

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

**RESOLUTION NO. 2006-184**

**KOREN SHORT PLAT APPEAL**

**WHEREAS**, the Koren Short Plat (SP-2006-70) was submitted to the Kittitas County Planning Department on July 12, 2006 (Attachment A); and

**WHEREAS**, the Koren Short Plat (SP-2006-70) is hereby described as a 4 lot short plat on 41.90 acres zoned R-5 located west of the City of Cle Elum and south of Westside Road off of Forest Service Road 3350, Cle Elum, WA 98922, a portion of the NE ¼ and NW ¼ of sections 8 & 9, T.19N., R.15E., W.M., Kittitas County, Washington, Tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012.

**WHEREAS**, a Notice of Application was issued for the Koren Short Plat (SP-2006-70) on September 12, 2006; and

**WHEREAS**, conditional preliminary approval for the Koren Short Plat (SP-2006-70) was granted on September 28, 2006; and

**WHEREAS**, a timely appeal was filed with the Board of County Commissioners by Wayne Nelsen on behalf of Misty Mountain LLC. against the conditional preliminary approval of the Koren Short Plat (SP-2006-70); and

**WHEREAS**, due notice of the hearing has been given as required by law and published; and

**WHEREAS**, a public hearing was held on November 29, 2006 and continued at the request of the applicant. The Board of County Commissioners directed staff to meet with Kittitas County Public Works, the appellant and the applicant to come to a consensus regarding a resolution that is consistent with Kittitas County Road Standards.

**WHEREAS**, a continued public hearing was held by the Board of County Commissioners on December 13, 2006 to consider an appeal of the short plat administrator's decision to approve the short plat submitted by Reidun Koren (SP-2006-70) comprising of tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012; and

**WHEREAS**, at said continued public hearing, the Board of County Commissioners moved to uphold the appeal and remand the Koren Short Plat (SP-2006-70) back to staff for further consideration of the information provided at said public hearing and to further discuss and collaborate with Kittitas County Public Works on a solution that is consistent with Kittitas County Road Standards as well as recent land use decisions in the area. The Board further moved to prepare enabling documents for a continued hearing on December 19, 2006.

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

1. The Board of County Commissioners finds that the Koren Short Plat (SP-2006-70), a complete application, was submitted to Kittitas County Community Development Services on July 12, 2006.
2. The Board of County Commissioners finds that a Notice of Application, with a reduced photocopy showing lot configurations and proposed acreage, was mailed to all known adjacent property owners and parties of record on September 12, 2006.
3. The Board of County Commissioners finds that based on comments received during the Notice of Application comment period and a review of the application material, Kittitas County Community Development Services granted conditional preliminary approval of the Koren Short Plat (SP-2006-70) on September 28, 2006.
4. The Board of County Commissioners finds that a timely letter of appeal from Wayne Nelsen on behalf of Misty Mountain LLC. was received by the Board of County Commissioners on October 20, 2006. The appeal letter stated concerns that Kittitas County Community Development Services had failed to properly condition the preliminary short plat based on similar conditions placed on preliminary plats in the immediate area. Wayne Nelsen states that a condition should have been placed on the Koren Short Plat (SP-2006-70) that provided for a secondary access.
5. The Board of County Commissioners finds that on November 29, 2006 the Kittitas County Board of County Commissioners opened the public hearing to continue said hearing to December 13, 2006.
6. The Board of County Commissioners finds that on December 13, 2006 the Board of County Commissioners held a public appeal hearing. Upon review of the appeal, it was determined that Kittitas County Public Works failed to condition the Koren Short Plat (SP-2006-70) in a manner that is consistent with Kittitas County Road Standards and actions on projects in the immediate vicinity. Based on these findings of fact, the Board of County Commissioners remanded the Koren Short Plat (SP-2006-70) back to staff for further consideration of the information provided at the public hearing on December 13, 2006 and to further discuss and collaborate with Kittitas County Public Works on a solution that is consistent with Kittitas County Road Standards as well as recent land use decisions in the area.
7. The Board of County Commissioners finds that at the December 19, 2006 continued hearing, a resolution was presented by staff to the Board of County Commissioners upholding the appeal and remanding the Koren Short Plat (SP-2006-70) back to staff.

**NOW THEREFORE, BE IT RESOLVED** that the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby uphold the appeal and **remand** the Koren Short Plat (SP-2006-70) back to the Kittitas County Community Development Services Department for reconsideration of the conditions of preliminary approval based on the additional information provided in the public hearing on December 13, 2006.

**ADOPTED** this 19<sup>th</sup> day of December, 2006 at Ellensburg, Washington.

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

David B. Bowen  
David Bowen, Chairman

Alan Crankovich  
Alan Crankovich, Vice-Chair

**ABSTAINED**

Perry D. Huston, Commissioner

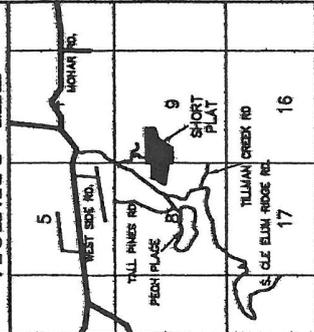


Janet Kyzarik  
Clerk of the Board

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James Hurson  
County Prosecuting Attorney  
WSBA # 12686

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 INSD AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D., 200\_\_

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE KOREN SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR

OFFICER OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 1915-0850-0010 & 1915-0800-0012

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: M. REDUN KOREN  
 ADDRESS: PO BOX 969  
 CLE ELUM, WA 99222  
 PHONE: (509) 674-3879

EXISTING ZONE: RURAL B  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 30'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

