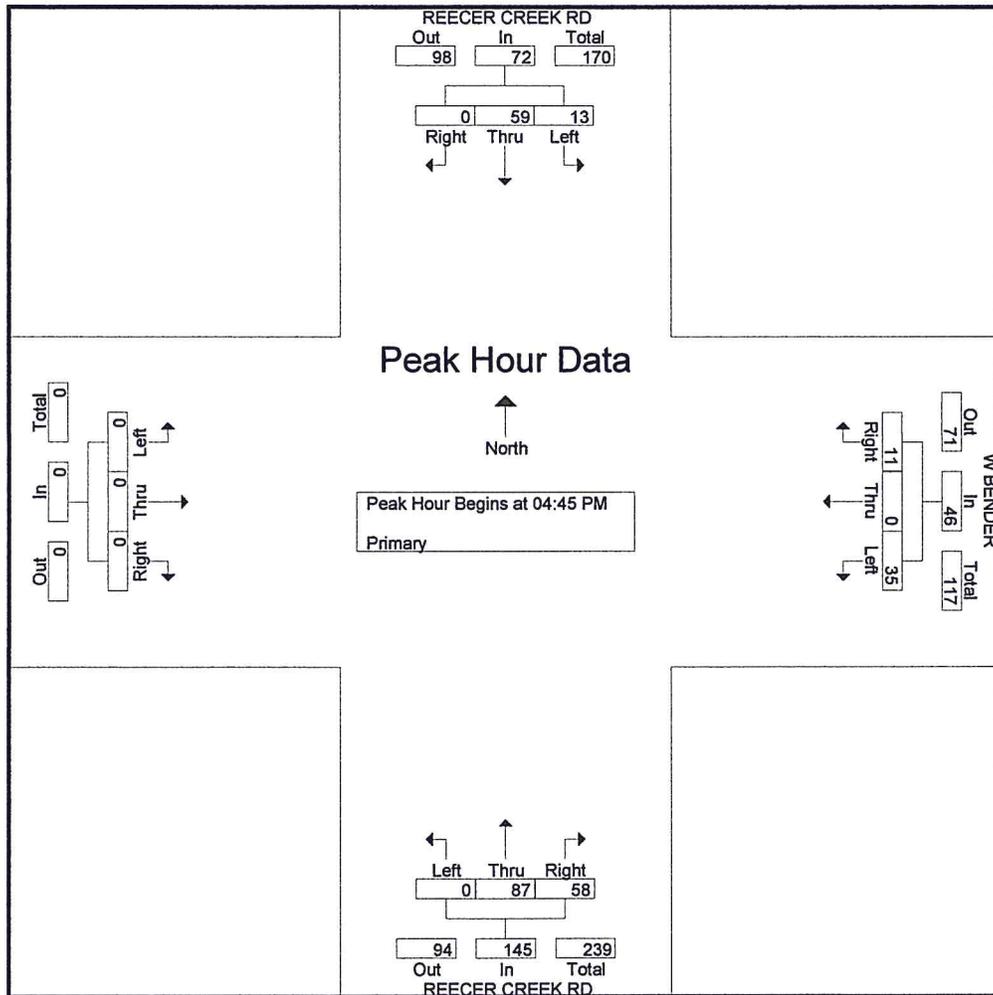
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 W BENDER RD
 LOC #04P TSI07276M

File Name : TSI27604P
 Site Code : 00000004
 Start Date : 10/3/2007
 Page No : 2

Start Time	REECER CREEK RD From North				W BENDER From East				REECER CREEK RD From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	15	1	16	2	0	6	8	12	19	0	31	0	0	0	0	55
05:00 PM	0	16	2	18	4	0	12	16	9	32	0	41	0	0	0	0	75
05:15 PM	0	10	5	15	2	0	8	10	21	19	0	40	0	0	0	0	65
05:30 PM	0	18	5	23	3	0	9	12	16	17	0	33	0	0	0	0	68
Total Volume	0	59	13	72	11	0	35	46	58	87	0	145	0	0	0	0	263
% App. Total	0	81.9	18.1		23.9	0	76.1		40	60	0		0	0	0		
PHF	.000	.819	.650	.783	.688	.000	.729	.719	.690	.680	.000	.884	.000	.000	.000	.000	.877



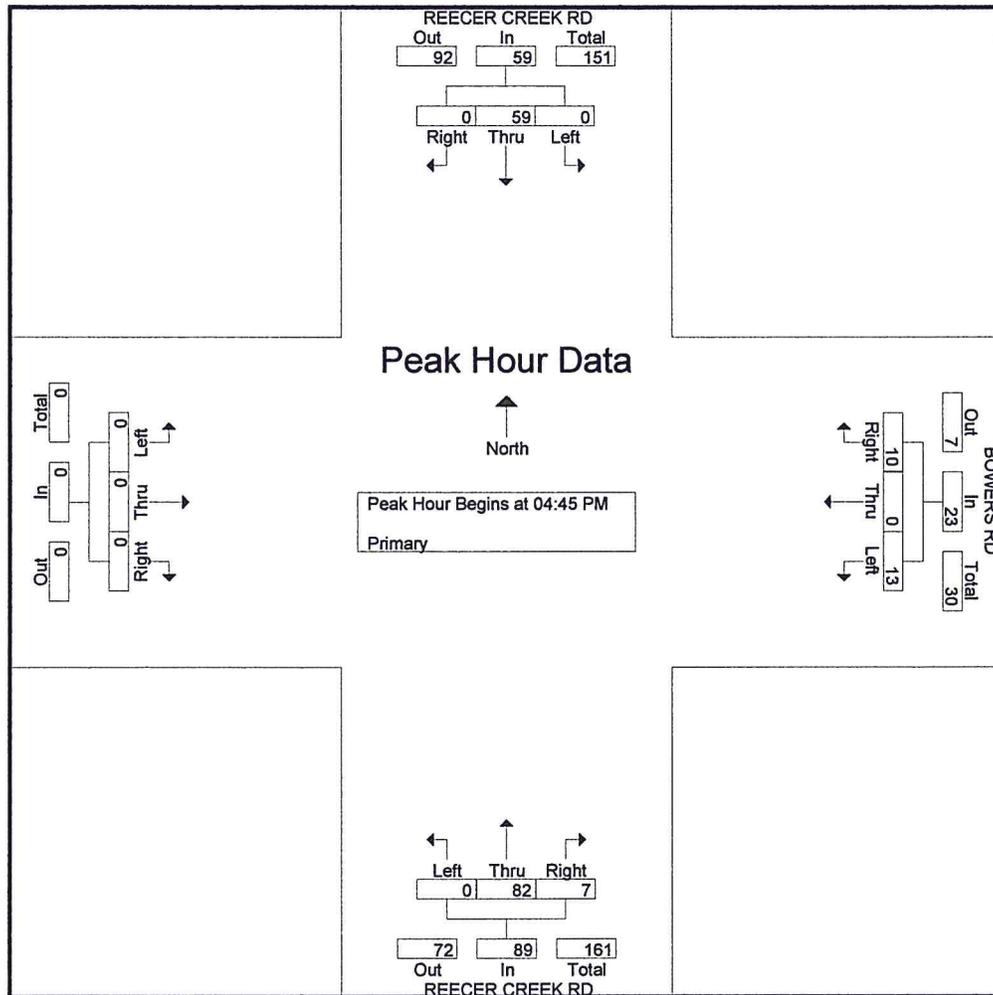
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ELLENSBURG, WASHINGTON
 REECER CREEK RD
 BOWERS RD
 LOC #05P TSI07277M

File Name : TSI27605P
 Site Code : 00000005
 Start Date : 10/3/2007
 Page No : 2

Start Time	REECER CREEK RD From North				BOWERS RD From East				REECER CREEK RD From South				From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	11	0	11	5	0	4	9	0	14	0	14	0	0	0	0	34
05:00 PM	0	20	0	20	2	0	1	3	1	27	0	28	0	0	0	0	51
05:15 PM	0	18	0	18	2	0	0	2	4	28	0	32	0	0	0	0	62
05:30 PM	0	10	0	10	1	0	8	9	2	13	0	15	0	0	0	0	34
Total Volume	0	59	0	59	10	0	13	23	7	82	0	89	0	0	0	0	171
% App. Total	0	100	0		43.5	0	56.5		7.9	92.1	0		0	0	0		
PHF	.000	.738	.000	.738	.500	.000	.406	.639	.438	.732	.000	.695	.000	.000	.000	.000	.822



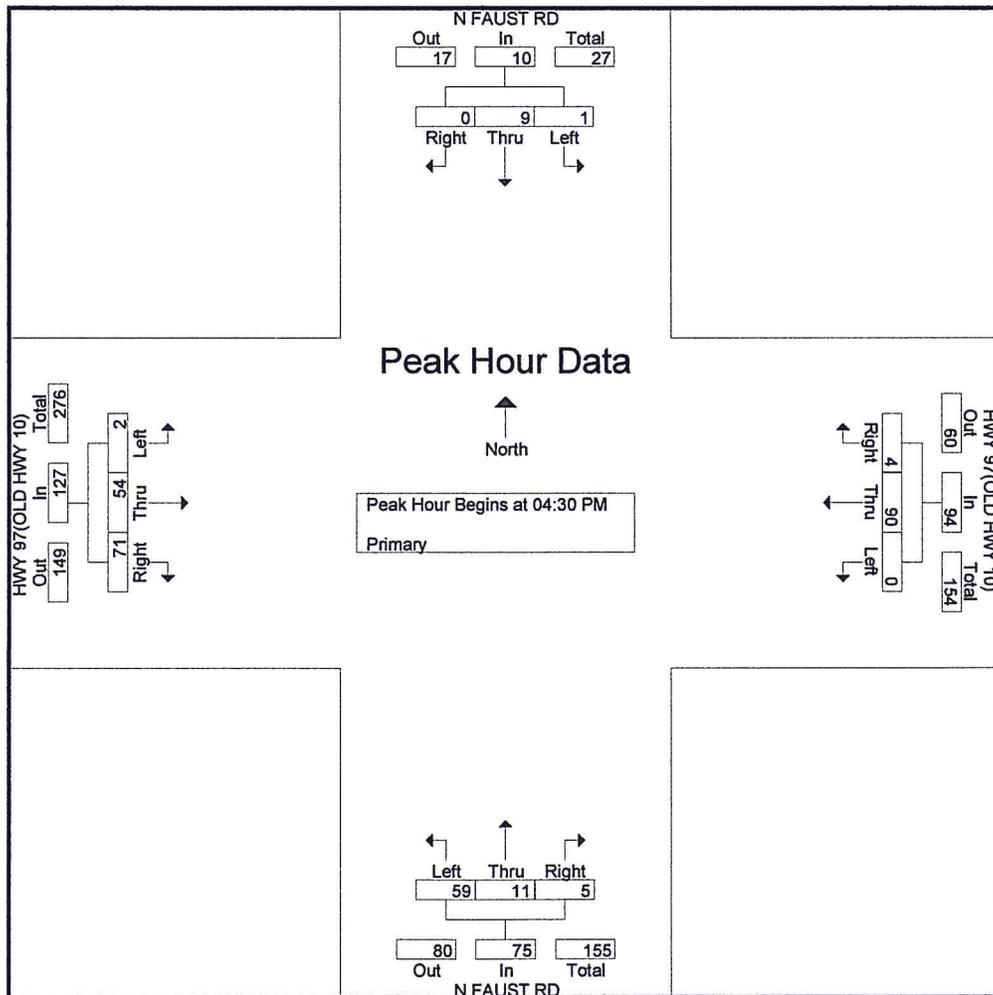
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ELLENSBURG, WASHINGTON
 N FAUST RD
 HWY 97 (OLD HWY 10)
 LOC #06P TSI07276M

File Name : TSI27606P
 Site Code : 00000006
 Start Date : 10/3/2007
 Page No : 2

Start Time	N FAUST RD From North				HWY 97(OLD HWY 10) From East				N FAUST RD From South				HWY 97(OLD HWY 10) From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	3	1	4	1	28	0	29	0	1	14	15	18	15	0	33	81
04:45 PM	0	3	0	3	1	20	0	21	1	3	16	20	17	11	1	29	73
05:00 PM	0	1	0	1	2	20	0	22	2	3	13	18	23	12	0	35	76
05:15 PM	0	2	0	2	0	22	0	22	2	4	16	22	13	16	1	30	76
Total Volume	0	9	1	10	4	90	0	94	5	11	59	75	71	54	2	127	306
% App. Total	0	90	10		4.3	95.7	0		6.7	14.7	78.7		55.9	42.5	1.6		
PHF	.000	.750	.250	.625	.500	.804	.000	.810	.625	.688	.922	.852	.772	.844	.500	.907	.944



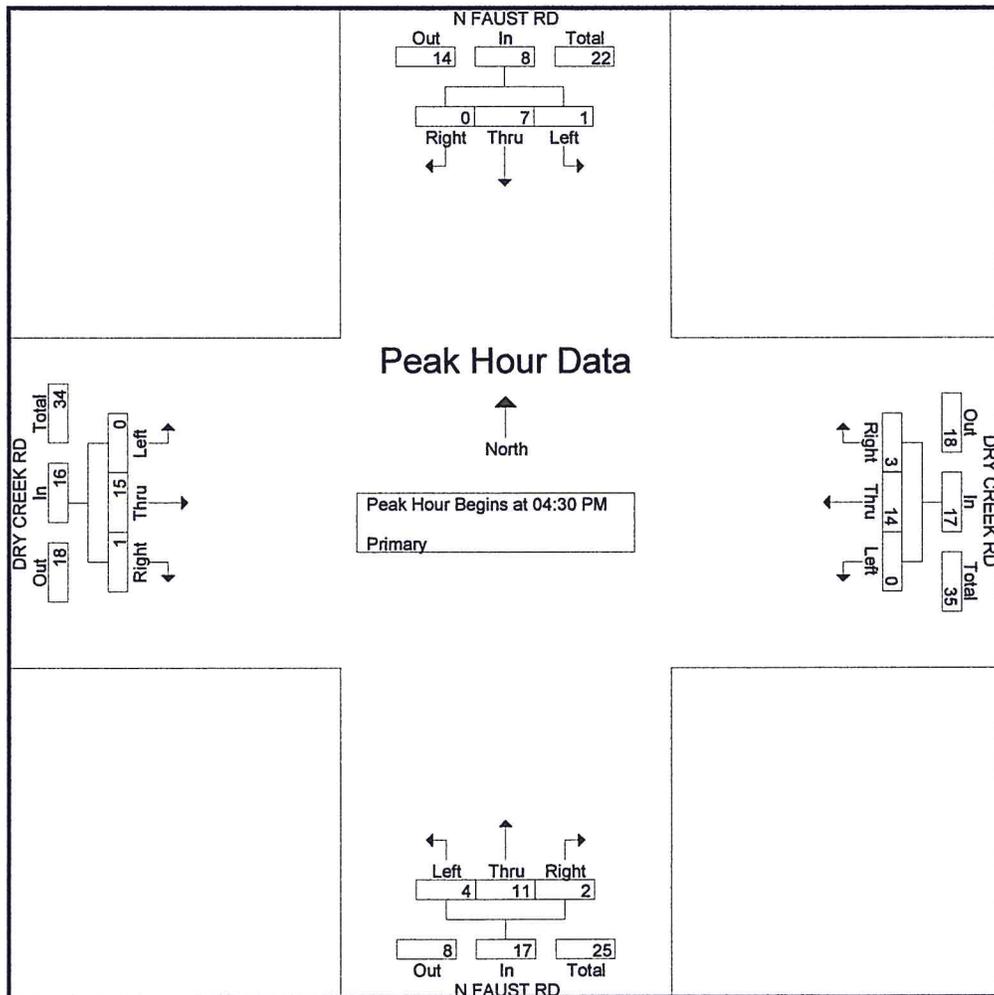
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ELLENSBURG, WASHINGTON
 N FAUST RD
 DRY CREEK RD
 LOC #07P TSI07276M

File Name : TSI27607P
 Site Code : 00000007
 Start Date : 10/3/2007
 Page No : 2

Start Time	N FAUST RD From North				DRY CREEK RD From East				N FAUST RD From South				DRY CREEK RD From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	4	0	4	1	6	0	7	0	2	0	2	0	6	0	6	19
04:45 PM	0	2	0	2	0	3	0	3	1	4	1	6	0	3	0	3	14
05:00 PM	0	0	0	0	1	1	0	2	1	2	1	4	1	3	0	4	10
05:15 PM	0	1	1	2	1	4	0	5	0	3	2	5	0	3	0	3	15
Total Volume	0	7	1	8	3	14	0	17	2	11	4	17	1	15	0	16	58
% App. Total	0	87.5	12.5		17.6	82.4	0		11.8	64.7	23.5		6.2	93.8	0		
PHF	.000	.438	.250	.500	.750	.583	.000	.607	.500	.688	.500	.708	.250	.625	.000	.667	.763





APPENDIX B INTERSECTION OPERATIONS ANALYSIS REPORTS

HCM Unsignalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

Existing 2007 Conditions
AM Peak Hour

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lanes	1	1	1>	0	1	1
Volume (veh/h)	73	158	141	74	195	76
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	79	172	153	80	212	83
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None	None				
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	234				524	193
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	234				524	193
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	94				56	90
cM capacity (veh/h)	1334				483	848
Direction, Lane #						
	EB 1	EB 2	WB 1	SB 1	SB 2	
Volume Total	79	172	234	212	83	
Volume Left	79	0	0	212	0	
Volume Right	0	0	80	0	83	
cSH	1334	1700	1700	483	848	
Volume to Capacity	0.06	0.10	0.14	0.44	0.10	
Queue Length 95th (ft)	5	0	0	55	8	
Control Delay (s)	7.9	0.0	0.0	18.1	9.7	
Lane LOS	A			C	A	
Approach Delay (s)	2.5		0.0	15.8		
Approach LOS				C		
Intersection Summary						
Average Delay				6.8		
Intersection Capacity Utilization				36.8%	ICU Level of Service	A
Analysis Period (min)				15		

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

Existing 2007 Conditions
AM Peak Hour

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lanes	1	1	1	1	1>	0
Volume (veh/h)	20	104	40	96	187	15
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	22	113	43	104	203	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)	4					
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	403	211	220			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	403	211	220			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	86	97			
cM capacity (veh/h)	584	829	1350			
Direction, Lane #						
	EB 1	NB 1	NB 2	SB 1		
Volume Total	135	43	104	220		
Volume Left	22	43	0	0		
Volume Right	113	0	0	16		
cSH	988	1350	1700	1700		
Volume to Capacity	0.14	0.03	0.06	0.13		
Queue Length 95th (ft)	12	2	0	0		
Control Delay (s)	10.3	7.8	0.0	0.0		
Lane LOS	B	A				
Approach Delay (s)	10.3	2.3		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay				3.4		
Intersection Capacity Utilization				27.4%	ICU Level of Service	A
Analysis Period (min)				15		