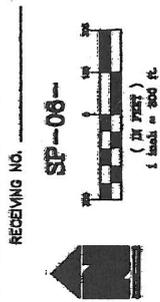
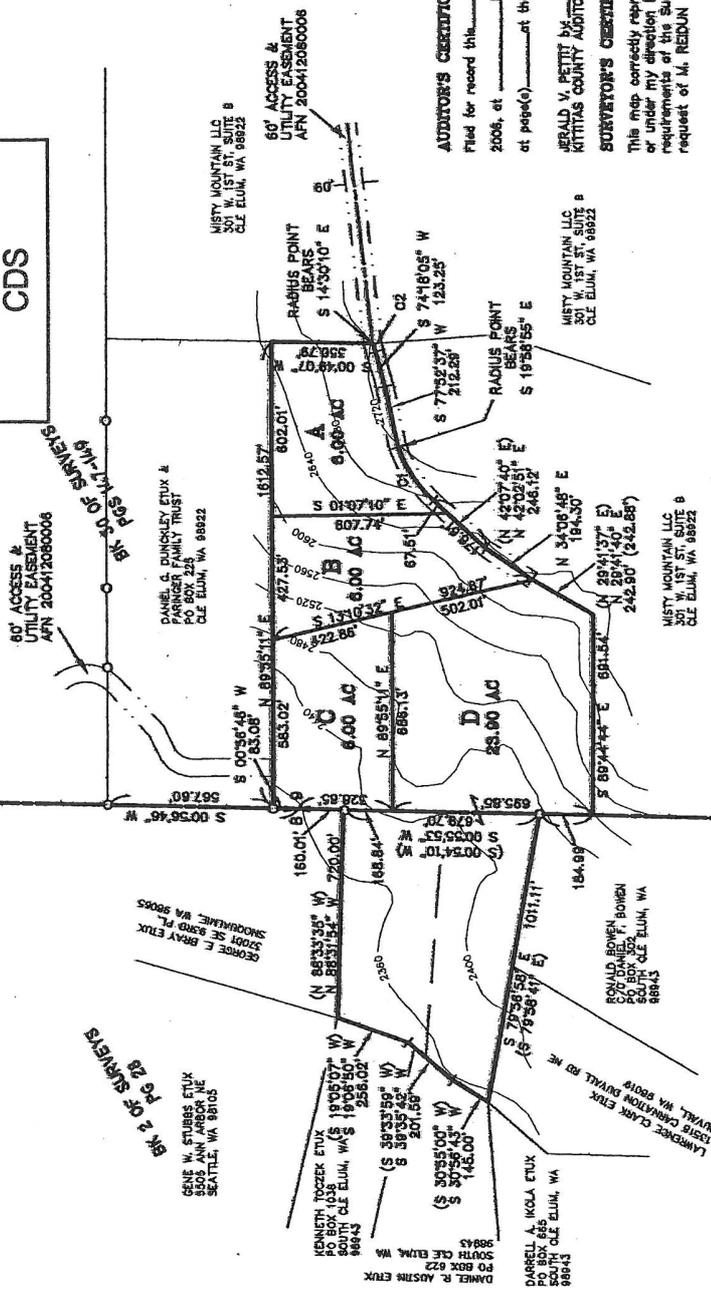
KOREN SHORT PLAT  
 PART OF SECTIONS 8 AND 9, T. 19 N., R. 15 E., W.M.  
 KITTITAS COUNTY, WASHINGTON

RECEIVED  
 JUL 12 2006  
 KITTITAS COUNTY  
 CDS

61.4 ILLUSTRATED NOT VISITED

81.9 ILLUSTRATED NOT VISITED

BR 2 OF 23 SHEETS



LEGEND  
 SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078  
 FOUND PIN & CAP  
 FENCE  
 RECORD INFORMATION

RECEIVING NO. SP-08-

AUDITOR'S CERTIFICATE  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_, in Book 1 of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

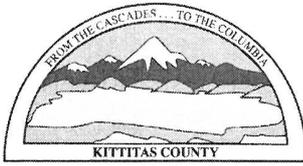
GERALD V. PETTY BY  
 KITTITAS COUNTY AUDITOR

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 M. REDUN KOREN in JUNE of 2006.

**PRALMONT ASSOCIATES**  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078  
 7-12-06  
 DATE

**ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926 (509) 962-8242  
**KOREN SHORT PLAT**

CURVE	RADIUS	LENGTH	DELTA
C1	477.88'	223.58'	28.43.13"
C2	1426.51'	29.75'	0.11.45"



## 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

### MEMORANDUM

**TO:** Applicant  
Interested Parties (KCC 15A.06)

**FROM:** Noah Goodrich, Staff Planner

**DATE:** December 28, 2006

**SUBJECT:** Notice of Decision- Koren Short Plat Appeal

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Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners does hereby uphold the appeal of the administrative decision of Community Development Services to approve the Koren Short Plat without a specific condition providing for secondary access. The subject property is located west of the City of Cle Elum and south of Westside Road off of FS Road 3350, a portion of the NE1/4 & NW1/4 of Sections 8 & 9, T19N., R15E., W.M. Tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012.

Copies of the Kittitas County Board of Commissioners Resolution 2006-184 signed on December 19, 2006 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926.

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

Feel free to contact our office if you have any questions at (509)962-7506.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

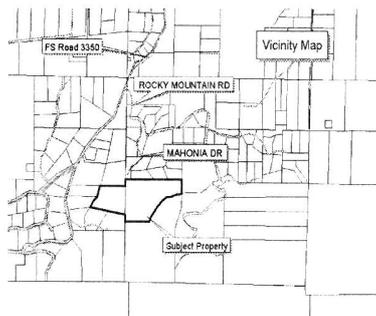
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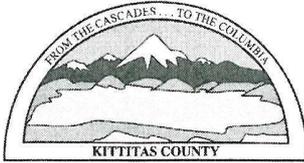
## **Notice of Decision Koren Short Plat Appeal**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners does hereby uphold the appeal of the administrative decision of Community Development Services to approve the Koren Short Plat without a specific condition providing for secondary access. The subject property is located west of the City of Cle Elum and south of Westside Road off of FS Road 3350, a portion of the NE1/4 & NW1/4 of Sections 8 & 9, T19N., R15E., W.M. Tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012. Copies of the Kittitas County Board of Commissioners Resolution 2006-184 signed on December 19, 2006 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08 within twenty-one days.