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

Existing 2007 Conditions
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lanes	0	<1>	0	0	<1>	0	1	1>	0	1	1>	0
Volume (veh/h)	1	12	20	23	4	7	5	60	36	5	156	0
Sign Control	Stop		Stop		Free		Free		Free		Free	
Grade	0%		0%		0%		0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	13	22	25	4	8	5	65	39	5	170	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	266	296	170	304	276	85	170			104		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	266	296	170	304	276	85	170			104		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	98	98	96	99	99	100			100		
cM capacity (veh/h)	674	611	874	618	627	974	1408			1487		
Direction, Lane #												
	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	36	37	5	104	5	170						
Volume Left	1	25	5	0	5	0						
Volume Right	22	8	0	39	0	0						
cSH	750	670	1408	1700	1487	1700						
Volume to Capacity	0.05	0.06	0.00	0.06	0.00	0.10						
Queue Length 95th (ft)	4	4	0	0	0	0						
Control Delay (s)	10.0	10.7	7.6	0.0	7.4	0.0						
Lane LOS	B	B	A	A								
Approach Delay (s)	10.0	10.7	0.4	0.2								
Approach LOS	B	B										
Intersection Summary												
Average Delay	2.3											
Intersection Capacity Utilization	23.5%		ICU Level of Service		A							
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

Existing 2007 Conditions
AM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lanes	1>	0	1>	0	0	<1
Volume (veh/h)	23	14	39	29	8	132
Sign Control	Stop	Free		Free		
Grade	0%	0%		0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	25	15	42	32	9	143
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	219	58			74	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	219	58			74	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	765	1008			1526	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	40	74	152			
Volume Left	25	0	9			
Volume Right	15	32	0			
cSH	842	1700	1526			
Volume to Capacity	0.05	0.04	0.01			
Queue Length 95th (ft)	4	0	0			
Control Delay (s)	9.5	0.0	0.5			
Lane LOS	A	A				
Approach Delay (s)	9.5	0.0	0.5			
Approach LOS	A					
Intersection Summary						
Average Delay	1.7					
Intersection Capacity Utilization	23.5%		ICU Level of Service		A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

Existing 2007 Conditions
AM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lanes	1>	0	1>	0	0	<1
Volume (veh/h)	7	4	24	19	6	90
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	4	26	21	7	98
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None		None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	147	36			47	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	147	36			47	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	841	1036			1561	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	12	47	104			
Volume Left	8	0	7			
Volume Right	4	21	0			
cSH	903	1700	1561			
Volume to Capacity	0.01	0.03	0.00			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.0	0.0	0.5			
Lane LOS	A		A			
Approach Delay (s)	9.0	0.0	0.5			
Approach LOS	A					
Intersection Summary						
Average Delay			1.0			
Intersection Capacity Utilization		19.7%		ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

Existing 2007 Conditions
AM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lanes	0	<1>	0	0	<1>	0	0	<1>	0	0	<1>	0
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	59	6	5	7	14	1	1	80	59	1	31	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	64	7	5	8	15	1	1	87	64	1	34	0
Direction, Lane #												
	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	76	24	152	35								
Volume Left (vph)	64	8	1	1								
Volume Right (vph)	5	1	64	0								
Hadj (s)	0.16	0.07	-0.22	0.04								
Departure Headway (s)	4.5	4.4	4.0	4.3								
Degree Utilization, x	0.09	0.03	0.17	0.04								
Capacity (veh/h)	764	758	885	803								
Control Delay (s)	7.9	7.6	7.7	7.5								
Approach Delay (s)	7.9	7.6	7.7	7.5								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			7.8									
HCM Level of Service			A									
Intersection Capacity Utilization			23.8%		ICU Level of Service							A
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

Existing 2007 Conditions
AM Peak Hour

Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lanes	<1>	0	0	0	<1>	0	0	<1>	0	<1>	0
Volume (veh/h)	2	6	3	1	2	2	8	15	0	13	2
Sign Control	Free				Stop			Stop		Free	
Grade	0%				0%			0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	7	3	1	2	2	9	16	0	14	2
Pedestrians											
Lane Width (ft)											
Walking Speed (ft/s)											
Percent Blockage											
Right turn flare (veh)											
Median type	None									None	
Median storage (veh)											
Upstream signal (ft)											
pX, platoon unblocked											
vC, conflicting volume	16			36	29	15	31	29	8		
vC1, stage 1 conf vol											
vC2, stage 2 conf vol											
vCu, unblocked vol	16			36	29	15	31	29	8		
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2		
tC, 2 stage (s)											
tF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3		
p0 queue free %	100			100	100	100	99	98	100		
cM capacity (veh/h)	1601			955	862	1064	972	863	1074		
Direction, Lane #	WB 1	NB 1	SB 1	SE 1							
Volume Total	12	5	25	16							
Volume Left	2	1	9	0							
Volume Right	3	2	0	2							
cSH	1601	953	898	1610							
Volume to Capacity	0.00	0.01	0.03	0.00							
Queue Length 95th (ft)	0	0	2	0							
Control Delay (s)	1.3	8.8	9.1	0.0							
Lane LOS	A	A	A								
Approach Delay (s)	1.3	8.8	9.1	0.0							
Approach LOS		A	A								
Intersection Summary											
Average Delay			5.0								
Intersection Capacity Utilization		20.0%		ICU Level of Service					A		
Analysis Period (min)			15								

HCM Signalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

Background 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↔	↑	↔	↔	↔	↔
Volume (vph)	107	202	180	98	259	139
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0
Lane Util. Factor	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.95		1.00	0.85
Flt Protected	0.95	1.00	1.00		0.95	1.00
Satd. Flow (prot)	1770	1863	1774		1770	1583
Flt Permitted	0.58	1.00	1.00		0.95	1.00
Satd. Flow (perm)	1072	1863	1774		1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	116	220	196	107	282	151
RTOR Reduction (vph)	0	0	38	0	0	100
Lane Group Flow (vph)	116	220	265	0	282	51
Turn Type	Perm				Perm	
Protected Phases		4	8		6	
Permitted Phases	4					6
Actuated Green, G (s)	7.4	7.4	7.4		7.8	7.8
Effective Green, g (s)	7.4	7.4	7.4		7.8	7.8
Actuated g/C Ratio	0.32	0.32	0.32		0.34	0.34
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	342	594	566		595	532
v/s Ratio Prot		0.12	c0.15		c0.16	
v/s Ratio Perm	0.11					0.03
v/c Ratio	0.34	0.37	0.47		0.47	0.10
Uniform Delay, d1	6.0	6.1	6.3		6.1	5.3
Progression Factor	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.6	0.4	0.6		0.6	0.1
Delay (s)	6.6	6.5	6.9		6.7	5.4
Level of Service	A	A	A		A	A
Approach Delay (s)		6.5	6.9		6.2	
Approach LOS		A	A		A	
Intersection Summary						
HCM Average Control Delay			6.5		HCM Level of Service	A
HCM Volume to Capacity ratio			0.47			
Actuated Cycle Length (s)			23.2		Sum of lost time (s)	8.0
Intersection Capacity Utilization			45.7%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

Background 2012 Conditions
AM Peak Hour

Movement	EBL	EBR	NBL	NBR	SWL	SWR
Lane Configurations	↔	↔	↔	↔	↔	↔
Volume (veh/h)	29	133	51	140	291	30
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	32	145	55	152	316	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		4				
Median type		None		None		
Median storage (veh)						
Upstream signal (ft)			163			
pX, platoon unblocked						
vC, conflicting volume	596	333	349			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	596	333	349			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	93	80	95			
cM capacity (veh/h)	445	709	1210			
Direction, Lane #						
	EB 1	NB 1	NB 2	SW 1		
Volume Total	176	55	152	349		
Volume Left	32	55	0	0		
Volume Right	145	0	0	33		
cSH	864	1210	1700	1700		
Volume to Capacity	0.20	0.05	0.09	0.21		
Queue Length 95th (ft)	19	4	0	0		
Control Delay (s)	11.8	8.1	0.0	0.0		
Lane LOS	B	A				
Approach Delay (s)	11.8	2.2		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			3.4			
Intersection Capacity Utilization			34.6%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

Background 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Volume (veh/h)	1	15	26	29	5	9	6	98	46	6	262	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	16	28	32	5	10	7	107	50	7	285	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	430	467	285	479	442	132	285			157		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	430	467	285	479	442	132	285			157		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	97	96	93	99	99	99			100		
cM capacity (veh/h)	522	488	754	463	505	918	1277			1423		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	46	47	7	157	7	285						
Volume Left	1	32	7	0	7	0						
Volume Right	28	10	0	50	0	0						
cSH	626	522	1277	1700	1423	1700						
Volume to Capacity	0.07	0.09	0.01	0.09	0.00	0.17						
Queue Length 95th (ft)	6	7	0	0	0	0						
Control Delay (s)	11.2	12.6	7.8	0.0	7.5	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	11.2	12.6	0.3		0.2							
Approach LOS	B	B										
Intersection Summary												
Average Delay			2.2									
Intersection Capacity Utilization			29.5%		ICU Level of Service						A	
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

Background 2012 Conditions
AM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↔	↔	↔	↔
Volume (veh/h)	61	18	60	48	10	200
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	66	20	65	52	11	217
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	330	91			117	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	330	91			117	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	90	98			99	
cM capacity (veh/h)	659	966			1471	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	86	117	228			
Volume Left	66	0	11			
Volume Right	20	52	0			
cSH	711	1700	1471			
Volume to Capacity	0.12	0.07	0.01			
Queue Length 95th (ft)	10	0	1			
Control Delay (s)	10.8	0.0	0.4			
Lane LOS	B		A			
Approach Delay (s)	10.8	0.0	0.4			
Approach LOS	B					
Intersection Summary						
Average Delay			2.4			
Intersection Capacity Utilization			28.9%		ICU Level of Service	
Analysis Period (min)			15		A	

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

Background 2012 Conditions
AM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↕	↕	↔	↔
Volume (veh/h)	9	5	41	24	8	118
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	5	45	26	9	128
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	203	58			71	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	203	58			71	
IC, single (s)	6.4	6.2			4.1	
IC, 2 stage (s)						
IF (s)	3.5	3.3			2.2	
p0 queue free %	99	99			99	
cM capacity (veh/h)	781	1009			1530	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	15	71	137			
Volume Left	10	0	9			
Volume Right	5	26	0			
cSH	849	1700	1530			
Volume to Capacity	0.02	0.04	0.01			
Queue Length 95th (ft)	1	0	0			
Control Delay (s)	9.3	0.0	0.5			
Lane LOS	A		A			
Approach Delay (s)	9.3	0.0	0.5			
Approach LOS	A					
Intersection Summary						
Average Delay		0.9				
Intersection Capacity Utilization		22.8%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

Background 2012 Conditions
AM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	75	8	6	9	18	1	1	106	75	1	50	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	82	9	7	10	20	1	1	115	82	1	54	0
Direction, Lane #	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	97	30	198	55								
Volume Left (vph)	82	10	1	1								
Volume Right (vph)	7	1	82	0								
Hadj (s)	0.16	0.08	-0.21	0.04								
Departure Headway (s)	4.7	4.7	4.1	4.5								
Degree Utilization, x	0.13	0.04	0.22	0.07								
Capacity (veh/h)	730	718	858	766								
Control Delay (s)	8.3	7.8	8.2	7.8								
Approach Delay (s)	8.3	7.8	8.2	7.8								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			8.2									
HCM Level of Service			A									
Intersection Capacity Utilization			28.6%		ICU Level of Service							A
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

Background 2012 Conditions
AM Peak Hour

Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
Volume (veh/h)	3	8	4	1	3	3	10	19	0	17	3
Sign Control	Free			Stop			Stop		Free		
Grade	0%			0%			0%		0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	9	4	1	3	3	11	21	0	18	3
Pedestrians											
Lane Width (ft)											
Walking Speed (ft/s)											
Percent Blockage											
Right turn flare (veh)											
Median type	None								None		
Median storage (veh)											
Upstream signal (ft)											
pX, platoon unblocked											
vC, conflicting volume	22			48	40	20	42	39	11		
vC1, stage 1 conf vol											
vC2, stage 2 conf vol											
vCu, unblocked vol	22			48	40	20	42	39	11		
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2		
tC, 2 stage (s)											
tF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3		
p0 queue free %	100			100	100	100	99	98	100		
cM capacity (veh/h)	1594			934	851	1058	953	851	1070		
Direction, Lane #	WB 1	NB 1	SB 1	SE 1							
Volume Total	16	8	32	22							
Volume Left	3	1	11	0							
Volume Right	4	3	0	3							
cSH	1594	942	884	1605							
Volume to Capacity	0.00	0.01	0.04	0.00							
Queue Length 95th (ft)	0	1	3	0							
Control Delay (s)	1.5	8.9	9.2	0.0							
Lane LOS	A	A	A								
Approach Delay (s)	1.5	8.9	9.2	0.0							
Approach LOS		A	A								
Intersection Summary											
Average Delay			4.9								
Intersection Capacity Utilization		20.0%		ICU Level of Service					A		
Analysis Period (min)			15								

HCM Signalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

With Development 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↔	↑	↔	↔	↔	↔
Volume (vph)	117	202	180	104	277	167
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0
Lane Util. Factor	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.95		1.00	0.85
Flt Protected	0.95	1.00	1.00		0.95	1.00
Satd. Flow (prot)	1770	1863	1771		1770	1583
Flt Permitted	0.57	1.00	1.00		0.95	1.00
Satd. Flow (perm)	1066	1863	1771		1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	127	220	196	113	301	182
RTOR Reduction (vph)	0	0	42	0	0	107
Lane Group Flow (vph)	127	220	267	0	301	75
Turn Type	Perm				Perm	
Protected Phases		4	8		6	
Permitted Phases	4				6	
Actuated Green, G (s)	8.0	8.0	8.0		11.3	11.3
Effective Green, g (s)	8.0	8.0	8.0		11.3	11.3
Actuated g/C Ratio	0.29	0.29	0.29		0.41	0.41
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	312	546	519		733	655
v/s Ratio Prot		0.12	c0.15		c0.17	
v/s Ratio Perm	0.12				0.05	
v/c Ratio	0.41	0.40	0.52		0.41	0.12
Uniform Delay, d1	7.7	7.7	8.0		5.6	4.9
Progression Factor	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.9	0.5	0.9		0.4	0.1
Delay (s)	8.6	8.2	8.9		6.0	5.0
Level of Service	A	A	A		A	A
Approach Delay (s)		8.4	8.9		5.6	
Approach LOS		A	A		A	
Intersection Summary						
HCM Average Control Delay			7.4		HCM Level of Service	A
HCM Volume to Capacity ratio			0.45			
Actuated Cycle Length (s)			27.3		Sum of lost time (s)	8.0
Intersection Capacity Utilization			47.6%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

With Development 2012 Conditions
AM Peak Hour

Movement	EBL	EBR	NBL	NBR	SWL	SWR
Lane Configurations	↔	↔	↔	↔	↔	↔
Volume (veh/h)	30	133	51	155	337	33
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	33	145	55	168	366	36
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		4				
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)				163		
pX, platoon unblocked						
vC, conflicting volume	664	384	402			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	664	384	402			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	92	78	95			
cM capacity (veh/h)	405	663	1156			
Direction, Lane #	EB 1	NB 1	NB 2	SW 1		
Volume Total	177	55	168	402		
Volume Left	33	55	0	0		
Volume Right	145	0	0	36		
cSH	813	1156	1700	1700		
Volume to Capacity	0.22	0.05	0.10	0.24		
Queue Length 95th (ft)	21	4	0	0		
Control Delay (s)	12.4	8.3	0.0	0.0		
Lane LOS	B	A				
Approach Delay (s)	12.4	2.0		0.0		
Approach LOS	B					
Intersection Summary						
Average Delay			3.3			
Intersection Capacity Utilization			37.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

With Development 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Volume (veh/h)	1	15	26	29	5	9	6	114	46	6	311	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	16	28	32	5	10	7	124	50	7	338	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	501	538	338	549	513	149	338			174		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	501	538	338	549	513	149	338			174		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	96	96	92	99	99	99			100		
cM capacity (veh/h)	468	445	704	413	460	898	1221			1403		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	46	47	7	174	7	338						
Volume Left	1	32	7	0	7	0						
Volume Right	28	10	0	50	0	0						
cSH	577	472	1221	1700	1403	1700						
Volume to Capacity	0.08	0.10	0.01	0.10	0.00	0.20						
Queue Length 95th (ft)	6	8	0	0	0	0						
Control Delay (s)	11.8	13.5	8.0	0.0	7.6	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	11.8	13.5	0.3		0.1							
Approach LOS	B	B										
Intersection Summary												
Average Delay			2.1									
Intersection Capacity Utilization			32.1%		ICU Level of Service						A	
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

With Development 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔		↔	↔	
Volume (veh/h)	0	14	39	61	5	18	16	60	48	10	211	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	15	42	66	5	20	17	65	52	11	229	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	399	403	229	427	377	91	229			117		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	399	403	229	427	377	91	229			117		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	97	95	86	99	98	99			99		
cM capacity (veh/h)	537	525	810	491	543	966	1339			1471		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	58	91	135	240								
Volume Left	0	66	17	11								
Volume Right	42	20	52	0								
cSH	708	552	1339	1471								
Volume to Capacity	0.08	0.17	0.01	0.01								
Queue Length 95th (ft)	7	15	1	1								
Control Delay (s)	10.5	12.8	1.1	0.4								
Lane LOS	B	B	A	A								
Approach Delay (s)	10.5	12.8	1.1	0.4								
Approach LOS	B	B										
Intersection Summary												
Average Delay			3.9									
Intersection Capacity Utilization			30.9%		ICU Level of Service						A	
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

With Development 2012 Conditions
AM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (veh/h)	4	4	11	9	1	5	0	41	24	8	118	1
Sign Control	Stop				Stop			Free			Free	
Grade	0%				0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	4	12	10	1	5	0	45	26	9	128	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	210	217	129	218	204	58	129			71		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	210	217	129	218	204	58	129			71		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	99	99	99	100	99	100			99		
cM capacity (veh/h)	739	677	921	722	688	1009	1456			1530		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	21	16	71	138								
Volume Left	4	10	0	9								
Volume Right	12	5	26	1								
cSH	817	795	1456	1530								
Volume to Capacity	0.03	0.02	0.00	0.01								
Queue Length 95th (ft)	2	2	0	0								
Control Delay (s)	9.5	9.6	0.0	0.5								
Lane LOS	A	A		A								
Approach Delay (s)	9.5	9.6	0.0	0.5								
Approach LOS	A	A										
Intersection Summary												
Average Delay			1.7									
Intersection Capacity Utilization			22.8%		ICU Level of Service		A					
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