Dated: December 28, 2006

Publish: January 2, 2007, Daily Record





## 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

January 9, 2007

Cruse and Associates  
PO Box 959  
Ellensburg, WA 98926

### **RE: Koren Short Plat (SP-06-70) (re-issue)**

Dear Chris Cruse:

The Board of County Commissioners signed Resolution 2006-184 on December 19, 2006 remanding the Koren Short Plat (SP-06-70) back to staff in order to reconsider and re-issue Conditional Preliminary Approval.

The Kittitas County Community Development Services Department has determined that the Koren Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-70.
2. Please contact Randy Carbary at 962-7019, Kittitas County Public Works, regarding all road standards and access questions.
3. Any further subdivision, regardless of exemption, shall be subject to SEPA review.
4. An additional condition from Kittitas County Public Works has been enclosed in this packet.
5. Attached you will find comments from Kittitas County Environmental Health and Kittitas County Public Works. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Koren Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 15 calendar days, and shall accordingly be eligible for final administrative approval after January 23, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Sincerely,

Noah Goodrich,  
Staff Planner  
Kittitas County Community Development Services Department  
(509) 962-7024

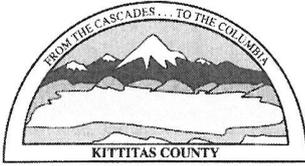
CC: Required parties (KCC 15A)

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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# 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

## ADMINISTRATIVE APPEAL STAFF REPORT

**TO:** Kittitas County Board of Commissioners  
**FROM:** Noah Goodrich, Staff Planner  
**DATE:** November 22, 2006  
**SUBJECT:** Koren Short Plat (SP-06-70) Appeal

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### I. GENERAL INFORMATION

**Proposal:** Chuck Cruse of Cruse and Associates, authorized agent for M. Reidun Koren, landowner, has applied for a 4 lot short plat in the R-5 zoning district (Index #6). Kittitas County Community Development Services and Public Works received the application on July 12, 2006.

Approval of the Koren Short Plat would create three 6.00 acre lots and one 23.90 acre lot being served off of FS Road 3350. The subject property is currently 41.90 acres in size.

23.9  
18  
---  
41.90

**Location:** The subject property is located west of the City of Cle Elum and south of Westside Road off of FS Road 3350, Cle Elum, WA 98922, a portion of the NE ¼ and NE ¼, Sections 8 & 9, T.19N., R.15E., W.M., Kittitas County, Washington, Tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012.

### II. SITE INFORMATION

**Site Characteristics:** An administrative site analysis was completed by the Community Development Services Department in compliance with Title 17A. There are no regulated critical areas associated with the subject property other than a few areas of moderate slopes.

### III. REFERRAL PARTIES

A complete short plat application was submitted to CDS by Chuck Cruse on July 12, 2006. Said application was routed to Public Works and Environmental Health on July 12, 2006. Staff was assigned the application on July 20, 2006 and began an initial review through the departments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Project Review Team (PRT). Staff met with the applicant on two informal and undocumented occasions to discuss access issues prior to releasing the Notice of Application. On September 12, 2006 staff issued the Notice of Application to parties of interest, adjacent property owners and the applicant. Deadline to comment was September 27, 2006 Comments were received from Environmental Health, Public Works, Jayne Leet, Reidum Koren and Wayne Nelson (Index # 10-14 and 19).

Conditional preliminary approval was drafted on September 26, 2006 and was issued on September 28, 2006 as I was due to be on medical leave beginning September 27, 2006 (Index# 7).

#### **IV. APPEAL ELEMENTS**

The Board of County Commissioners received a timely appeal from Wayne Nelson of Sapphire Skies on October 20, 2006 (Index # 18). Kittitas County Community Development Services received notice of the appeal from the Board of County Commissioners on October 23, 2006, which included the following appeal issues:

##### **Appeal Issue # 1:**

###### **Appellant:**

*The decision is wrong as it fails to appropriately condition the preliminary approval to require all applicable road standards pursuant to Kittitas County Code Title 12, specifically the following: 1) KCC 12.01.095 (2) At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots. 2) KCC 12.01.090 (G) Contiguous parcels, parcels under the same ownership and/or parcels sharing access easements/roads that submit any land development application, shall be reviewed as one development for transportation and road improvements and 3) KCC 12.01.095 (7) All parcel creations that access property over private lands, public lands, or road easements managed by other agencies must submit an approved easement from the landowner or road/easement managers that specifically address access, maintenance, seasonal restrictions and other restrictions and/or limitations. These easements and permits shall be presented or recorded prior to final approval.*

###### **Staff Response:**

Kittitas County Community Development Services (CDS) staff agrees with the issues and concerns of the appellant with the following points: 1) Comments received from Public Works dated August 25, 2006 (Index #12) failed to address secondary access requirements. Staff recognizes that not implementing this condition would be inconsistent with conditions placed on previous preliminary plats in the immediate area. 2) The applicant, prior to final approval, must submit an approved easement and work with both the United States Forest Service and the Tillman Creek Homeowners Association to design and improve the road system from the end of the existing improvements to the subject property.