With Development 2012 Conditions
AM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕			↕			↕			↕	
Sign Control	Stop				Stop			Stop			Stop	
Volume (vph)	75	8	6	9	18	1	1	106	75	1	50	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	82	9	7	10	20	1	1	115	82	1	54	0
Direction, Lane #	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	97	30	198	55								
Volume Left (vph)	82	10	1	1								
Volume Right (vph)	7	1	82	0								
Hadj (s)	0.16	0.08	-0.21	0.04								
Departure Headway (s)	4.7	4.7	4.1	4.5								
Degree Utilization, x	0.13	0.04	0.22	0.07								
Capacity (veh/h)	730	718	858	766								
Control Delay (s)	8.3	7.8	8.2	7.8								
Approach Delay (s)	8.3	7.8	8.2	7.8								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			8.2									
HCM Level of Service	A											
Intersection Capacity Utilization			28.6%		ICU Level of Service		A					
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

With Development 2012 Conditions
AM Peak Hour

Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
Volume (veh/h)	3	8	4	1	3	3	10	19	0	17	3
Sign Control	Free			Stop			Stop		Free		
Grade	0%			0%			0%		0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	9	4	1	3	3	11	21	0	18	3
Pedestrians											
Lane Width (ft)											
Walking Speed (ft/s)											
Percent Blockage											
Right turn flare (veh)											
Median type	None									None	
Median storage (veh)											
Upstream signal (ft)											
pX, platoon unblocked											
vC, conflicting volume	22			48	40	20	42	39	11		
vC1, stage 1 conf vol											
vC2, stage 2 conf vol											
vCu, unblocked vol	22			48	40	20	42	39	11		
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2		
tC, 2 stage (s)											
tF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3		
p0 queue free %	100			100	100	100	99	98	100		
cM capacity (veh/h)	1594			934	851	1058	953	851	1070		
Direction, Lane #	WB 1	NB 1	SB 1	SE 1							
Volume Total	16	8	32	22							
Volume Left	3	1	11	0							
Volume Right	4	3	0	3							
cSH	1594	942	884	1605							
Volume to Capacity	0.00	0.01	0.04	0.00							
Queue Length 95th (ft)	0	1	3	0							
Control Delay (s)	1.5	8.9	9.2	0.0							
Lane LOS	A	A	A								
Approach Delay (s)	1.5	8.9	9.2	0.0							
Approach LOS		A	A								
Intersection Summary											
Average Delay			4.9								
Intersection Capacity Utilization		20.0%		ICU Level of Service					A		
Analysis Period (min)			15								

HCM Unsignalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

Existing 2007 Conditions
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↗		↘	↗
Volume (veh/h)	117	190	217	172	119	80
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	127	207	236	187	129	87
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	423			790	329	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	423			790	329	
tC, single (s)	4.1			6.4	6.2	
tC, 2 stage (s)						
tF (s)	2.2			3.5	3.3	
p0 queue free %	89			59	88	
cM capacity (veh/h)	1136			319	712	

Direction, Lane #	EB 1	EB 2	WB 1	SB 1	SB 2
Volume Total	127	207	423	129	87
Volume Left	127	0	0	129	0
Volume Right	0	0	187	0	87
cSH	1136	1700	1700	319	712
Volume to Capacity	0.11	0.12	0.25	0.41	0.12
Queue Length 95th (ft)	9	0	0	47	10
Control Delay (s)	8.6	0.0	0.0	23.8	10.8
Lane LOS	A			C	B
Approach Delay (s)	3.3		0.0	18.6	
Approach LOS				C	

Intersection Summary					
Average Delay		5.2			
Intersection Capacity Utilization		45.0%		ICU Level of Service	A
Analysis Period (min)		15			

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

Existing 2007 Conditions
PM Peak Hour



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘	↗	↘	↗	↘	↗
Volume (veh/h)	15	65	82	184	124	9
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	16	71	89	200	135	10
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)			4			
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	518	140	145			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	518	140	145			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	97	92	94			
cM capacity (veh/h)	486	908	1438			

Direction, Lane #	EB 1	NB 1	NB 2	SB 1
Volume Total	87	89	200	145
Volume Left	16	89	0	0
Volume Right	71	0	0	10
cSH	1118	1438	1700	1700
Volume to Capacity	0.08	0.06	0.12	0.09
Queue Length 95th (ft)	6	5	0	0
Control Delay (s)	9.9	7.7	0.0	0.0
Lane LOS	A	A		
Approach Delay (s)	9.9	2.4		0.0
Approach LOS	A			

Intersection Summary				
Average Delay		3.0		
Intersection Capacity Utilization		24.9%		ICU Level of Service
Analysis Period (min)		15		A

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

Existing 2007 Conditions
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Volume (veh/h)	7	12	13	26	22	12	27	140	30	9	87	5
Sign Control	Stop		Stop		Free		Free		Free		Free	
Grade	0%		0%		0%		0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	13	14	28	24	13	29	152	33	10	95	5
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	353	360	97	362	347	168	100			185		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	353	360	97	362	347	168	100			185		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	98	99	95	96	99	98			99		
cM capacity (veh/h)	562	552	959	563	561	876	1493			1390		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	35	65	29	185	10	100						
Volume Left	8	28	29	0	10	0						
Volume Right	14	13	0	33	0	5						
cSH	670	606	1493	1700	1390	1700						
Volume to Capacity	0.05	0.11	0.02	0.11	0.01	0.06						
Queue Length 95th (ft)	4	9	2	0	1	0						
Control Delay (s)	10.7	11.7	7.5	0.0	7.6	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	10.7	11.7	1.0	0.7								
Approach LOS	B	B										
Intersection Summary												
Average Delay	3.4											
Intersection Capacity Utilization	22.0%						ICU Level of Service		A			
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

Existing 2007 Conditions
PM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↕		↕		↕	↕
Volume (veh/h)	35	11	87	58	13	59
Sign Control	Stop		Free		Free	Free
Grade	0%		0%		0%	0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	38	12	95	63	14	64
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	218	126			158	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	218	126			158	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	95	99			99	
cM capacity (veh/h)	762	924			1422	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	50	158	78			
Volume Left	38	0	14			
Volume Right	12	63	0			
cSH	795	1700	1422			
Volume to Capacity	0.06	0.09	0.01			
Queue Length 95th (ft)	5	0	1			
Control Delay (s)	9.8	0.0	1.4			
Lane LOS	A		A			
Approach Delay (s)	9.8	0.0	1.4			
Approach LOS	A					
Intersection Summary						
Average Delay	2.1					
Intersection Capacity Utilization	24.3%			ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

Existing 2007 Conditions
PM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↕			↕
Volume (veh/h)	13	10	82	7	0	59
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	14	11	89	8	0	64
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None			None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	157	93			97	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	157	93			97	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
fF (s)	3.5	3.3			2.2	
p0 queue free %	98	99			100	
cM capacity (veh/h)	834	964			1497	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	25	97	64			
Volume Left	14	0	0			
Volume Right	11	8	0			
cSH	886	1700	1497			
Volume to Capacity	0.03	0.06	0.00			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	9.2	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	9.2	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization		14.7%		ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

Existing 2007 Conditions
PM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations		↕			↕			↕				↕
Sign Control		Stop			Stop			Stop				Stop
Volume (vph)	59	11	5	1	9	0	2	54	71	0	0	90
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	64	12	5	1	10	0	2	59	77	0	0	98
Direction, Lane #												
	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	82	11	138	102								
Volume Left (vph)	64	1	2	0								
Volume Right (vph)	5	0	77	4								
Hadj (s)	0.15	0.05	-0.30	0.01								
Departure Headway (s)	4.6	4.6	3.9	4.3								
Degree Utilization, x	0.10	0.01	0.15	0.12								
Capacity (veh/h)	743	732	887	809								
Control Delay (s)	8.1	7.6	7.6	7.9								
Approach Delay (s)	8.1	7.6	7.6	7.9								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			7.8									
HCM Level of Service			A									
Intersection Capacity Utilization		26.4%		ICU Level of Service								A
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

Existing 2007 Conditions
PM Peak Hour

Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
Volume (veh/h)	0	14	3	4	11	2	1	7	0	15	1
Sign Control	Free			Stop			Stop		Free		
Grade	0%			0%			0%		0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	15	3	4	12	2	1	8	0	16	1
Pedestrians											
Lane Width (ft)											
Walking Speed (ft/s)											
Percent Blockage											
Right turn flare (veh)											
Median type	None								None		
Median storage (veh)											
Upstream signal (ft)											
pX, platoon unblocked											
vC, conflicting volume	17			38	35	17	42	34	17		
vC1, stage 1 conf vol											
vC2, stage 2 conf vol											
vCu, unblocked vol	17			38	35	17	42	34	17		
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2		
tC, 2 stage (s)											
fF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3		
p0 queue free %	100			100	99	100	100	99	100		
cM capacity (veh/h)	1600			961	857	1062	949	858	1062		
Direction, Lane #	WB 1	NB 1	SB 1	SE 1							
Volume Total	18	18	9	17							
Volume Left	0	4	1	0							
Volume Right	3	2	0	1							
cSH	1600	900	869	1598							
Volume to Capacity	0.00	0.02	0.01	0.00							
Queue Length 95th (ft)	0	2	1	0							
Control Delay (s)	0.0	9.1	9.2	0.0							
Lane LOS		A	A								
Approach Delay (s)	0.0	9.1	9.2	0.0							
Approach LOS		A	A								
Intersection Summary											
Average Delay			3.9								
Intersection Capacity Utilization		20.0%		ICU Level of Service					A		
Analysis Period (min)			15								

HCM Signalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

Background 2012 Conditions
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↔	↑	↔	↔	↔	↔
Volume (vph)	197	242	277	231	159	130
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0
Lane Util. Factor	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.94		1.00	0.85
Flt Protected	0.95	1.00	1.00		0.95	1.00
Satd. Flow (prot)	1770	1863	1748		1770	1583
Flt Permitted	0.39	1.00	1.00		0.95	1.00
Satd. Flow (perm)	722	1863	1748		1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	214	263	301	251	173	141
RTOR Reduction (vph)	0	0	58	0	0	110
Lane Group Flow (vph)	214	263	494	0	173	31
Turn Type	Perm				Perm	
Protected Phases		4	8		6	
Permitted Phases	4					6
Actuated Green, G (s)	17.5	17.5	17.5		7.1	7.1
Effective Green, g (s)	17.5	17.5	17.5		7.1	7.1
Actuated g/C Ratio	0.54	0.54	0.54		0.22	0.22
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	388	1000	938		385	345
v/s Ratio Prot		0.14	0.28		c0.10	
v/s Ratio Perm	c0.30					0.02
v/c Ratio	0.55	0.26	0.53		0.45	0.09
Uniform Delay, d1	5.0	4.1	4.9		11.1	10.2
Progression Factor	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	1.7	0.1	0.5		0.8	0.1
Delay (s)	6.7	4.2	5.4		11.9	10.3
Level of Service	A	A	A		B	B
Approach Delay (s)		5.3	5.4		11.2	
Approach LOS		A	A		B	

Intersection Summary			
HCM Average Control Delay	6.7	HCM Level of Service	A
HCM Volume to Capacity ratio	0.52		
Actuated Cycle Length (s)	32.6	Sum of lost time (s)	8.0
Intersection Capacity Utilization	58.4%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

Background 2012 Conditions
PM Peak Hour



Movement	EBL	EBR	NBL	NBR	SWL	SWR
Lane Configurations	↔	↔	↔	↔	↔	↔
Volume (veh/h)	31	83	105	294	193	18
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	34	90	114	320	210	20
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		4				
Median type		None		None		
Median storage (veh)						
Upstream signal (ft)			163			
pX, platoon unblocked						
vC, conflicting volume	767	220	229			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	767	220	229			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	90	89	91			
cM capacity (veh/h)	339	820	1339			

Direction, Lane #	EB 1	NB 1	NB 2	SW 1
Volume Total	124	114	320	229
Volume Left	34	114	0	0
Volume Right	90	0	0	20
cSH	1126	1339	1700	1700
Volume to Capacity	0.11	0.09	0.19	0.13
Queue Length 95th (ft)	9	7	0	0
Control Delay (s)	11.8	7.9	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	11.8	2.1		0.0
Approach LOS	B			

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	30.9%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

Background 2012 Conditions
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↕			↕		↕	↕		↕	↕		
Volume (veh/h)	9	15	17	33	28	15	34	250	38	11	153	6	
Sign Control	Stop			Stop			Free			Free			
Grade	0%			0%			0%			0%			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	10	16	18	36	30	16	37	272	41	12	166	7	
Pedestrians													
Lane Width (ft)													
Walking Speed (ft/s)													
Percent Blockage													
Right turn flare (veh)													
Median type	None						None						
Median storage (veh)													
Upstream signal (ft)													
pX, platoon unblocked													
vC, conflicting volume	571	580	170	583	563	292	173						313
vC1, stage 1 conf vol													
vC2, stage 2 conf vol													
vCu, unblocked vol	571	580	170	583	563	292	173						313
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1						4.1
tC, 2 stage (s)													
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2						2.2
p0 queue free %	97	96	98	91	93	98	97						99
cM capacity (veh/h)	388	410	874	391	420	747	1404						1247
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2							
Volume Total	45	83	37	313	12	173							
Volume Left	10	36	37	0	12	0							
Volume Right	18	16	0	41	0	7							
cSH	518	444	1404	1700	1247	1700							
Volume to Capacity	0.09	0.19	0.03	0.18	0.01	0.10							
Queue Length 95th (ft)	7	17	2	0	1	0							
Control Delay (s)	12.6	14.9	7.6	0.0	7.9	0.0							
Lane LOS	B	B	A		A								
Approach Delay (s)	12.6	14.9	0.8	0.5									
Approach LOS	B	B											
Intersection Summary													
Average Delay	3.3												
Intersection Capacity Utilization	36.6%						ICU Level of Service			A			
Analysis Period (min)	15												

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

Background 2012 Conditions
PM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↕		↕		↕	↕
Volume (veh/h)	66	14	147	110	17	96
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	72	15	160	120	18	104
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	361	220			279	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	361	220			279	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	89	98			99	
cM capacity (veh/h)	629	820			1283	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	87	279	123			
Volume Left	72	0	18			
Volume Right	15	120	0			
cSH	656	1700	1283			
Volume to Capacity	0.13	0.16	0.01			
Queue Length 95th (ft)	11	0	1			
Control Delay (s)	11.3	0.0	1.3			
Lane LOS	B		A			
Approach Delay (s)	11.3	0.0	1.3			
Approach LOS	B					
Intersection Summary						
Average Delay	2.3					
Intersection Capacity Utilization	30.7%			ICU Level of Service		
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

Background 2012 Conditions
PM Peak Hour

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↕		↔	
Volume (veh/h)	17	13	112	9	0	87
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	18	14	122	10	0	95
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	221	127			132	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	221	127			132	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	98			100	
cM capacity (veh/h)	767	924			1454	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	33	132	95			
Volume Left	18	0	0			
Volume Right	14	10	0			
cSH	828	1700	1454			
Volume to Capacity	0.04	0.08	0.00			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	9.5	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	9.5	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			1.2			
Intersection Capacity Utilization	16.4%		ICU Level of Service		A	
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

Background 2012 Conditions
PM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations	↔		↕		↔		↕		↔		↕	
Sign Control	Stop		Stop		Stop		Stop		Stop		Stop	
Volume (vph)	75	14	6	1	11	0	3	81	91	0	122	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	82	15	7	1	12	0	3	88	99	0	133	5
Direction, Lane #												
	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	103	13	190	138								
Volume Left (vph)	82	1	3	0								
Volume Right (vph)	7	0	99	5								
Hadj (s)	0.15	0.05	-0.27	0.01								
Departure Headway (s)	4.8	4.8	4.1	4.4								
Degree Utilization, x	0.14	0.02	0.22	0.17								
Capacity (veh/h)	703	683	854	781								
Control Delay (s)	8.6	7.9	8.2	8.3								
Approach Delay (s)	8.6	7.9	8.2	8.3								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay			8.3									
HCM Level of Service			A									
Intersection Capacity Utilization			31.0%		ICU Level of Service		A					
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

Background 2012 Conditions
PM Peak Hour

Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER	
Lane Configurations	↔				↕			↔		↕		
Volume (veh/h)	0	18	4	5	14	3	1	9	0	19	1	
Sign Control	Free				Stop		Stop		Free			
Grade	0%				0%		0%		0%			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	0	20	4	5	15	3	1	10	0	21	1	
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None					None						
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	22			48	45	21	54	43	22			
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	22			48	45	21	54	43	22			
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2			
tC, 2 stage (s)												
tF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3			
p0 queue free %	100			99	98	100	100	99	100			
cM capacity (veh/h)	1594			944	847	1056	929	848	1055			
Direction, Lane #	WB 1	NB 1	SB 1	SE 1								
Volume Total	24	24	11	22								
Volume Left	0	5	1	0								
Volume Right	4	3	0	1								
cSH	1594	892	856	1591								
Volume to Capacity	0.00	0.03	0.01	0.00								
Queue Length 95th (ft)	0	2	1	0								
Control Delay (s)	0.0	9.1	9.3	0.0								
Lane LOS		A	A									
Approach Delay (s)	0.0	9.1	9.3	0.0								
Approach LOS		A	A									
Intersection Summary												
Average Delay				4.0								
Intersection Capacity Utilization				20.0%	ICU Level of Service	A						
Analysis Period (min)				15								

HCM Signalized Intersection Capacity Analysis
1: University Way & Reecer Creek Rd

With Development 2012 Conditions
PM Peak Hour



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↔	↑	↔		↔	↔
Volume (vph)	229	242	277	251	171	149
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0	4.0		4.0	4.0
Lane Util. Factor	1.00	1.00	1.00		1.00	1.00
Frt	1.00	1.00	0.94		1.00	0.85
Flt Protected	0.95	1.00	1.00		0.95	1.00
Satd. Flow (prot)	1770	1863	1743		1770	1583
Flt Permitted	0.37	1.00	1.00		0.95	1.00
Satd. Flow (perm)	691	1863	1743		1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	249	263	301	273	186	162
RTOR Reduction (vph)	0	0	39	0	0	125
Lane Group Flow (vph)	249	263	535	0	186	37
Turn Type	Perm				Perm	
Protected Phases		4	8		6	
Permitted Phases	4					6
Actuated Green, G (s)	25.1	25.1	25.1		9.8	9.8
Effective Green, g (s)	25.1	25.1	25.1		9.8	9.8
Actuated g/C Ratio	0.59	0.59	0.59		0.23	0.23
Clearance Time (s)	4.0	4.0	4.0		4.0	4.0
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	404	1090	1020		404	362
v/s Ratio Prot		0.14	0.31		c0.11	
v/s Ratio Perm	c0.36					0.02
v/c Ratio	0.62	0.24	0.52		0.46	0.10
Uniform Delay, d1	5.8	4.3	5.3		14.3	13.1
Progression Factor	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	2.8	0.1	0.5		0.8	0.1
Delay (s)	8.6	4.4	5.8		15.1	13.2
Level of Service	A	A	A		B	B
Approach Delay (s)		6.4	5.8		14.2	
Approach LOS		A	A		B	

Intersection Summary			
HCM Average Control Delay	8.1	HCM Level of Service	A
HCM Volume to Capacity ratio	0.57		
Actuated Cycle Length (s)	42.9	Sum of lost time (s)	8.0
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

HCM Unsignalized Intersection Capacity Analysis
2: Old Highway 10 & Reecer Creek Rd

With Development 2012 Conditions
PM Peak Hour



Movement	EBL	EBR	NBL	NBR	SWL	SWR
Lane Configurations	↔	↔	↔	↔	↔	↔
Volume (veh/h)	35	83	105	346	224	21
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	38	90	114	376	243	23
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		4				
Median type			None		None	
Median storage (veh)						
Upstream signal (ft)			163			
pX, platoon unblocked						
vC, conflicting volume	859	255	266			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	859	255	266			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	87	88	91			
cM capacity (veh/h)	298	784	1298			

Direction, Lane #	EB 1	NB 1	NB 2	SW 1
Volume Total	128	114	376	266
Volume Left	38	114	0	0
Volume Right	90	0	0	23
cSH	1005	1298	1700	1700
Volume to Capacity	0.13	0.09	0.22	0.16
Queue Length 95th (ft)	11	7	0	0
Control Delay (s)	12.8	8.0	0.0	0.0
Lane LOS	B	A		
Approach Delay (s)	12.8	1.9		0.0
Approach LOS	B			

Intersection Summary			
Average Delay	2.9		
Intersection Capacity Utilization	32.8%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
3: Dry Creek Rd & Reecer Creek Rd

With Development 2012 Conditions
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Volume (veh/h)	9	15	17	33	28	15	34	306	38	11	186	6
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	16	18	36	30	16	37	333	41	12	202	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	667	677	205	680	660	353	209			374		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	667	677	205	680	660	353	209			374		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	95	98	89	92	98	97			99		
cM capacity (veh/h)	331	361	835	335	369	690	1362			1185		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2						
Volume Total	45	83	37	374	12	209						
Volume Left	10	36	37	0	12	0						
Volume Right	18	16	0	41	0	7						
cSH	460	388	1362	1700	1185	1700						
Volume to Capacity	0.10	0.21	0.03	0.22	0.01	0.12						
Queue Length 95th (ft)	8	20	2	0	1	0						
Control Delay (s)	13.7	16.8	7.7	0.0	8.1	0.0						
Lane LOS	B	C	A		A							
Approach Delay (s)	13.7	16.8	0.7		0.4							
Approach LOS	B	C										
Intersection Summary												
Average Delay	3.1											
Intersection Capacity Utilization	39.5%						ICU Level of Service					
Analysis Period (min)	15											
	A											

HCM Unsignalized Intersection Capacity Analysis
4: Bender Rd & Reecer Creek Rd

With Development 2012 Conditions
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↕	↕	
Volume (veh/h)	0	9	26	66	16	14	56	147	110	17	103	0
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	10	28	72	17	15	61	160	120	18	112	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	514	550	112	523	490	220	112			279		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	514	550	112	523	490	220	112			279		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	98	97	83	96	98	96			99		
cM capacity (veh/h)	430	418	941	424	452	820	1478			1283		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	38	104	340	130								
Volume Left	0	72	61	18								
Volume Right	28	15	120	0								
cSH	712	461	1478	1283								
Volume to Capacity	0.05	0.23	0.04	0.01								
Queue Length 95th (ft)	4	22	3	1								
Control Delay (s)	10.3	15.1	1.7	1.2								
Lane LOS	B	C	A	A								
Approach Delay (s)	10.3	15.1	1.7	1.2								
Approach LOS	B	C										
Intersection Summary												
Average Delay	4.4											
Intersection Capacity Utilization	42.9%				ICU Level of Service							
Analysis Period (min)	15											
	A											

HCM Unsignalized Intersection Capacity Analysis
5: Bowers Rd & Reecer Creek Rd

With Development 2012 Conditions
PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Volume (veh/h)	2	2	7	17	4	13	0	112	9	0	87	4
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	2	8	18	4	14	0	122	10	0	95	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None						None					
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	240	228	97	232	226	127	99			132		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	240	228	97	232	226	127	99			132		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	99	97	99	98	100			100		
cM capacity (veh/h)	700	671	960	715	674	924	1494			1454		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	12	37	132	99								
Volume Left	2	18	0	0								
Volume Right	8	14	10	4								
cSH	838	777	1494	1454								
Volume to Capacity	0.01	0.05	0.00	0.00								
Queue Length 95th (ft)	1	4	0	0								
Control Delay (s)	9.4	9.9	0.0	0.0								
Lane LOS	A	A										
Approach Delay (s)	9.4	9.9	0.0	0.0								
Approach LOS	A	A										
Intersection Summary												
Average Delay				1.7								
Intersection Capacity Utilization				17.5%		ICU Level of Service		A				
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
6: Hwy 97 & Old Highway 10

With Development 2012 Conditions
PM Peak Hour

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations	↔			↔			↔			↔		
Sign Control	Stop			Stop			Stop			Stop		
Volume (vph)	75	14	6	1	11	0	3	85	91	0	124	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	82	15	7	1	12	0	3	92	99	0	135	5
Direction, Lane #	NB 1	SB 1	SE 1	NW 1								
Volume Total (vph)	103	13	195	140								
Volume Left (vph)	82	1	3	0								
Volume Right (vph)	7	0	99	5								
Hadj (s)	0.15	0.05	-0.27	0.01								
Departure Headway (s)	4.8	4.8	4.1	4.4								
Degree Utilization, x	0.14	0.02	0.22	0.17								
Capacity (veh/h)	700	680	852	780								
Control Delay (s)	8.6	7.9	8.2	8.3								
Approach Delay (s)	8.6	7.9	8.2	8.3								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay				8.3								
HCM Level of Service	A											
Intersection Capacity Utilization				31.2%		ICU Level of Service		A				
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis
7: Dry Creek Rd & Faust Rd

With Development 2012 Conditions
PM Peak Hour



Movement	WBL	WBR	WBR2	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	W	W	W	N	N	N	S	S	S	E	E
Volume (veh/h)	0	18	4	5	14	3	1	9	0	19	1
Sign Control	Free			Stop			Stop		Free		
Grade	0%			0%			0%		0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	20	4	5	15	3	1	10	0	21	1
Pedestrians											
Lane Width (ft)											
Walking Speed (ft/s)											
Percent Blockage											
Right turn flare (veh)											
Median type	None								None		
Median storage (veh)											
Upstream signal (ft)											
pX, platoon unblocked											
vC, conflicting volume	22			48	45	21	54	43	22		
vC1, stage 1 conf vol											
vC2, stage 2 conf vol											
vCu, unblocked vol	22			48	45	21	54	43	22		
tC, single (s)	4.1			7.1	6.5	6.2	7.1	6.5	6.2		
tC, 2 stage (s)											
tF (s)	2.2			3.5	4.0	3.3	3.5	4.0	3.3		
p0 queue free %	100			99	98	100	100	99	100		
cM capacity (veh/h)	1594			944	847	1056	929	848	1055		

Direction, Lane #	WB 1	NB 1	SB 1	SE 1
Volume Total	24	24	11	22
Volume Left	0	5	1	0
Volume Right	4	3	0	1
cSH	1594	892	856	1591
Volume to Capacity	0.00	0.03	0.01	0.00
Queue Length 95th (ft)	0	2	1	0
Control Delay (s)	0.0	9.1	9.3	0.0
Lane LOS		A	A	
Approach Delay (s)	0.0	9.1	9.3	0.0
Approach LOS		A	A	

Intersection Summary			
Average Delay		4.0	
Intersection Capacity Utilization	20.0%	ICU Level of Service	A
Analysis Period (min)	15		



APPENDIX C QUEUING AND BLOCKING REPORTS

Intersection: 4: Bender Rd & Reecer Creek Rd

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	52	68	36	18
Average Queue (ft)	25	35	3	1
95th Queue (ft)	49	56	20	10
Link Distance (ft)	601	1386	395	811
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Bowers Rd & Reecer Creek Rd

Movement	EB	WB	NB	SB
Directions Served	LR	LR	LTR	LTR
Maximum Queue (ft)	31	31	6	12
Average Queue (ft)	13	9	0	0
95th Queue (ft)	37	31	4	6
Link Distance (ft)	376	1383	811	951
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

Intersection: 4: Bender Rd & Reecer Creek Rd

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	68	65	38	39
Average Queue (ft)	22	35	4	4
95th Queue (ft)	51	58	23	22
Link Distance (ft)	601	1386	395	811
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Bowers Rd & Reecer Creek Rd

Movement	EB	WB	NB
Directions Served	LR	LR	LTR
Maximum Queue (ft)	35	44	6
Average Queue (ft)	11	19	0
95th Queue (ft)	34	42	4
Link Distance (ft)	376	1383	811
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

August 1st, 2013

Kittitas County Community Development Services Department
Doc Hansen
411 North Ruby Street
Ellensburg, WA 98926

RE: **Reecer Ranch Plat, LP-12-00001**

Mr. Hansen,

I have reviewed the transportation requirement that was included in the Reecer Ranch Deemed Complete letter dated July 19, 2013. I have also reviewed Kittitas County Codes (KCC) 15A.03 and 12.10, more specifically the Transportation Concurrency Code, 12.10.040.8, which states the following:

*12.10.040.8. The concurrency evaluation and determination shall be completed **prior to:***

a. Issuance of administrative approval/denial of the project permit if SEPA review is not a requirement of the project; or

b. Issuance of the DNS, MDNS or DS if SEPA review is a requirement of the project; or

c. Issuance of a staff report to hearing examiners if there is a hearing before the hearings examiner and SEPA review is not a requirement of the project.

It seems that the July 19th, 2013 deemed complete letter for the Reecer Ranch Plat (LP-12-00001) is requesting a requirement that should fall in line with the Transportation Concurrency Code 12.10.040.8 sub letter b. As stated above from the Transportation Concurrency Code that an evaluation, in this case a transportation impact analysis, shall be completed **prior to the issuance of the DNS, MDNS, or DS if SEPA review is a requirement of the project** and not prior to issuing the Notice of Application. I also understand that KCC 15.A.03 grants the ability for the director to require more information prior to the Notice of Application being issued.

If a transportation impact analysis is required it would be more appropriate to get that requirement as part of the comment process along with all other transportation comments. This would allow the completion of a single analysis considering all issues/comments, pertaining to the transportation portion of the Reecer Ranch Plat



(LP-12-00001), at the same time allowing a single review of the analysis by Kittitas County.

I would like to request that the TIA requirement of being completed prior to Notice of Application being issued be removed so that we can post the property and Kittitas County Community Development Department can issue the Notice of Application and move forward appropriately.

Best Regards,

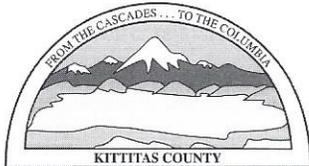

Chad Bala

CC: Pat Deneen, Teanaway Ridge LLC

509.607.0617
www.terradesigngroup.net

P.O. Box 686
Cle Elum, WA 98922

LAND USE CONSULTANTS



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

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

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

DATE: 7/19/2013	PLANNER: Jeff Watson
PROJECT NAME: Reecer Ranch Plat	FILE NUMBER: LP-12-00001

PLEASE COMPLETE THE FOLLOWING:

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

Cheryl Be...
Signature

9-10-13
Date

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

For Staff Use Only:
Received _____

Received via Email 9/12/2013 Jeff Watson



LAND USE ACTION

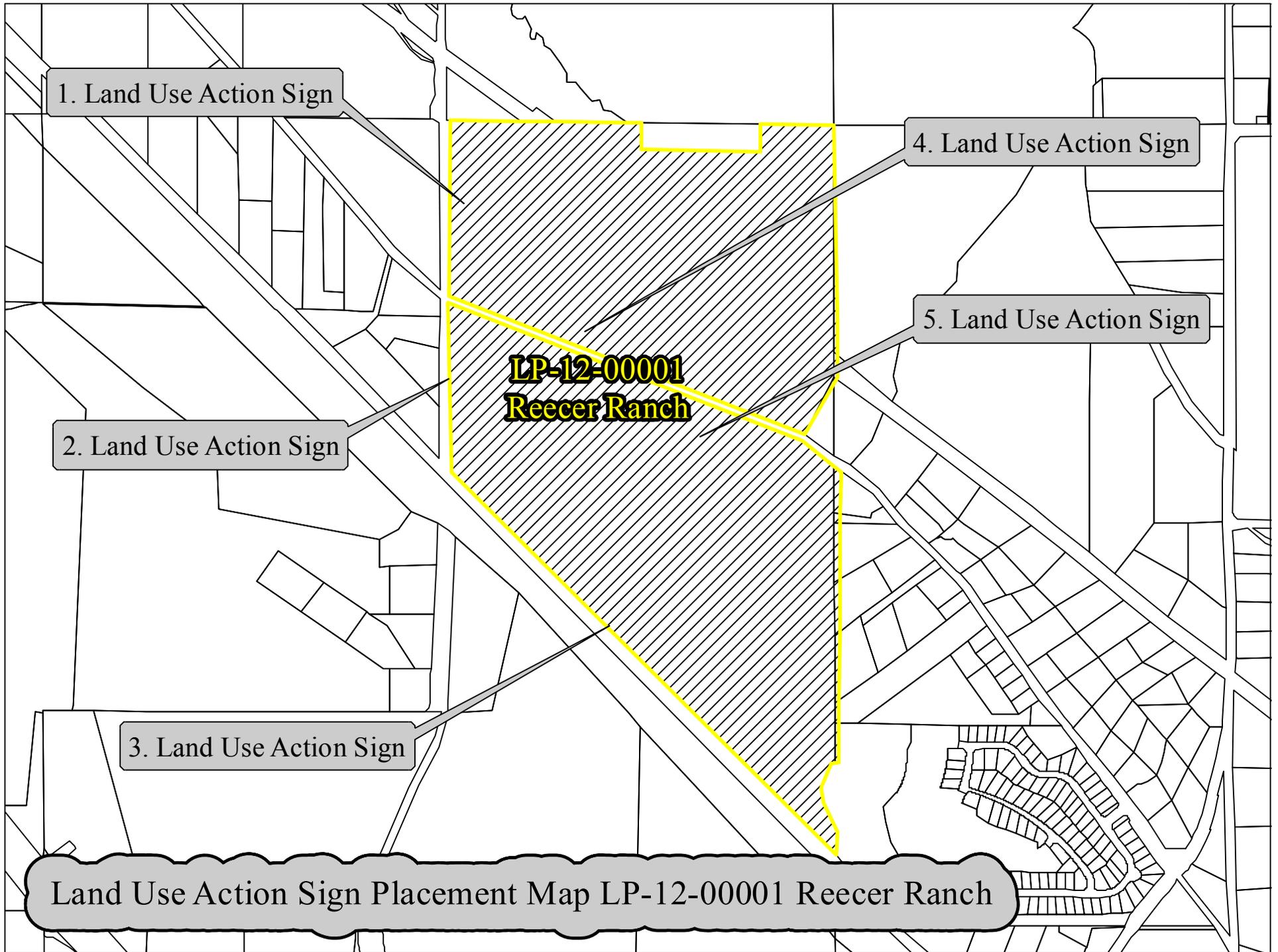
(800) 542-7500



LAND USE ACTION
15851 842-7100



LAND USE ACTION
2010-10-15



Jeff Watson

From: Jeff Watson
Sent: Friday, July 19, 2013 2:44 PM
To: Chad Bala
Subject: LP-12-00001 Reecer Ranch
Attachments: LP-12-00001 Reecer Ranch Deem Complete Signed.pdf

Deem Complete; hard copy in the mail. Additional actions required prior to Notice of Application, see attached for details.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

July 19, 2013

Teaway Ridge LLC
P.O. Box 808
Cle Elum WA 98922

RE: **Revised** Reecer Ranch Long Plat Application (LP-12-00001)

Dear Applicant,

The application for a 33 lot Plat on approximately 192 acres of land that is zoned Agriculture 5, located in a portion of Section 28, T18N, R18E, WM, in Kittitas County, Assessor's map number 18-18-28000-0040, was received on May 10, 2013. Your application has been determined **complete** as of July 19, 2013 for the purposes of intake, initial review, and vesting. Please be advised that the following actions will need to be completed prior to the issuance of a Notice of Application:

1. As provisioned in Kittitas County Code 15A.03.110 the property shall be posted by the applicant along each street frontage. Signage, a posting affidavit, and a map of posting locations, have been prepared by Community Development Services staff and are available for pick up at our office during regular business hours. Please be certain that the signs are "...posted on each road frontage on the subject property..." and that they are "... clearly visible and accessible."¹
2. Kittitas County Public Works (KCPW) has required that a Traffic Impact Analysis be prepared in accordance with the provisions outlined in Kittitas County Code 12.10. Please feel free to contact KCPW at 509-962-7515 for additional information.

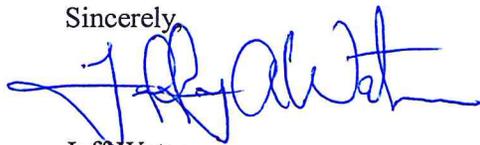
Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

1. 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. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
5. An open record hearing will be scheduled before the Kittitas County Hearings Examiner where public testimony may be given and a recommendation for approval or denial will be made.
6. A closed record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

¹ KCC 15A.03.110(3)

If you have any questions regarding this matter, please feel free to contact me at (509) 933 8274, or by e-mail at jeff.watson@co.kittitas.wa.us.

Sincerely

A handwritten signature in blue ink, appearing to read "Jeff Watson". The signature is stylized with a large initial "J" and a long horizontal stroke at the end.