Staff recommends that the Board of County Commissioners uphold the appeal and direct CDS staff to re-issue conditional preliminary approval with the addition of the following conditions:

- 1) Pursuant to KCC 12.01.095 (2) *At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.*

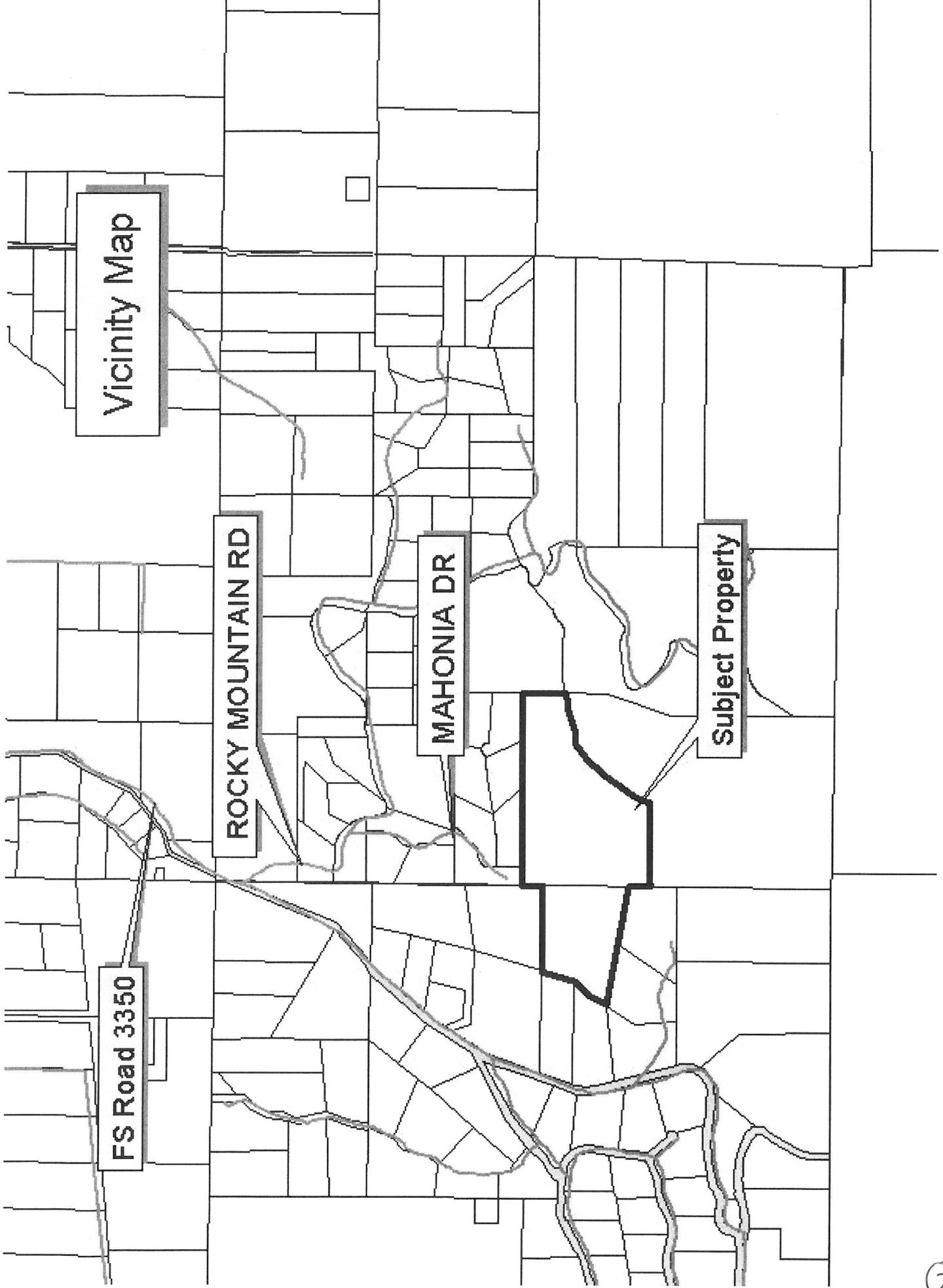
The applicant shall provide a secondary access that meets or exceeds all of the current Kittitas County Road Standards for access to more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The total number of lots served and the average size is calculated from the intersection of the nearest County maintained road and includes all lots served by the road system.

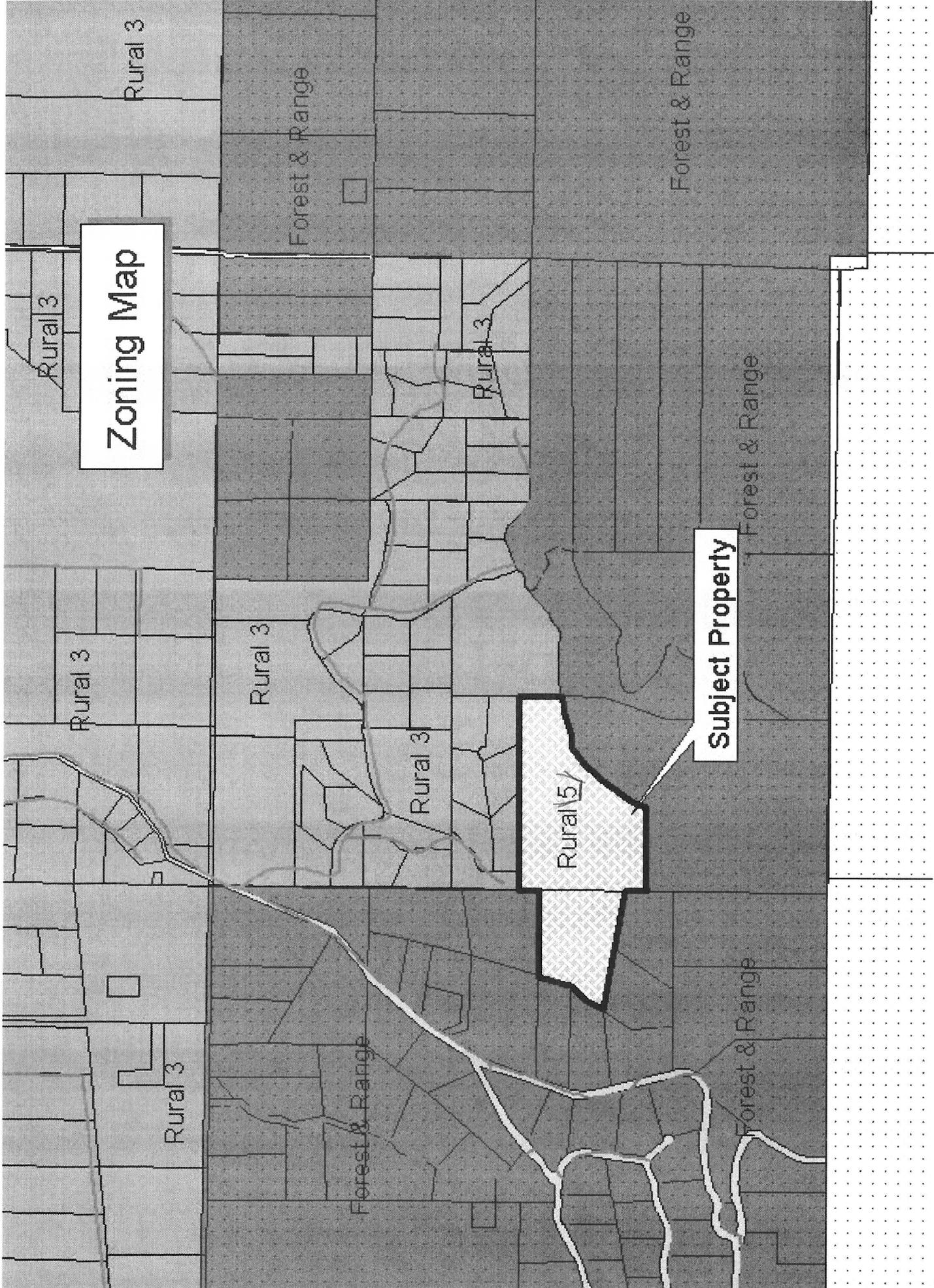
- 2) ~~Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments, in the area. In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required. The applicant should contact the other parties involved to coordinate with them on the road improvements and to share in a proportional cost of construction and maintenance.~~

The second condition ~~is~~ has already been listed in the comments from PW dated August 25, 2006 under item 6 "Private Roads" page 3 of 3. The language above is basically the same as addressed in the PW comments. This requirement has been satisfied.

As directed by the Board, staff set up a meeting between CDS, PW, the appellant and the Applicant Dan Simonow. That meeting was held Monday December 4<sup>th</sup>. It is now clear that CDS and PW are in agreement on the recommended condition regarding secondary access be placed as a condition of final approval upon this Short Plat.

→





**Zoning Map**

**Subject Property**

**Land Use**

RURAL

RURAL

RURAL

RURAL

**Subject Property**

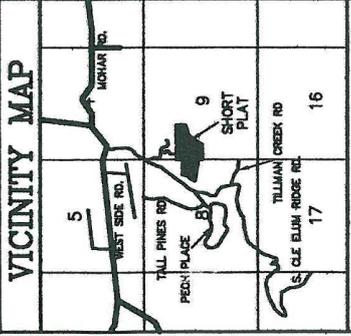
RURAL

COMMERCIAL FOREST

RURAL

RURAL

RURAL



### APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 AIDED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

DIRECTOR, DEPARTMENT OF PUBLIC WORKS  
 KITTITAS COUNTY DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE KOREN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR

OFFICER OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 1915-09050-0010 & 1915-08440-0012

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

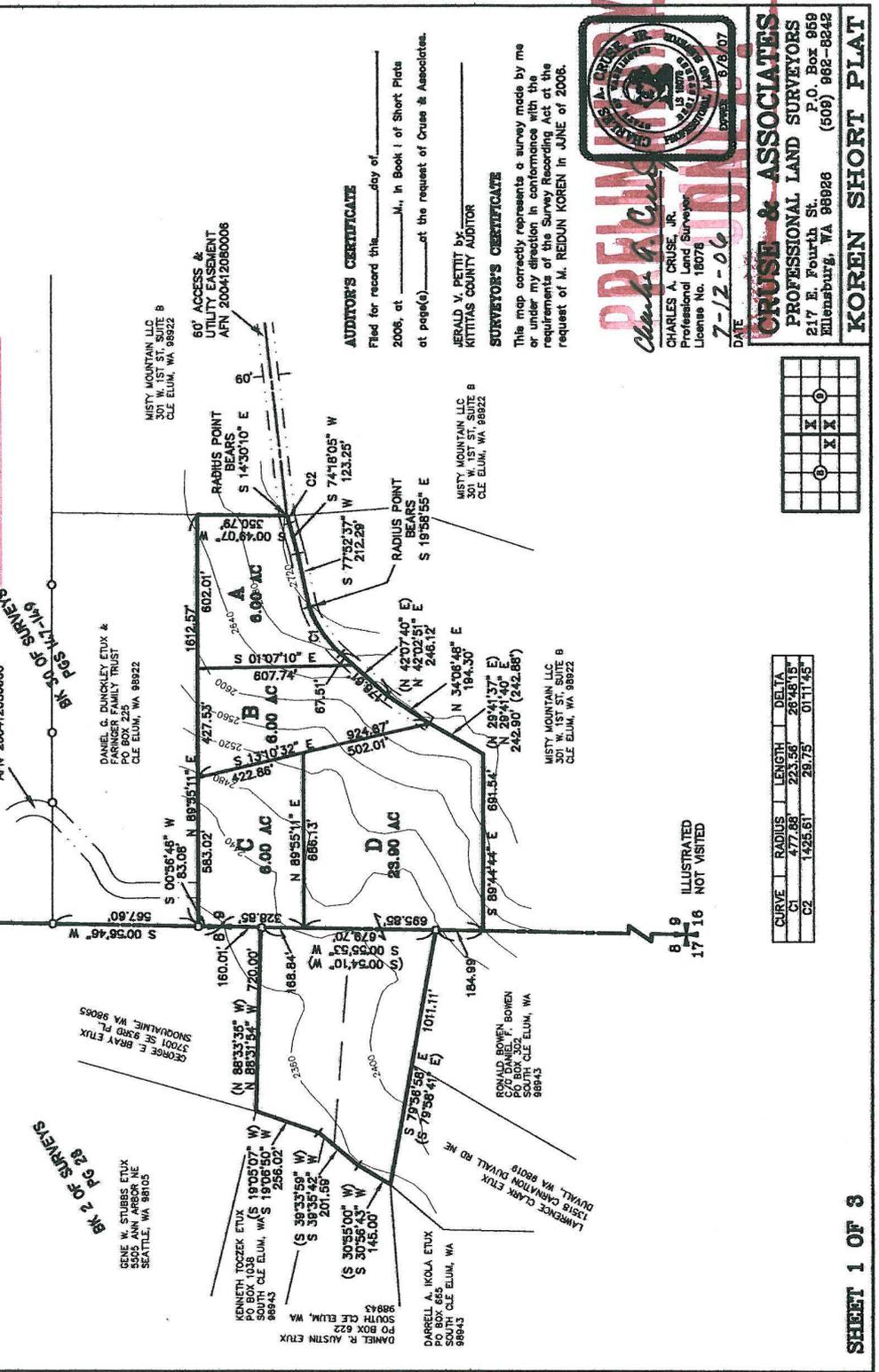
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: M. REDDUN KOREN  
 ADDRESS: PO BOX 382  
 CLE ELUM, WA 99222  
 PHONE: (509) 674-3879  
 EXISTING ZONE: RURAL S  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS  
 NO. OF SHORT PLATED LOTS: FOUR (4)  
 SCALE: 1" = 300'  
 SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