Jeff Watson
Staff Planner

CC: Terra Design via email: bala.ce@gmail.com

Jeff Watson

From: Chad Bala <bala.ce@gmail.com>
Sent: Friday, July 19, 2013 3:32 PM
To: Christina Wollman
Cc: Jeff Watson; Doc Hansen; Jan Ollivier
Subject: Re: LP-12-00001 Reccer Ranch

Thank you that is what I needed.

On Fri, Jul 19, 2013 at 3:27 PM, Christina Wollman <christina.wollman@co.kittitas.wa.us> wrote:

Chad, the discussion between PW and CDS was verbal so there is no documentation.

However, the requirement to perform a TIA is based on the Transportation Concurrency Management regulations in KCC 12.10.

KCC 12.10.040(3) states: A concurrency evaluation shall be required for all development applications in which the proposed development is projected to have an impact upon any affected transportation corridor or intersection. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works director.

We estimate each lot will create one peak hour trip, therefore your project with 33 lots would create 33 peak hour trips. If you feel this requirement is unnecessary, you have the option of asking the Public Works Director to waive the requirement.

Thank you,

Christina Wollman, AICP CFM

Planner II | Floodplain Manager

[p] [509.962.7051](tel:509.962.7051) | [f] [509.962.7663](tel:509.962.7663)

From: Chad Bala [mailto:bala.ce@gmail.com]
Sent: Friday, July 19, 2013 3:08 PM
To: Jeff Watson

Cc: Doc Hansen; Christina Wollman
Subject: Re: LP-12-00001 Reccer Ranch

Jeff,

Could you please email me the information/letter/memo that came from KC Dept. of Public Works stating that it's requiring a transportation study along with it's reasoning.

I appreciate it. Stay cool

Chad

On Fri, Jul 19, 2013 at 2:43 PM, Jeff Watson <jeff.watson@co.kittitas.wa.us> wrote:

Deem Complete; hard copy in the mail. Additional actions required prior to Notice of Application, see attached for details.

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

[509-933-8274](tel:509-933-8274)

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

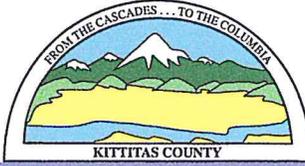
message id: 38eb45916c6dcbdac24bb8719d004a14

--

Chad Bala
Terra Design Group, Inc
PO Box 686
Cle Elum, WA 98922
Cell Phone # [\(509\) 607-0617](tel:(509)607-0617)

--

Chad Bala
Terra Design Group, Inc
PO Box 686
Cle Elum, WA 98922
Cell Phone # (509) 607-0617



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"

REVISED PLAT APP.
LP-1200001

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
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)

RECEIVED

MAY 10 2013

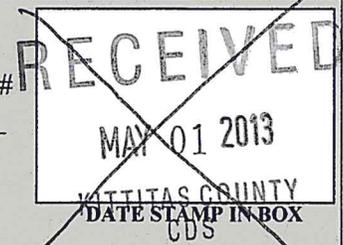
KITITITAS COUNTY
CDS

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____

DATE: _____

RECEIPT # _____



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: 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: _____
City/State/ZIP: _____

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

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.

This is an amendment to the original application submitted October 29, 2012.

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?** Dry Creek Road, Faust Road and a portion of State Hwy 10.

AUTHORIZATION

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

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

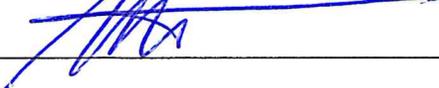
Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

5-8-13

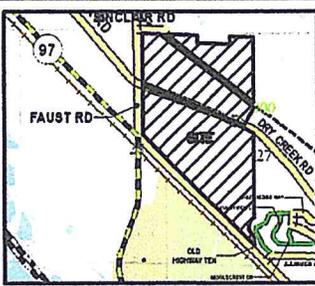
Signature of Land Owner of Record
(Required for application submittal):

X 

Date:

5-8-13

REVISED EXHIBIT A



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 REECER RANCH 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 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 KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY PLANNING OFFICIAL

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.: 18-18-28000-0040 (821033)
DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS 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 PLATTING.
PARCEL NO.: 18-18-28000-0040 (821033)
DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ASSESSOR

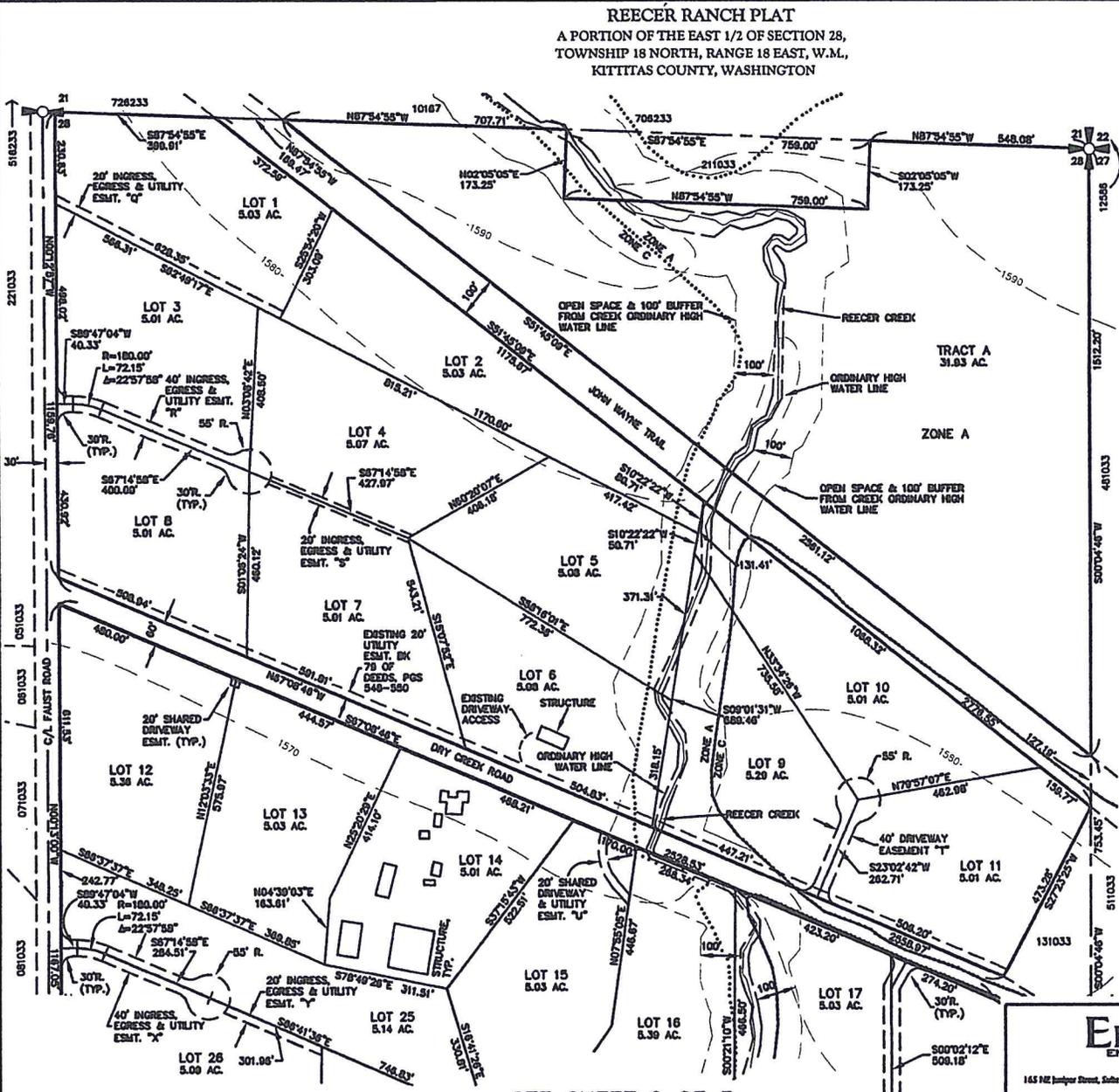
KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

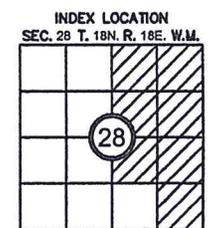
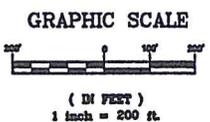
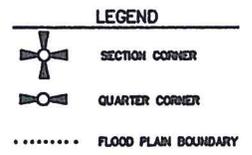
ATTEST: _____
CLERK OF THE BOARD

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



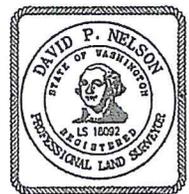
SEE SHEET 2 OF 3

LP-13-XXXX



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Judson Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 393-0250 • Fax: (425) 391-3055
Eastern Washington Division
168 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....at.....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.....**TEAMAWAY RIDGE, LLC**.....
in.....**MARCH**.....20.....13

DAVID P. NELSON.....DATE
Certificate No.....**18092**.....

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

DWN BY G. WEISER	DATE 3/2013	JOB NO. 12064-1
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 3

LP-13-XXXX

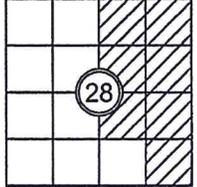
REECER RANCH PLAT
 A PORTION OF THE EAST 1/2 OF SECTION 28,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

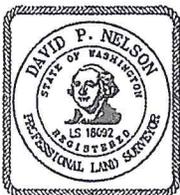
INDEX LOCATION
 SEC. 28 T. 18N. R. 18E. W.M.



LEGEND

- SECTION CORNER
- QUARTER CORNER
- FLOOD PLAIN BOUNDARY

LINE	BEARING	DISTANCE
L1	S08°17'04"E	40.65
L2	S28°34'10"E	16.78
L3	S43°34'20"E	42.01
L4	S20°25'25"E	65.61
L5	S15°01'20"E	70.82
L6	S44°42'41"E	26.54
L7	S57°37'18"E	65.25



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 TEANAWAY RIDGE, LLC.....
 IN MARCH.....20.13.

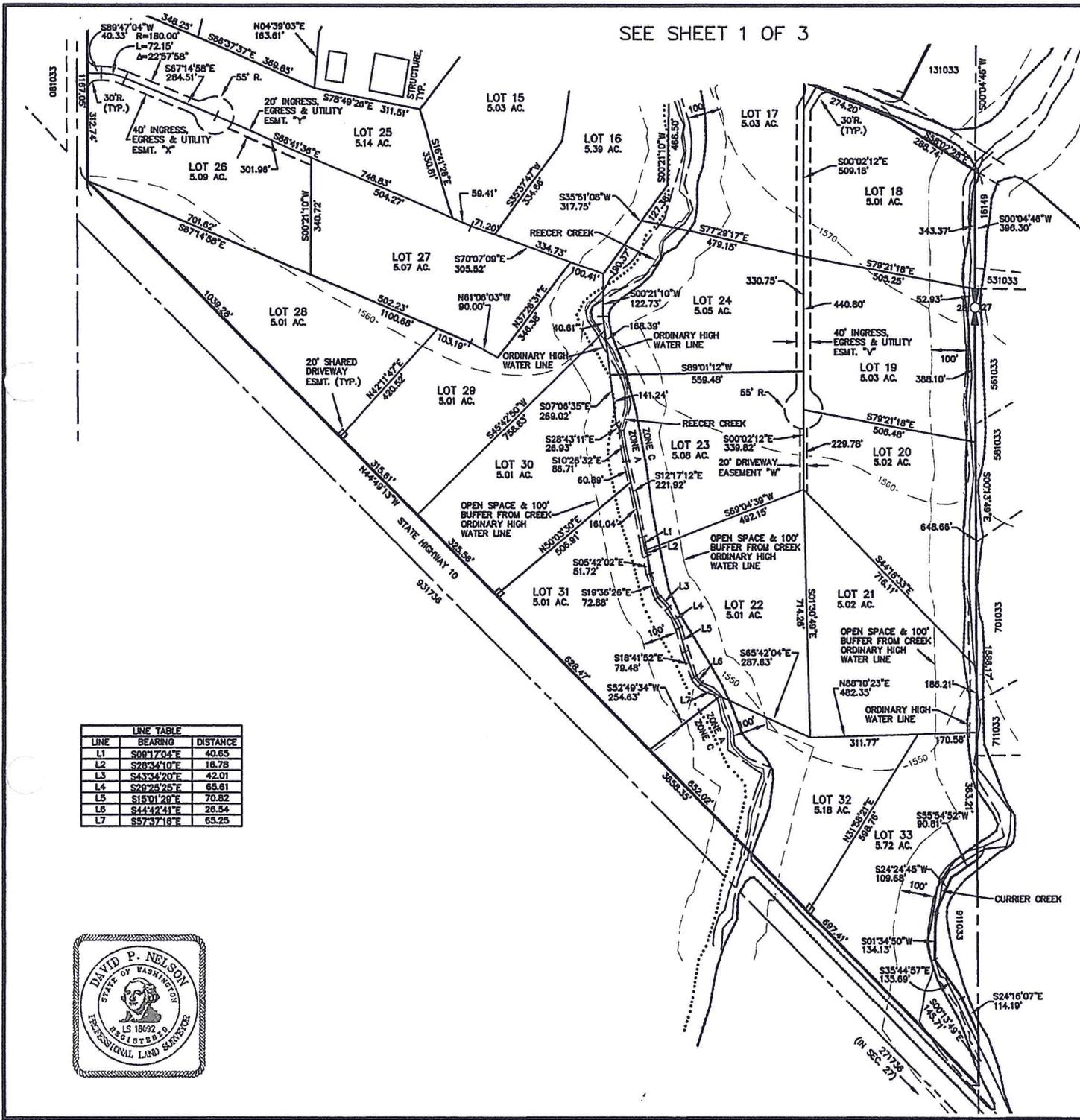
DAVID P. NELSON DATE
 CERTIFICATE NO. 18092.....

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	3/2013	12064-1
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 3

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) 674-4333 • Fax: (509) 674-7419



REECER RANCH PLAT

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

LP-13-XXXX

PROPERTY OWNER:

TEANAWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 808
CLE ELUM WA 98922

PLAT INFORMATION:

PARCEL NUMBER: 021033
MAP NUMBER: 18-18-28000-0040
ACREAGE: 162.18 (ASSESSOR), 199.87 (SURVEY)
LOTS: 33
TRACTS: 1
WATER SOURCE: CLASS A WATER SYSTEM
SEWER SOURCE: INDIVIDUAL OR COMMUNITY
ZONE: AG-3
LAND USE: RURAL

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
800-553-4344

EXISTING LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF STATE HIGHWAY P.S.H. NO. 3 AND WEST OF THE CENTER LINE OF SPRING CREEK.

AND THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT:

1. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE EAST 759 FEET; THENCE SOUTH 173.25 FEET; THENCE WEST 759 FEET; AND THENCE NORTH 173.25 FEET TO THE POINT OF BEGINNING.
2. RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY, 100 FEET IN WIDTH.
3. RIGHT OF WAY OF NORTHERN PACIFIC RAILWAY, 200 FEET IN WIDTH.
4. RIGHT OF WAY OF STATE HIGHWAY, SSH NO. 131.
5. THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. RAILROAD.
6. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION, 1642.16 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH, 619.20 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF DRY CREEK ROAD; THENCE NORTH 68'48" WEST ALONG SAID NORTH RIGHT OF WAY BOUNDARY 240.00 FEET; THENCE NORTH 27'28" EAST, 478.30 FEET TO THE TRUE POINT OF BEGINNING.
7. RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED TO KITITAS COUNTY BY QUIT CLAIM DEED DATED SEPTEMBER 1, 1983, RECORDED OCTOBER 7, 1983, UNDER AUDITOR'S FILE NO. 474337.

AND

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTH AND EAST OF THE NORTHEASTERLY BOUNDARY LINE OF THE STATE HIGHWAY AS NOW LOCATED AND CONSTRUCTED AND WEST OF THE CENTER LINE OF THE CHANNEL OF REECER CREEK, AS NOW LOCATED, AND EAST OF THE CENTERLINE OF SPRING CREEK;

EXCEPT RIGHT OF WAY FOR FAUST AND DRY CREEK COUNTY ROADS.

NOTES:

1. THIS SURVEY DOES NOT PURPORT AN ACCURATE BOUNDARY. BOUNDARY WORK WAS NOT PART OF THE ORIGINAL SCOPE OF WORK.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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, 9/6/03 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. 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.
10. THE PURPOSE OF THIS PLAT IS TO DEVELOP THE REECER RANCH PLAT TO THE CONFIGURATION SHOWN HEREOF.
11. 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.
12. FLOOD PLAIN BOUNDARY, AS SHOWN, WAS PROVIDED BY OVERLAYING KITITAS COUNTY'S G.L.S. ONTO THE SURVEY MAP.

ADJACENT OWNERS:

706233
211033
ARTHUR E SINCLAIR ETUX
202 SINCLAIR RD
ELLENSBURG WA 98926

081033
KEVIN F MOHAN
2291 FAUST RD
ELLENSBURG WA 98926

051033
DOROTHY H SHELTON
3240 DRY CREEK RD APT 1
ELLENSBURG WA 98926

221033
516233
GEORGE B ROMINGER
PO BOX 822
ELLENSBURG WA 98926

726233
KITITAS CO PUBLIC WORKS
411 N RUBY ST STE 1
ELLENSBURG WA 98926

10167
BASL L SINCLAIR
200 SINCLAIR RD
ELLENSBURG WA 98926

12586
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922

581033
CARL F ROSSER ETUX
2114 W DRY CREEK RD
ELLENSBURG WA 98926

701033
RICHARD W ROSSOW
2110 DRY CREEK RD
ELLENSBURG WA 98926

711033
GINGER A JENSEN
2008 DRY CREEK RD
ELLENSBURG WA 98926

911033
CASCADE MEW INC
620 SE EVERETT MALL WAY #360
EVERETT WA 98208

931738
271738
BNISF RAILWAY COMPANY
PO BOX 981089
FORT WORTH TX 76161-0089

081033
RYAN KELLY KEATING ETUX
21012 100TH AVE SE
AUBURN WA 98031

071033
KEVIN F MOHAN ETUX
2291 FAUST RD
ELLENSBURG WA 98926

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY 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

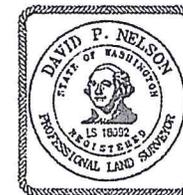
STATE OF _____ } s.s.
COUNTY OF _____

ON THIS _____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____

THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING _____, 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 _____



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 AuditorDeputy 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.....TEANAWAY RIDGE, LLC.....
in.....MARCH.....20.....
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

REECER RANCH PLAT A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON		
DWN BY G. WEISER	DATE 3/2013	JOB NO. 12064-1
CHKD BY D. NELSON	SCALE N/A	SHEET 3 of 3

Revised 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 33 Lot 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, more importantly consistency with the future adoption of the 5 acre zones replacing the 3 acre zone, 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 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 31.93 acre tract that will be preserved for future development

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 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 water right and well that is on the subject property into a group b water system that will serve water for the initial phase of 9-14 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 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 providing mitigation water thus allowing individual lot owners the possibility of drilling a well for domestic purposes.