RECEIVING NO. **SP-08-**

**LEGEND**  
 SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"  
 FOUND PIN & CAP  
 FENCE  
 ( ) RECORD INFORMATION

**RECEIVED**  
 JUL 12 2006  
 KITTITAS COUNTY  
 CDS



**KOREN SHORT PLAT**  
**PART OF SECTIONS 8 AND 9, T. 19 N., R. 15 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

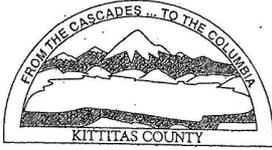
**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_, in Book 1 of Short Plats at page(s) \_\_\_\_\_ at the request of Cruise & Associates.

**SURVEYOR'S CERTIFICATE**  
 JERALD V. PETTIT BY \_\_\_\_\_  
 KITTITAS 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 M. REDDUN KOREN in JUNE of 2006.

**CRUISE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
 217 E. Fourth St.  
 Ellensburg, WA 98926 (509) 982-9842  
**KOREN SHORT PLAT**

**SHEET 1 OF 3**



Kittitas County, Washington

**BOARD OF COUNTY COMMISSIONERS**

District One  
David B. Bowen

District Two  
Alan Crankovich

District Three  
Perry D. Huston

October 23, 2006

Mr. Wayne A. Nelsen  
Misty Mountain, LLC  
301 W. 1<sup>st</sup> Street #B  
Cle Elum, WA 98922

*Re: Appeal of Administrative Decision – Koren Short Plat (SP-06-70)*

Dear Mr. Nelsen:

This letter represents formal acknowledgment and receipt by the Kittitas County Board of Commissioners with regard to your appeal of the administrative decision made by the Community Development Services department, relating to the Conditional Preliminary Approval issued on the Koren Short Plat (SP-06-70).

Along with your letter of appeal received in our office on October 20, 2006, we received check number 2062 in the amount of \$225.00, which has been deposited with the Kittitas County Treasurer's office. Administrative appeal fees are \$200.00, and therefore I will be processing a request for reimbursement of \$25.00.

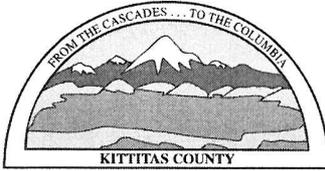
The Kittitas County Board of Commissioners will be scheduling the appeal hearing on November 7, 2006 during their Agenda Session. Once the hearing date has been set, I will advise you in writing of the date and time. Please be prepared to submit any additional documentation supporting your appeal in advance of the hearing date. You may send that information to me at the address listed below.

In the meantime, please feel free to call me at (509) 962-7508 if you have any questions or concerns. Thank you.

Sincerely,

Julie A. Kjorsvik  
Clerk of the Board

cc: ✓ Darryl Piercy, CDS Director  
James Hurson, Chief Civil Deputy Prosecutor  
file



KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

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TO: Noah Goodrich, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II  
DATE: December 11, 2006  
SUBJECT: Koren Short Plat

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Our department requests that the following condition(s) be added:

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1. Second Access: Current Kittitas County Road Standards requires a second access for more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The second access shall be required prior to the issuance of a Building Permit for any of the lots within the Koren Short Plat. Per Kittitas County Code 12.01.095 General Requirements:

*At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.*

Please let me know if you have any questions or need further information.

October 20, 2006

Kittitas County  
Board of Commissioners  
205 W 5th AVE Suite 108  
Ellensburg WA 98926



Re: Koren Short Plat (SP-06-70) – Appeal of decision.

Dear Honorable Chairman Bowen:

This appeal of the above referenced administrative decision is submitted pursuant to KCC 15A.07.010.

**15A.07.010 Appeal of determination or decision.**

1. **An appeal of an administrative land use decision shall be filed with the board of county commissioners within 10 working days of the date of the decision.**

*The date of the decision is October 6, 2006. As such, the applicable appeal deadline should be October 20, 2006. However, it should be noted that the subject notice of the decision, as issued by Kittitas County Community Development Services ("CDS"), states, "Approval of the Koren Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 15 calendar days, and shall accordingly be eligible for final administrative approval after October 23, 2006." In either case, a timely appeal has been filed.*

2. **Appeals shall contain a written, concise statement identifying:**
  - a. **The decision being appealed;**

*The decision being appealed is the administrative decision by CDS to grant conditional preliminary approval of the Koren Short Plat (SP-06-70).*

- b. **The name and address of the appellant and his interest(s) in the matter;**

*Appellant: Misty Mountain, LLC  
301 W. 1<sup>st</sup> Street, #B  
Cle Elum, WA 98922*

*Misty Mountain, LLC is an adjacent landowner to the subject property and party of record. Comments were submitted via email to Noah Goodrich, Staff Planner, and Randy Carbary, Planner II, prior to expiration of the September 27, 2006 comment deadline, as noted in the August 12, 2006 notice of application issued by CDS. The referenced email correspondence is attached, dated September 19, 2006.*

- c. **The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong;**

*The decision is wrong as it fails to appropriately condition the preliminary approval to require all applicable road standards pursuant to Kittitas County Code Title 12.*

- 1) KCC 12.01.095(2): At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.

*The subject property is accessed via USFS Road 3350 (a.k.a. South Cle Elum Ridge Road), which currently serves 181 existing and/or proposed lots (see memo dated July 14, 2006 by Randy Carbary).*

- 2) KCC 12.01.090(G): Contiguous parcels, parcels under the same ownership and/or parcels sharing access easements/roads that submit any land development application, shall be reviewed as one development for transportation and road improvement purposes.

*The subject property is located adjacent to the proposed plat of Tillman Heights, a 12-lot performance based cluster subdivision. Both projects (Koren Short Plat and Tillman Heights) share primary and secondary access easements and roads. Condition 11 of the preliminary plat approval for Tillman Heights states (see Notice of Decision dated September 25, 2006),*

"Secondary Access: Per Kittitas County Code 12.01.095 General Requirements.

2. At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.

The applicant shall provide a secondary access that meets or exceeds all of the current Kittitas County Road Standards for access to more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The total number of lots served and the average size is calculated from the intersection of the nearest County maintained road and includes all lots served by the road system."

- 3) KCC 12.01.095(7): All parcel creations that access property over private lands, public lands, or road easements managed by other agencies must submit an approved easement from the land owners or road/easement managers that specifically address access, maintenance, seasonal restrictions and other restrictions and/or limitations. These easements and permits shall be presented or recorded prior to final approval.

*USFS 3350 is the primary access to the subject property and has recently been improved from the intersection of Westside Road for a distance of approximately 2,600 lineal feet in accordance with the Construction Stipulation by and between Cle Elum's Sapphire Skies and the USDA Forest Service (see attached, dated July 13, 2006). The subject property is located approximately one-half mile from the end of the completed improvements. USFS 3350 road should be improved in compliance with Kittitas County private road standards, subject to review and approval by the USFS, from the end of the existing improvements to the subject property. See also memo dated September 20, 2005 by Randy Carbary (attached).*

**d. The desired outcome or changes to the decision;**

*The desired changes to the decision include the following conditions:*

- 1) *The applicant shall provide a secondary access that meets or exceeds all of the current Kittitas County Road Standards for access to more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The total number of lots served and the average size is calculated from the intersection of the nearest County maintained road and includes all lots served by the road system.*
  
- 2) *The applicant shall submit an approved easement from the land owners or road/easement managers that specifically address access, maintenance, seasonal restrictions and other restrictions and/or limitations. These easements and permits shall be presented or recorded prior to final approval. USFS 3350 road shall be improved in compliance with Kittitas County private road standards, subject to review and approval by the USFS, from the end of the existing improvements to the subject property.*

**e. The appeals fee.**

*The appeals fee is attached.*

Thank you for your time and attention to this matter. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

Misty Mountain, LLC



Wayne A. Nelsen

**Wayne Nelsen**

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**From:** Noah Goodrich [noah.goodrich@co.kittitas.wa.us]  
**Sent:** Tuesday, September 19, 2006 1:28 PM  
**To:** Wayne Nelsen  
**Subject:** RE: Koren Short Plat (SP-06-70)

The PW and the Environmental Health comments were not supposed to go out with the Notice of Application. I believe as new info is presented and we continue on with conditions for the area, the conditions presented by public works will be different. I may also add these conditions (as listed below) to the preliminary approval. Sorry for the confusion, Noah...

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**From:** Wayne Nelsen [mailto:wayne@SapphireSkies.net]  
**Sent:** Tuesday, September 19, 2006 11:53 AM  
**To:** Noah Goodrich; Randy R. Carbarry  
**Cc:** Darryl Piercy  
**Subject:** Koren Short Plat (SP-06-70)

Noah:

I'm in receipt of the notice of application for the above referenced short plat. After review of the attached comments by DPW, I'm somewhat confused why this project would not be subject to the same road standards as Tillman Heights. It was submitted after the application for Tillman Heights, is accessed by the same roadways and the surrounding issues presumably have not changed. Specifically, why does the following not apply?

*Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments in the area. In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required. The applicant should contact the other parties involved to coordinate with them on the road improvements and to share in a proportional cost of construction and maintenance.*

*Secondary Access: Per Kittitas County Code 12.01.095 General Requirements.*

2. *At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.*

*The applicant shall provide a secondary access that meets or exceeds all of the current Kittitas County Road Standards for access to more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The total number of lots served and the average size is calculated from the intersection of the nearest County maintained road and includes all lots served by the road system.*

I would expect that unless the county's position has changed regarding this issue, all future developments will be subject to the same standards. Please let me know if I've missed something.