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 (lot sizes varies from 5.01 to 5.72 acres). 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 tract. 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.

Phasing plan:

The applicant is proposing a general phasing plan the will be developed not necessarily in the order of phasing due to farming practices. The development would take place within a 20 year period.

Phase A will involve Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & Tract A .

The first fourteen lots will be served by an existing well developed into a Group B System. Prior to the 15th and future lots a water right transfer will occur and approved by the appropriate agencies that will serve the balance of lots in Phase A, B & C with domestic water.

Phase B will involve Lots 12, 13, 14, 15, 16, 26, 27, 28, 29, 30, & 31.

Phase C will involve Lots 17, 18, 19, 20, 21, 22, 23, 24, 32, & 33.

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 and single driveways accessing lots.

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.

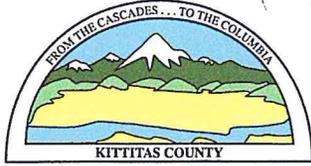
The following uses may be permitted in any A-3 zone subject to the requirements set forth in Chapter 17.60B.

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.



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)

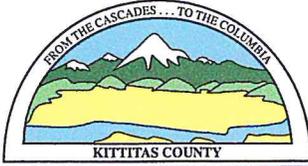
70.00 Kittitas County Department of Public Works

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

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ _____	DATE: _____	RECEIPT # _____	DATE STAMP IN BOX
--	----------------	--------------------	-------------------

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



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

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:

Original: 7-20-12

Revised: 5-8-2013

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 20 years. See phasing plan within revised 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

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:	RECEIVED	
_____	_____	_____	

DATE STAMP IN BOX

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

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
None to our knowledge

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.

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

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.)

See revised narrative description.

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.

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.

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

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.

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 filling 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. 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. Irrigation water will be supplied through its existing and historical diversions. 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 5 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 water right and 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 its 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 projects 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 with an existing farm residences 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 could 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?

Not applicable

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 75-82 (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 33 five 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. With the upcoming revisions to the Zoning Code and the removal of the Ag-3 zone, this proposal was revised to meet the new proposed Agriculture – 5 zone that this property is proposed to be designated as.

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.

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 66 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 four new roads that will meet Kittitas County Private Road Standards. Two off of Faust Road. Two private roads will be built off of Dry Creek Road with one heading north and one heading south.

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. To the south is the Burlington Northern Sante 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 330 trips (10 average daily trips x 33 lots) generated by the completed project. The traffic is not all concentrated on one access point. By having multiple access points in the proposal shall lessen the volume impact associated with traffic patterns. 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 be divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

16. UTILITIES

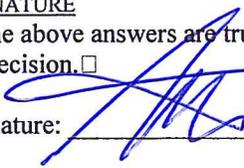
- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.** _____

- 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 Kittitas 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: 5-8-13

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.

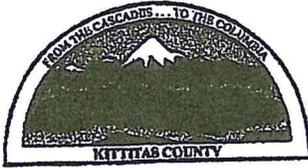
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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:

OCT 29 2012

Site map showing access locations

KITTITAS COUNTY

FOR STAFF USE ONLY:

REPT OF PUBLIC WORKS

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: Teanaway 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 Revised 5-8-2013

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

Kittitas County Department of Public Works

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~~ Revised, to 33 lots

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

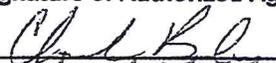
12. Narrative project description: See Exhibit B in application packet. Also see revised Exhibit B.

13. Describe present use of property: Farm Ground

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?

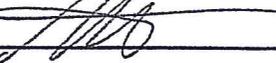
Yes No If yes, describe: _____

Signature of Authorized Agent:
X 

Date:
10-11-12

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

Date:
5-8-13

X 

10-11-12



December 10th, 2012

Kittitas County Community Development Services
Jeff Watson
411 North Ruby, Suite 2
Ellensburg WA 98926

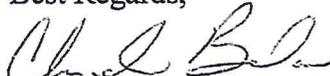
REGARDING: Amendment to the Reecer Ranch Long Plat Application
(LP-12-00001)

This letter is to notify you that in light of the recent determination of incomplete for the Reecer Ranch Long Plat Application (LP-12-00001) dated November 27, 2012, the applicant has decided to amend this application proposing lots 5 acres in size.

Once the plat map has been revised and we have received it from our surveyor I will amend the application and submit the amendment for your review.

If you have any questions please don't hesitate to contact me.

Best Regards,


Chad Bala

CC: Teanaway Ridge LLC

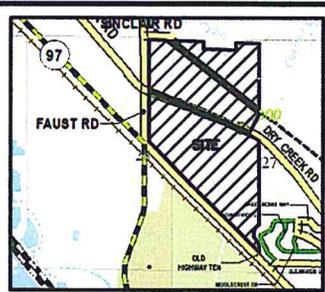
509.607.0617

www.terradesigngroup.net

P.O. Box 636

Elle Plm, WA 98922

LAND USE CONSULTANTS



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 REECER RANCH 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 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 KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY PLANNING OFFICIAL

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.: 18-18-28000-0040 (821033)
 DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY TREASURER

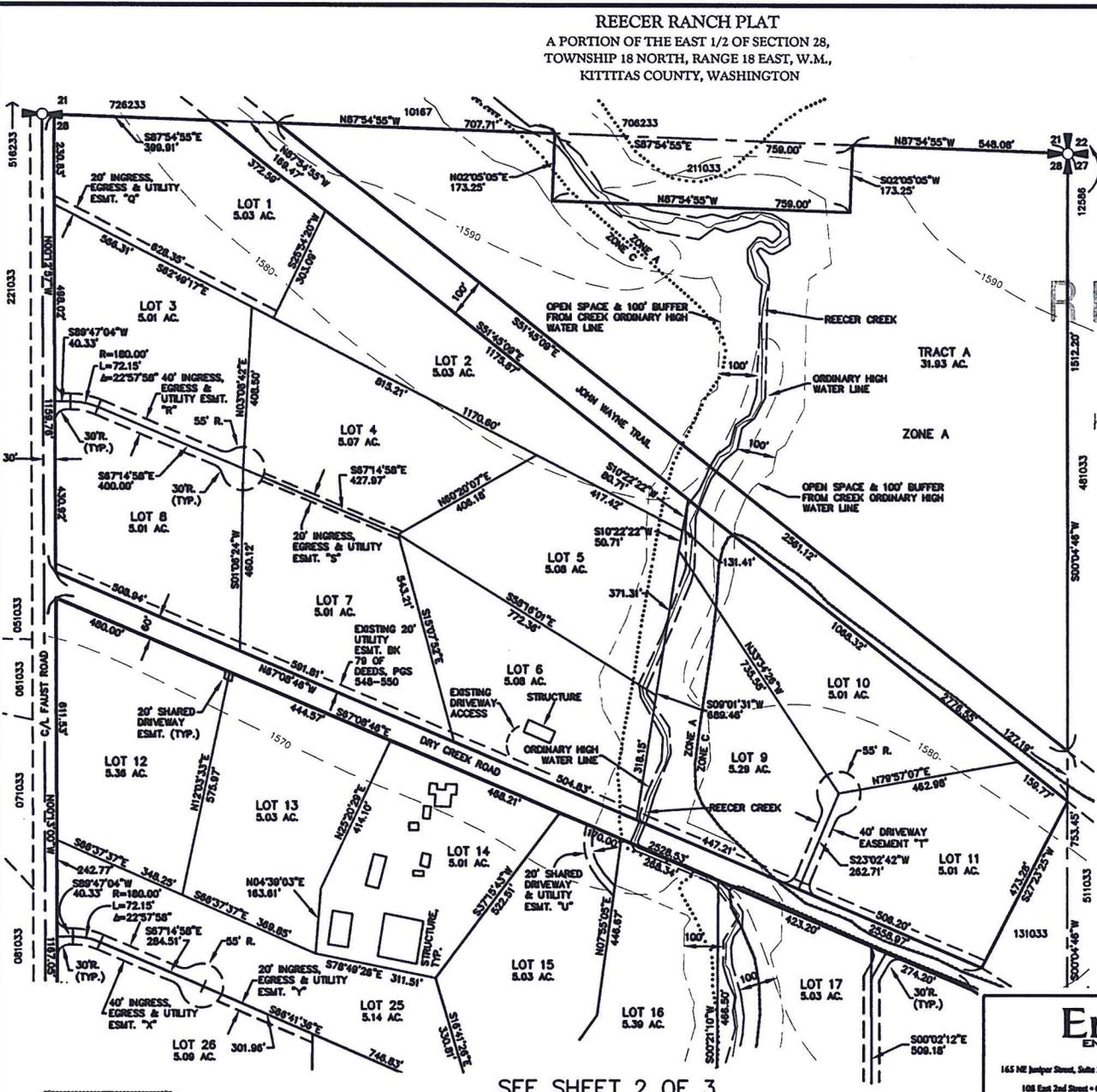
CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE REECER RANCH PLAT, HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO.: 18-18-28000-0040 (821033)
 DATED THIS _____ DAY OF _____ A.D., 20____

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.

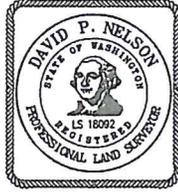
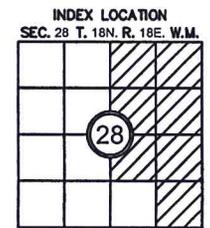
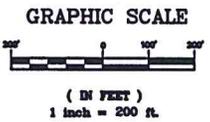
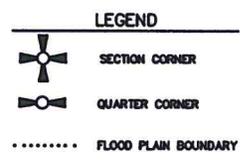


SEE SHEET 2 OF 3

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

LP-13-XXXX

RECEIVED
 MAY 10 2013
 KITITAS COUNTY
 CDS



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 **TEAMAWAY, INC.** in **MARCH 2013**.

DAVID P. NELSON DATE
 Certificate No. **18092**

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 145 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 393-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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

DWN BY	DATE	JOB NO.
G. WEISER	3/2013	12064-1
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 3

SEE SHEET 1 OF 3

LP-13-XXXX

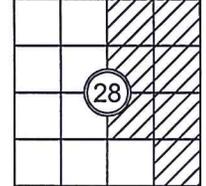
REECER RANCH PLAT
 A PORTION OF THE EAST 1/2 OF SECTION 28,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft

INDEX LOCATION
 SEC. 28 T. 18N. R. 18E. W.M.



LEGEND

- SECTION CORNER
- QUARTER CORNER
- FLOOD PLAIN BOUNDARY

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 TEANAWAY, RIDGE...LLC.....
 IN MARCH.....2013.

DAVID P. NELSON DATE
 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	3/2013	12064-1
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 3

Encompass
 ENGINEERING & SURVEYING

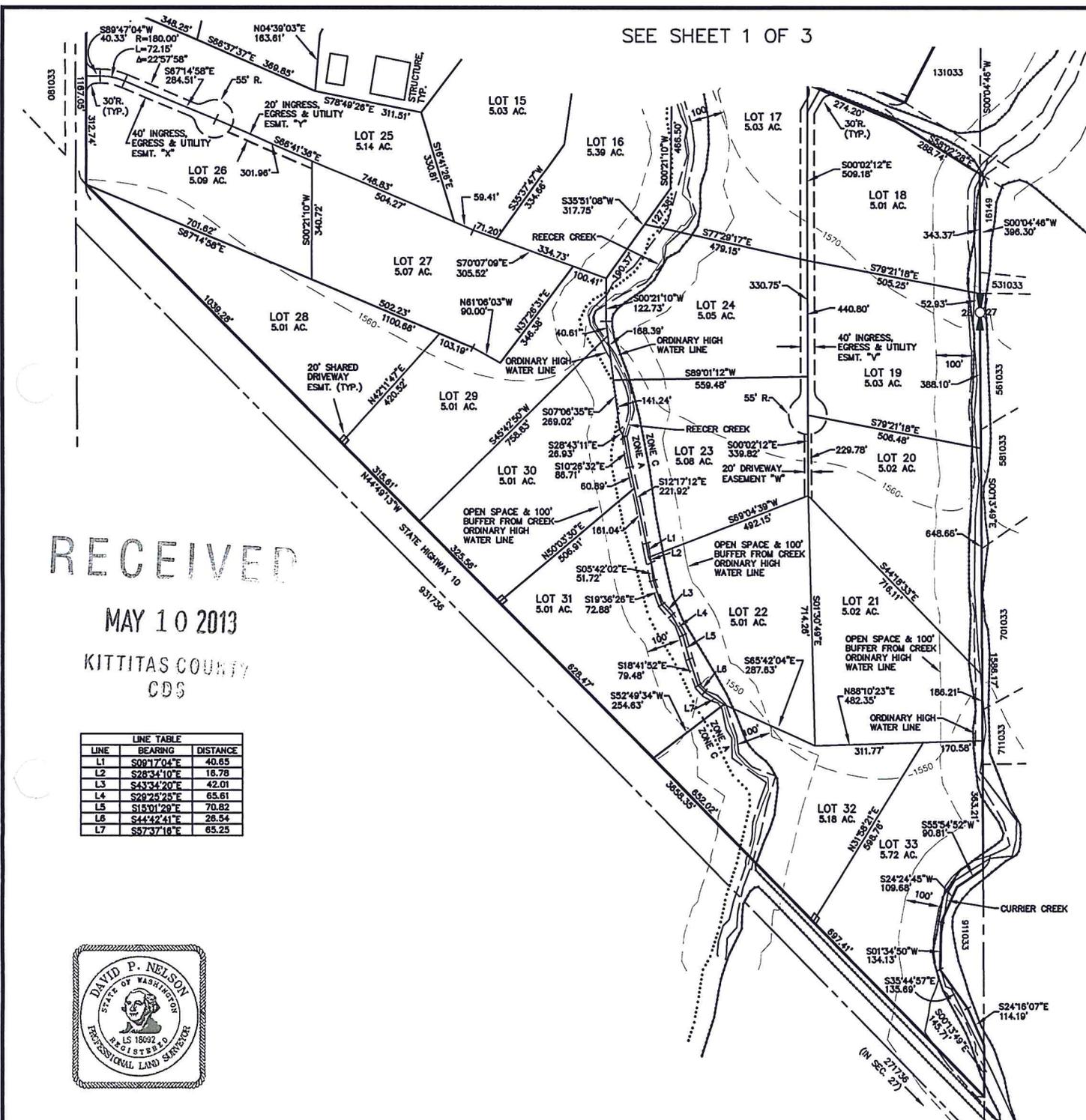
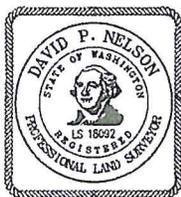
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RECEIVED

MAY 10 2013

KITTITAS COUNTY
 CDS

LINE	BEARING	DISTANCE
L1	S00°17'04"E	40.65
L2	S28°34'10"E	16.78
L3	S43°34'20"E	42.01
L4	S28°24'25"E	65.61
L5	S18°01'28"E	70.82
L6	S44°42'41"E	26.54
L7	S57°37'18"E	65.25



REECER RANCH PLAT

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

LP-13-XXXXX

PROPERTY OWNER:

TEANAWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 808
CLE ELUM WA 98922

PLAT INFORMATION:

PARCEL NUMBER: 621033
MAP NUMBER: 18-18-28000-0040
ACREAGE: 192.16 (ASSESSOR), 199.87 (SURVEY)
LOTS: 33
TRACTS: 1
WATER SOURCE: CLASS A WATER SYSTEM
SEWER SOURCE: INDIVIDUAL OR COMMUNITY
ZONE: AG-3
LAND USE: RURAL

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

RECEIVED
MAY 10 2013
KITITAS COUNTY
CDS

EXISTING LEGAL DESCRIPTION:

ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF STATE HIGHWAY P.S.H. NO. 3 AND WEST OF THE CENTER LINE OF SPRING CREEK.

AND

THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT:

1. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE EAST 759 FEET; THENCE SOUTH 173.25 FEET; THENCE WEST 759 FEET; AND THENCE NORTH 173.25 FEET TO THE POINT OF BEGINNING.
2. RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY, 100 FEET IN WIDTH.
3. RIGHT OF WAY OF NORTHERN PACIFIC RAILWAY, 200 FEET IN WIDTH.
4. RIGHT OF WAY OF STATE HIGHWAY, SSH NO. 131.
5. THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. RAILROAD.
6. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION, 1842.16 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH, 519.20 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF DRY CREEK ROAD; THENCE NORTH 66°48' WEST ALONG SAID NORTH RIGHT OF WAY BOUNDARY 240.00 FEET; THENCE NORTH 27°26' EAST, 478.30 FEET TO THE TRUE POINT OF BEGINNING.
7. RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED TO KITITAS COUNTY BY QUIT CLAIM DEED DATED SEPTEMBER 1, 1983, RECORDED OCTOBER 7, 1983, UNDER AUDITOR'S FILE NO. 474337.

AND

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTH AND EAST OF THE NORTHEASTERLY BOUNDARY LINE OF THE STATE HIGHWAY AS NOW LOCATED AND CONSTRUCTED AND WEST OF THE CENTER LINE OF THE CHANNEL OF REECER CREEK, AS NOW LOCATED, AND EAST OF THE CENTERLINE OF SPRING CREEK;

EXCEPT RIGHT OF WAY FOR FAUST AND DRY CREEK COUNTY ROADS.

NOTES:

1. THIS SURVEY DOES NOT PURPORT AN ACCURATE BOUNDARY. BOUNDARY WORK WAS NOT PART OF THE ORIGINAL SCOPE OF WORK.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. 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.
10. THE PURPOSE OF THIS PLAT IS TO DEVELOP THE REECER RANCH PLAT TO THE CONFIGURATION SHOWN HEREON.
11. 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.
12. FLOOD PLAIN BOUNDARY, AS SHOWN, WAS PROVIDED BY OVERLAYING KITITAS COUNTY'S G.I.S. ONTO THE SURVEY MAP.

ADJACENT OWNERS:

- | | |
|--|---|
| 708233
211033
ARTHUR E SINCLAIR ETUX
202 SINCLAIR RD
ELLENSBURG WA 98926 | 061033
KEVIN F MOHAN
2291 FAUST RD
ELLENSBURG WA 98926 |
| 481033
CLE ELUM PINES EAST LLC
PO BOX 808
CLE ELUM WA 98922 | 051033
DOROTHY H SHELDON
3240 DRY CREEK RD APT 1
ELLENSBURG WA 98926 |
| 131033
511033
BARBARA JEAN TATE
2218 DRY CREEK RD
ELLENSBURG WA 98926-9448 | 221033
518233
GEORGE B ROMINGER
PO BOX 822
ELLENSBURG WA 98926 |
| 16149
DELLA L ELFERS
2211 DRY CREEK RD
ELLENSBURG WA 98926 | 728233
KITITAS CO PUBLIC WORKS
411 N RUBY ST STE 1
ELLENSBURG WA 98926 |
| 531033
561033
JOSEPH PANATTONI
2132 DRY CREEK RD
ELLENSBURG WA 98926 | 10167
BASIL L SINCLAIR
200 SINCLAIR RD
ELLENSBURG WA 98926 |
| 581033
CARL F ROSSER ETUX
2114 W DRY CREEK RD
ELLENSBURG WA 98926 | 12588
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922 |
| 701033
RICHARD W ROSSOW
2110 DRY CREEK RD
ELLENSBURG WA 98926 | |
| 711033
GINGER A JENSEN
2008 DRY CREEK RD
ELLENSBURG WA 98926 | |
| 911033
CASCADE VIEW INC
620 SE EVERETT MALL WAY #360
EVERETT WA 98208 | |
| 931736
271736
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089 | |
| 081033
RYAN KELLY KEATING ETUX
21012 100TH AVE SE
AUBURN WA 98031 | |
| 071033
KEVIN F MOHAN ETUX
2291 FAUST RD
ELLENSBURG WA 98926 | |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY 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 _____

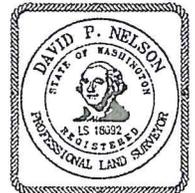
ACKNOWLEDGEMENT

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 _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING _____ 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 _____



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.....TEANAWAY RIDGE, LLC..... in.....MARCH.....20.13.

DAVID P. NELSON DATE
Certificate No.....18092.....



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
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REECER RANCH PLAT
A PORTION OF THE EAST 1/2 OF SECTION 28,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	3/2013	12064-1
CHKD BY	SCALE	SHEET
D. NELSON	N/A	3 OF 3



December 10th, 2012

Kittitas County Community Development Services
Jeff Watson
411 North Ruby, Suite 2
Ellensburg WA 98926

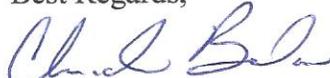
REGARDING: Amendment to the Reecer Ranch Long Plat Application
(LP-12-00001)

This letter is to notify you that in light of the recent determination of incomplete for the Reecer Ranch Long Plat Application (LP-12-00001) dated November 27, 2012, the applicant has decided to amend this application proposing lots 5 acres in size.

Once the plat map has been revised and we have received it from our surveyor I will amend the application and submit the amendment for your review.

If you have any questions please don't hesitate to contact me.

Best Regards,


Chad Bala

CC: Teanaway Ridge LLC

509.607.0617
www.terradesigngroup.net

P.O. Box 686
Cle Elum, WA 98922

LAND USE CONSULTANTS

Jeff Watson

From: Chad Bala <bala.ce@gmail.com>
Sent: Monday, December 03, 2012 12:56 PM
To: Jeff Watson
Cc: Pat Deneen; Jeff Slothower
Subject: Re: LP-12-00001 Reecer Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff

I just wanted to let you that I will be submitting a letter, later this week, explaining that we will be amending this plat application and long plat to reflect 5 acre lot sizes.

Chad

Sent from my iPhone

On Nov 27, 2012, at 8:13 PM, Jeff Watson <jeff.watson@co.kittitas.wa.us> wrote:

I have sent the hard copy to the applicant listed on the application... an email would be useful if you/he want to give it out.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Chad Bala [<mailto:bala.ce@gmail.com>]
Sent: Tuesday, November 27, 2012 8:13 PM
To: Jeff Watson
Cc: Neil Caulkins; Doc Hansen
Subject: Re: LP-12-00001 Reecer Ranch

Thank you for the letter we will review and get back to you.

Please also make sure all correspondence is ccd and addressed to the landowner Teanaway Ridge LLC
Pat Deneen.

Best Regards

Chad Bala

Sent from my iPhone

On Nov 27, 2012, at 5:28 PM, Jeff Watson <jeff.watson@co.kittitas.wa.us> wrote:

The above application has been deemed incomplete; please see the attached letter for additional information.

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

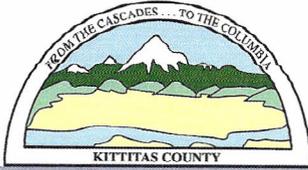
jeff.watson@co.kittitas.wa.us

509-933-8274

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

message id: 38eb45916c6dcbdac24bb8719d004a14

<LP-12-00001 Reecer Ranch Deem Incomplete.pdf>



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 27, 2012

Teanaway Ridge LLC
P.O. Box 808
Cle Elum WA 98922

RE: Reecer Ranch Long Plat Application (LP-12-00001)

Dear Applicant,

The application for a 53 lot Plat on approximately 192 acres of land that is zoned Agriculture 3, located in a portion of Section 28, T18N, R18E, WM, in Kittitas County, Assessor's map number 18-18-28000-0040, was received on October 29, 2012. Your application has been determined **incomplete** as of November 27, 2012.

Your application does not meet the requirements of KCC 16.12.040 for a complete application. This application does not conform "...to the county comprehensive plan and all applicable zoning regulations in effect at the time..." of submission. The Growth Management Hearing Board in its Final Decision Order for Case No. 07-1-0015 found that "Kittitas County's adoption of Ordinance 2007-22 allows urban density in the rural areas with three-acre zoning in the Agriculture-3 and Rural-3 zones outside of the urban growth areas and limited areas of more intensive rural development (LAMIRDs) in chapters 16.09, 17.08, 17.22, 17.28, 17.30, and 17.56 of the Kittitas County Code violate RCW 36.70A.070 and 36.70A.110 and substantially interferes with GMA Goals RCW 36.70A.020 (1-2, 8-10, 12) and the Board finds these provisions invalid." This finding was later upheld by the Washington State Supreme Court on appeal (Case No. 84187-0) finding among other things that the Hearings Board "...properly interpreted and applied the law in finding that the County has failed to comply with the GMA's requirements to develop a written record explaining its rural element, include provisions in the Plan that protect rural areas, provide for a variety of rural densities in the Plan, protect agricultural land, and protect water resources". This being the case the County is unable to accept your plat application proposing the creation of any lots less than five acres in size.

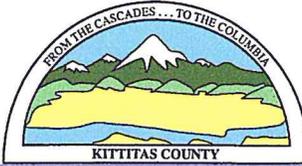
Kittitas County Community Development Services has not made a determination as to whether your application fee can or will be refunded. We will be discussing that matter as time permits.

If you have any questions regarding this matter, please feel free to contact me at (509) 933 8274, or by e-mail at jeff.watson@co.kittitas.wa.us.

Sincerely,

Jeff Watson
Staff Planner

CC: Terra Design via email: bala.ce@gmail.com



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
---	--------------------------	------------------------------	-----------------------

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

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. See Exhibit B.
- 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?** Dry Creek Road, Faust Road and a portion of the former State Hwy 10 road.

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 Chad Bell

10-11-12

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

Date:

X AS

10-11-12

REECER RANCH

EXHIBIT LIST

Ex. A. Plat Maps & Legal Description

Ex. B. Narrative Description

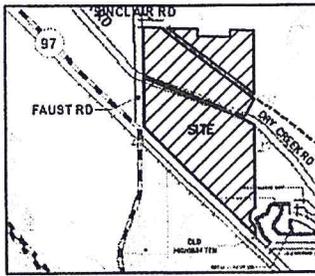
Ex. C. Soils Map

Ex. D. Water Right

Ex. E. Floodplain Map

Ex. F. SEPA Checklist

Ex. G. Transportation Concurrency Form



VICINITY MAP - N.T.S.

APPROVALS

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 REECER RANCH 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 OFFICIAL

I HEREBY CERTIFY THAT THE REECER RANCH PLAT, HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20__

KITITAS COUNTY PLANNING OFFICIAL

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.: 18-18-28000-0040 (821033)

DATED THIS _____ DAY OF _____ A.D., 20__

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS 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 PLATTING.
 PARCEL NO.: 18-18-28000-0040 (821033)

DATED THIS _____ DAY OF _____ A.D., 20__

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

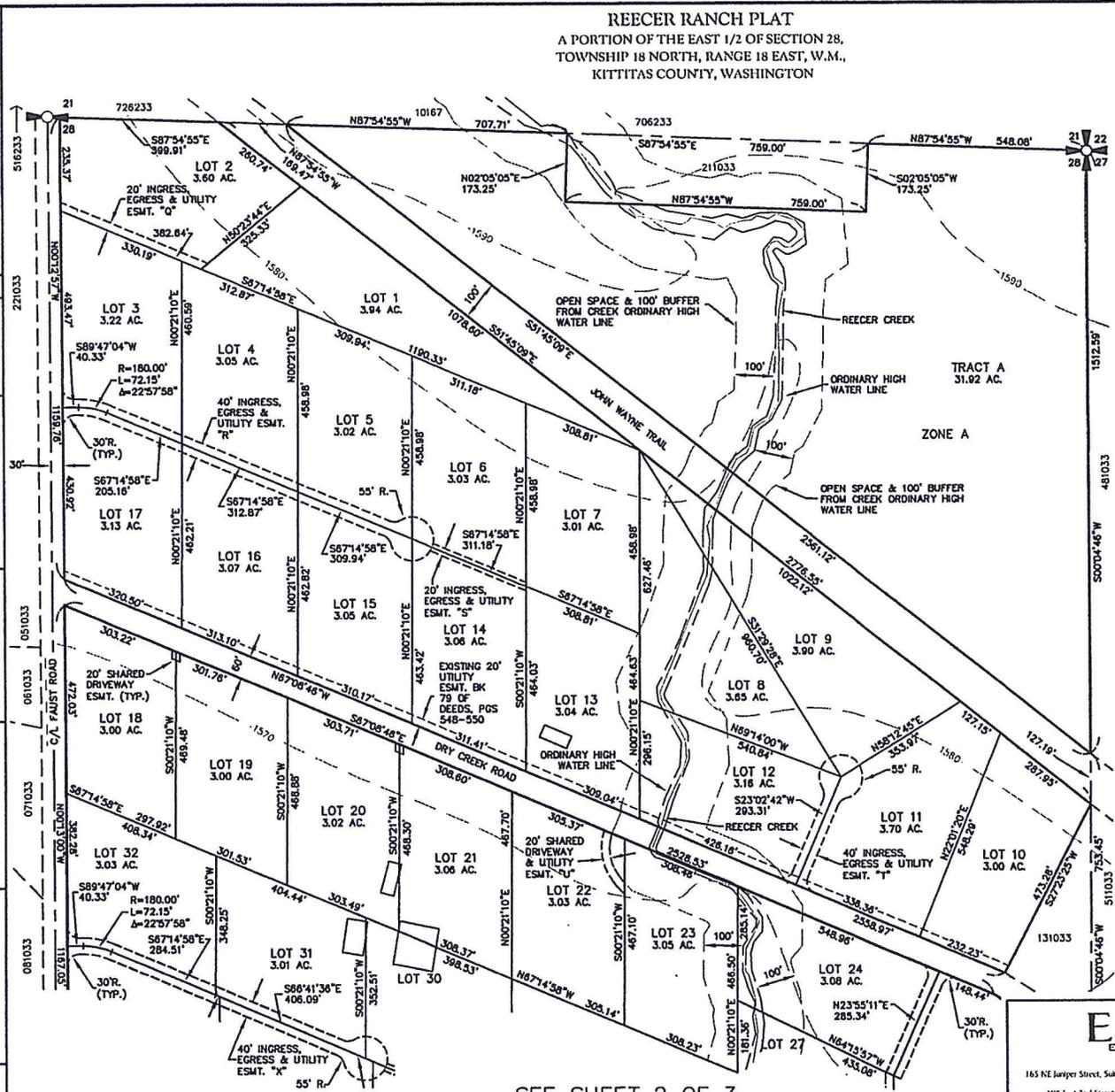
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20__

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN

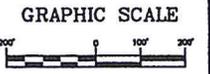
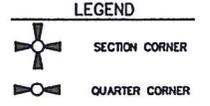
ATTEST: _____
 CLERK OF THE BOARD

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



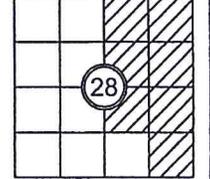
REECER RANCH PLAT
 A PORTION OF THE EAST 1/2 OF SECTION 28,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

P-12-XXXX

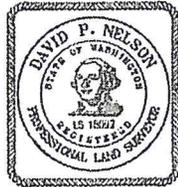


(IN FEET)
 1 inch = 200 ft.

INDEX LOCATION
 SEC. 28 T. 18N. R. 18E. W.M.



SEE SHEET 2 OF 3



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.....**TEAMAWAY, BIRGE, LLC**.....
 in.....SEPT.....20.12.

DAVID P. NELSON DATE
 Certificate No.....18092.....

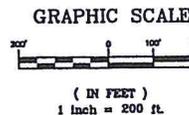
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 165 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 105 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7113 • Fax: (509) 674-7119

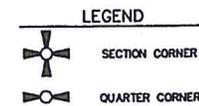
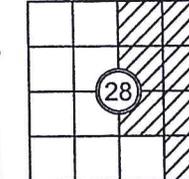
REECER RANCH PLAT		
A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
G. WEISER	9/2012	12064
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 3

P-12-XXXX

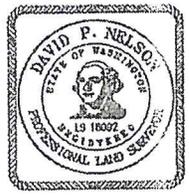
REECER RANCH PLAT
 A PORTION OF THE EAST 1/2 OF SECTION 28,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
 SEC. 28 T. 18N. R. 18E. W.M.



LINE	BEARING	DISTANCE
L1	S08°17'04"E	40.65
L2	S28°34'10"E	16.78
L3	S08°42'02"E	51.72
L4	S18°38'26"E	72.88
L5	S43°34'20"E	42.01
L6	S18°01'29"E	70.82
L7	S18°41'52"E	79.48
L8	S44°42'41"E	26.54
L9	S57°37'18"E	65.25
L10	S14°25'12"E	52.86
L11	S21°03'16"E	51.89
L12	S02°04'17"W	23.57
L13	S13°40'38"E	19.55
L14	S43°42'00"E	38.89
L15	S54°01'07"E	46.97
L16	S73°15'10"E	27.94
L17	S02°09'18"E	35.12
L18	S22°59'33"W	40.98
L19	S18°33'48"W	60.14
L20	S08°24'31"W	48.40
L21	S14°29'01"W	49.59



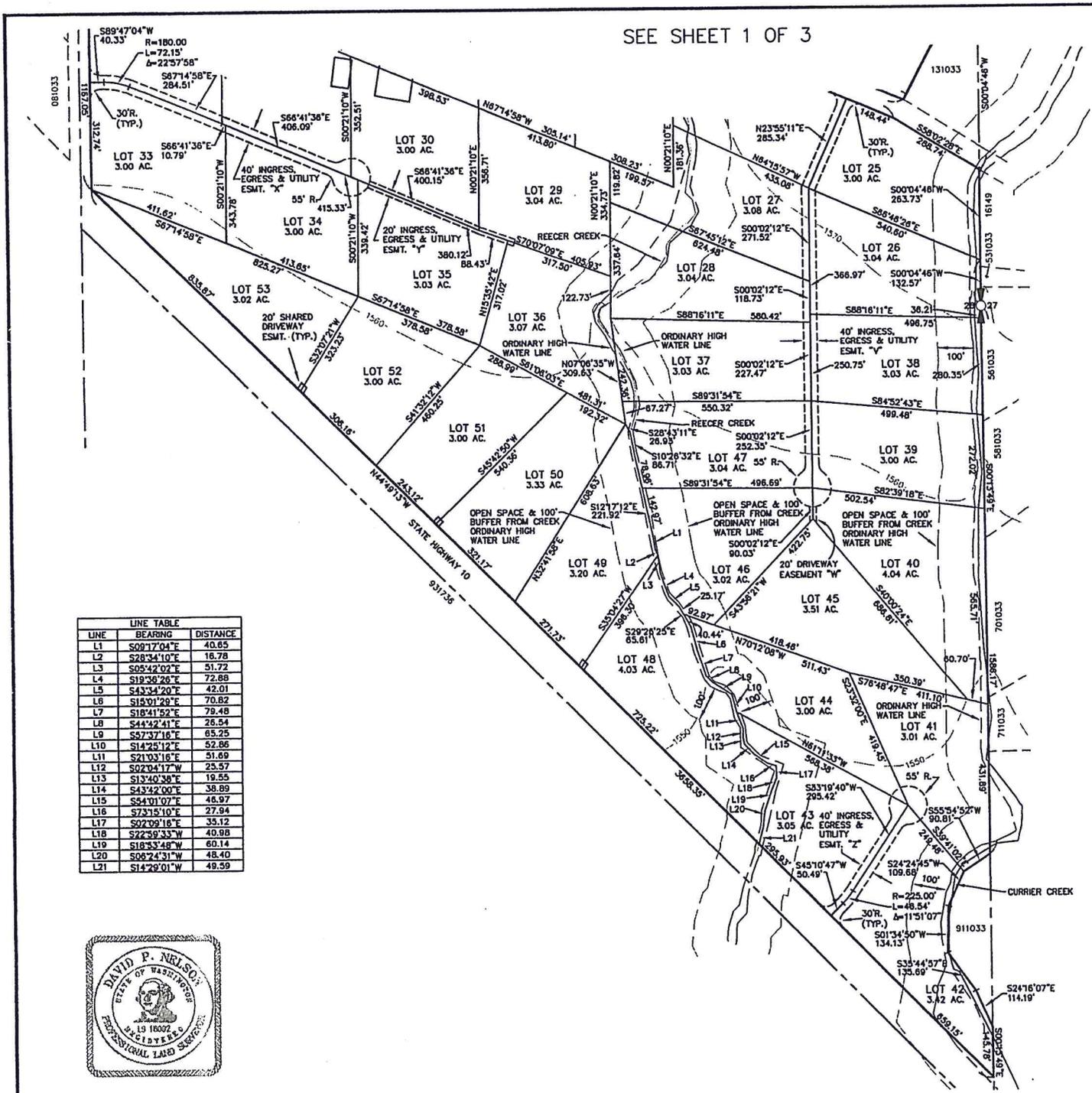
RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME
 COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
 ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF TEANAWAY RIDGE, LLC.....
 IN SEC. 7.....20.12.
 DAVID P. NELSON DATE
 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 G. WEISER	DATE 9/2012	JOB NO. 12064
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 of 3

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



REECER RANCH PLAT

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

P-12-XXXX

PROPERTY OWNER:

TEANAWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 808
CLE ELUM WA 98922

PLAT INFORMATION:

PARCEL NUMBER: 621033
MAP NUMBER: 18-18-28000-0040
ACREAGE: 192.16 (ASSESSOR), 199.87 (SURVEY)
LOTS: 63
TRACTS: 1
WATER SOURCE: CLASS A WATER SYSTEM
SEWER SOURCE: INDIVIDUAL OR COMMUNITY
ZONE: AG-3
LAND USE: RURAL

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

EXISTING LEGAL DESCRIPTION:

ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF STATE HIGHWAY P.S.H. NO. 3 AND WEST OF THE CENTER LINE OF SPRING CREEK.

AND

THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT:

1. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 759 FEET; THENCE SOUTH 173.25 FEET; THENCE WEST 759 FEET; AND THENCE NORTH 173.25 FEET TO THE POINT OF BEGINNING.
2. RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY, 100 FEET IN WIDTH.
3. RIGHT OF WAY OF NORTHERN PACIFIC RAILWAY, 200 FEET IN WIDTH.
4. RIGHT OF WAY OF STATE HIGHWAY, SSH NO. 131.
5. THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. RAILROAD.
6. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION, 1842.18 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH, 518.20 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF DRY CREEK ROAD; THENCE NORTH 66'48" WEST ALONG SAID NORTH RIGHT OF WAY BOUNDARY 240.00 FEET; THENCE NORTH 27'26" EAST, 478.30 FEET TO THE TRUE POINT OF BEGINNING.
7. RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED TO KITITAS COUNTY BY QUIT CLAIM DEED DATED SEPTEMBER 1, 1983, RECORDED OCTOBER 7, 1983, UNDER AUDITOR'S FILE NO. 474337.

AND

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTH AND EAST OF THE NORTHEASTERLY BOUNDARY LINE OF THE STATE HIGHWAY AS NOW LOCATED AND CONSTRUCTED AND WEST OF THE CENTER LINE OF THE CHANNEL OF REECER CREEK, AS NOW LOCATED, AND EAST OF THE CENTERLINE OF SPRING CREEK;

EXCEPT RIGHT OF WAY FOR FAUST AND DRY CREEK COUNTY ROADS.

NOTES:

1. THIS SURVEY DOES NOT PURPORT AN ACCURATE BOUNDARY. BOUNDARY WORK WAS NOT PART OF THE ORIGINAL SCOPE OF WORK.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. 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.
10. THE PURPOSE OF THIS PLAT IS TO DEVELOP THE REECER RANCH PLAT TO THE CONFIGURATION SHOWN HEREON.
11. 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.

ADJACENT OWNERS:

706233 211033 ARTHUR E SINCLAIR ETUX 202 SINCLAIR RD ELLENSBURG WA 98926	601033 KEVIN F MOHAN 2291 FAUST RD ELLENSBURG WA 98926
481033 CLE ELUM PINES EAST LLC PO BOX 806 CLE ELUM WA 98922	051033 DOROTHY H SHELDON 3240 DRY CREEK RD APT 1 ELLENSBURG WA 98926
131033 511033 RICHARD TATE ETUX 2218 W DRY CREEK RD ELLENSBURG WA 98926	221033 516233 GEORGE B ROMINGER PO BOX 822 ELLENSBURG WA 98926
18149 DELLA L ELPERS 2211 DRY CREEK RD ELLENSBURG WA 98926	726233 KITITAS CO PUBLIC WORKS 411 N RUBY ST STE 1 ELLENSBURG WA 98926
531033 561033 JOSEPH PANATTONI 2132 DRY CREEK RD ELLENSBURG WA 98926	10167 BASIL L SINCLAIR 200 SINCLAIR RD ELLENSBURG WA 98926
581033 CARL F ROSSER ETUX 2114 W DRY CREEK RD ELLENSBURG WA 98926	
701033 RICHARD W ROSSOW 2110 DRY CREEK RD ELLENSBURG WA 98926	
711033 GINGER A JENSEN 2008 DRY CREEK RD ELLENSBURG WA 98926	
911033 CASCADE VIEW INC 620 SE EVERETT MALL WAY #360 EVERETT WA 98208	
931736 BNSF RAILWAY CO PO BOX 981089 FORT WORTH TX 76161-0089	
061033 RYAN KELLY KEATING ETUX 21012 100TH AVE SE AUBURN WA 98031	
071033 KEVIN F MOHAN ETUX 2291 FAUST RD ELLENSBURG WA 98926	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY 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 SHOWN, 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 _____



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.....TEANAWAY RIDGE, LLC.....
in.....SEPT.....20.12

DAVID P. NELSON DATE
Certificate No.....18092.....

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Bellingham, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

REECER RANCH PLAT		
A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
G. WEISER	9/2012	12064
CHKD BY	SCALE	SHEET
D. NELSON	N/A	3 of 3

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 15th 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.

Soils Map

Date: 12/13/2006

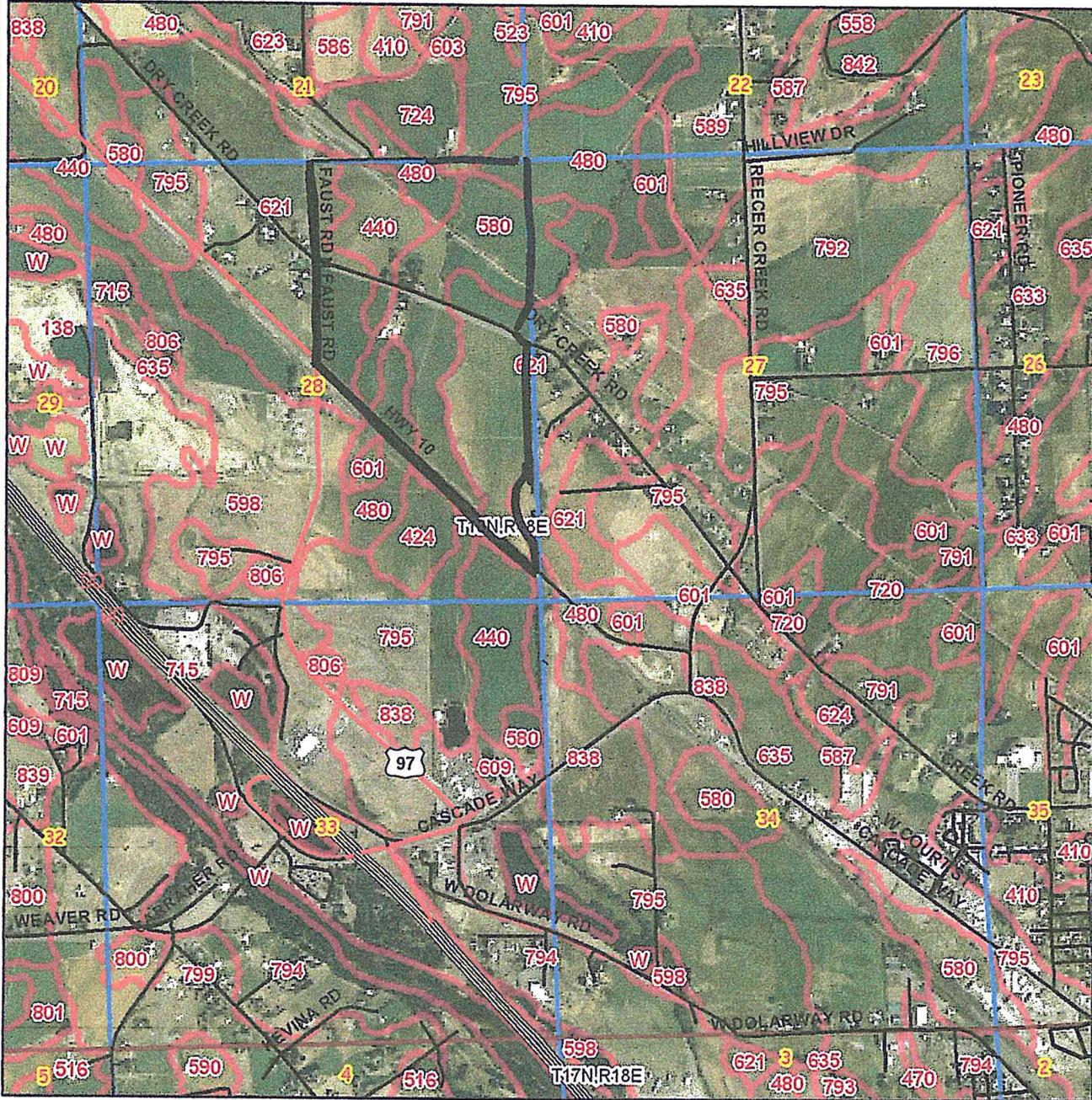
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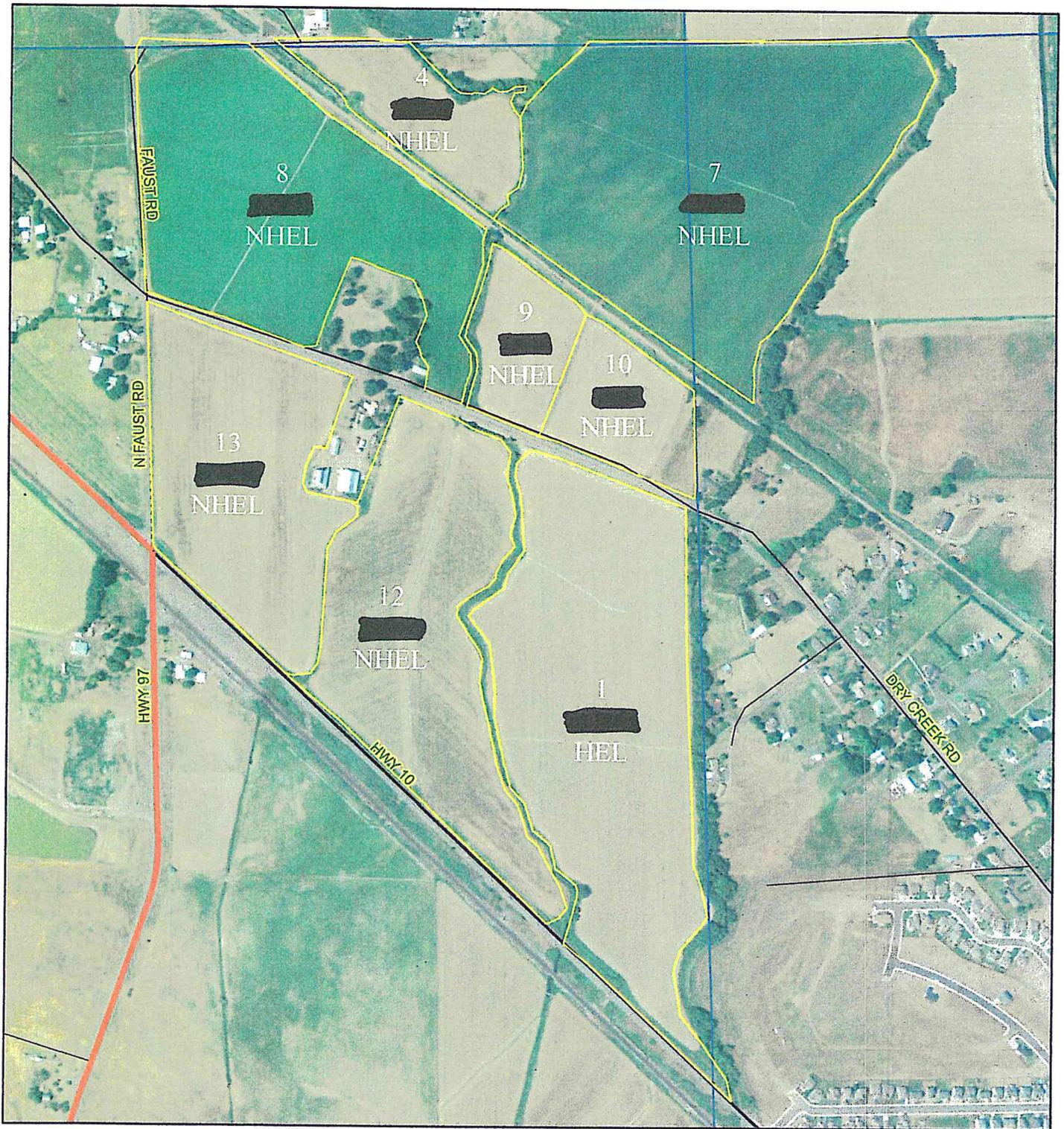
Customer(s): [REDACTED]
Sec.27,28 ;T18N;R18E



Field Office: ELLENSBURG SERVICE CENTER
Agency: USDA-NRCS
Assisted By: Allen A Aronica



The data used for this map/exhibit is provided "as is" without warranty of any kind. Further, the Natural Resource Conservation Service does not warrant, guarantee, or make any representations regarding the use of, or results from, the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise.



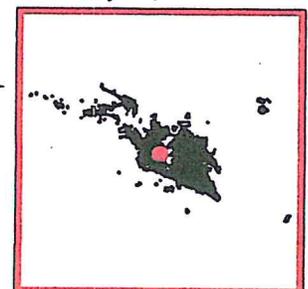
United States Department of Agriculture
Farm Service Agency

Farm: 1973
Tract: 214

Kittitas County, WA

1 inch equals 633 feet

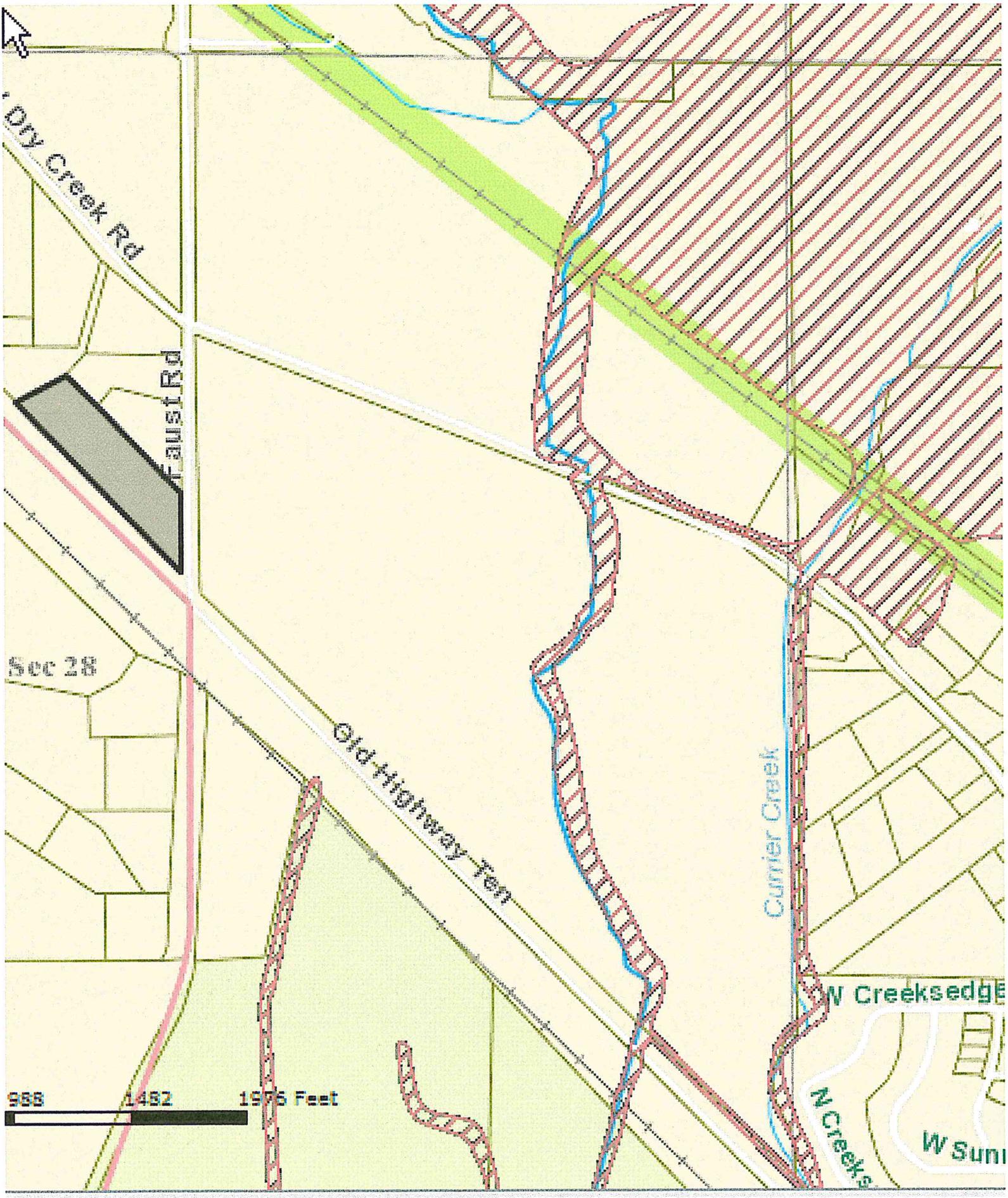
February 29, 2012



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	
		NW NE SE SW 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	
		NW SE NE SW of Section 28, T. 18 N., R. 18 E.W.M.	
12	Place of Use:	That portion of the E 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

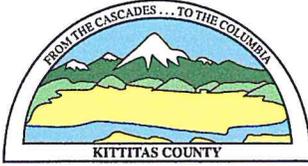
Currier Creek

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

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.

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.)

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.

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.

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

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.

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

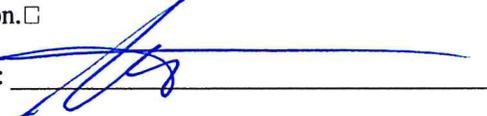
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

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

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.

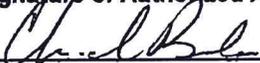
12. Narrative project description: See Exhibit B in application packet.

13. Describe present use of property: Farm Ground

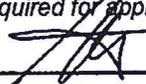
13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess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

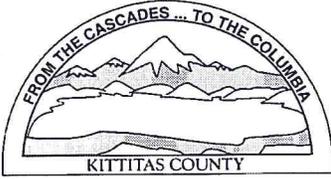
Yes No If yes, describe: _____

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
	Total:	5,696.00