Thanks,

Wayne

10/20/2006

(B)

Reidun Koren and Dan Simnioniw  
331 Tillman Creek Rd.  
Cle Elum, Wa 98922

Scott Turnbull  
Kittitas County Planner, Community Development Services

Subject: Koren Short Plat

RE: Response to comments from Jayne Leet, former president Tillman Creek Homeowners association

To whom it may concern:

I would like to respond to the concern of Jayne Leet, dated September 27, 2006. It appears that she has concerns regarding future traffic to the Forest Service Road 3350 and the Tillman Creek road system and the increased traffic which the Koren Short Plat will cause, and she implies that we have not contributed to the financial costs of the road improvements that other Plat owners have contributed to.

When we purchased our property from Sapphire Skies, there were numerous caviots to the private Purchase and sale agreement between Reidun Koren and Sapphire Skies. These caviats included:

1. Holding a significant amount of money in an escrow account specifically for the development of the road system.
2. Signing a road maintenance agreement, which also transfers to any future purchasers of lots from the Koren Short Plat.
3. We have agreed to pay an additional \$ 6500.00 after the Chip sealing of the road to the Koren Short Plat actually occurs. In our written agreement this was to have happened last summer.

In reality we were the first ones to contribute financially to the road system and I believe also the first to sign the road maintenance agreement. The future traffic our lots may cause is a minimal impact in comparison to the huge amount of traffic the development will bring. We hope this puts this issue to rest. Please feel free to contact me at 206-930-3890

Sincerely,

Reidun Koren and Dan Simnioniw



14

## Scott Turnbull

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**From:** Jwleet@aol.com  
**Sent:** Wednesday, September 27, 2006 12:55 PM  
**To:** Scott Turnbull  
**Cc:** vicki@sapphireskies.net; mark.wald@t-mobile.com; andersbrown@hotmail.com; pabhobbs@comcast.net  
**Subject:** Koren Short Plat

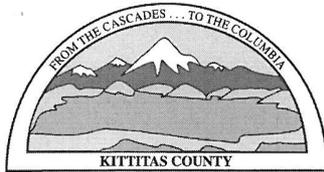
As the former president of the Tillman Creek Homeowners Association, an adjacent development to the Koren Short Plat application (sec. 8 & 9, T 19N, R 15E -19-15-08040-0012 & 19-15-09050-0010), I would like to submit our following concern regarding the approval of the Koren Short Plat.

The short plat development will add additional traffic to the FS 3350 road which Sapphire Skies, and other property owners in Tillman Creek have been under tremendous burden by the county to improve. We would like to have the county give the same consideration to the Koren short plat and require them to submit how their development will contribute financially to the improvements and maintenance as required by the county for the FS 3350 and Tillman Creek main roads prior to issuing any approval of the short plat.

Public comment is open on this issue until September 27, 2006. Thank you, Jayne Leet  
BirdSong Meadows Plat, Tillman Creek - 206-933-1905

10/2/2006

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

RECEIVED  
SEP 7 2006  
KITTITAS COUNTY  
CDS

**MEMORANDUM**

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TO: Noah Goodrich, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *rc*  
DATE: September 5, 2006  
SUBJECT: Tillman Heights Cluster Plat

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Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
  - "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval:
  - "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
- 

1. Plat Note #4: The plat note #4, on sheet 3 of 3, of the preliminary plat states that the conditions shall be met prior to the issuance of an *Occupancy* Permit. In compliance with the latest revision of the Kittitas County Road Standards, dated 9/6/05. The conditions shall be met prior to the issuance of a *Building* Permit for any of the residence within this Plat. **Update Plat Note.**
2. Auditor's File Number for Easements: Applicant shall verify all ingress/egress and utility easements from the nearest jurisdictional road to the plat. This easement shall be confirmed on the Subdivision Guarantee. All ingress/egress and utility easements shall have the AFN (Auditors Recording Number) on the face of the plat. **Update Plat.**
3. Survey info for Main Road: The line and curve data for the main access road does not appear to match the information provided in the referenced surveys. The plat shall accurately show all distance and bearings, line and curve data or provide additional info that reflects any changes from the referenced surveys. **Update Plat.**
4. Legend: There appears to be several "black triangles" shown along the centerline of the easement for the main road. These appear to be angle points; however, no reference is

made to them. The Legend should reflect all symbols used/shown on the plat. **Update Plat.**

5. Bearings for Access to Lots 1, 2 & 3: Access for Lots 1, 2 & 3 does not appear to show any bearings for the alignment of the cul-de-sac serving these lots. The bearings shall be shown for the access for Lots 1, 2 & 3. **Update Plat.**
  
6. Access for Lots 1, 2 & 3: Access for Lots 1, 2 & 3 shall be via the 60' access easement, as shown on the face of the preliminary plat. Access for the proposed short plat shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (See current Kittitas County Road Standards). Any additional lots to be served by the proposed access may result in further access requirements.
  - a. Access easements shall be a minimum of 40' in width. The roadway width shall be 20' with 1' shoulders = 22' total width.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement is for 6" gravel surface.
  - e. Maximum Grade is 8% flat or 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
  
7. Joint-Use Driveway – Access Easement for Lot 4: Access for Lot 4 shall be via the 20' access easement, as shown on the face of the plat. Lot 3 may also be accessed via the 20' access easement, as shown on the face of the preliminary plat. Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access easements shall be a minimum of 20' wide. The roadway width shall be 12' gravel surface. (The 40' access easement, as shown on the face of the plat is acceptable).

- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
8. Access for Lots 10, 11 & 12: Access for Lots 10, 11 & 12 shall be via the 60' access easement, as shown on the face of the preliminary plat. This 60' access easement has been identified as the easement recorded under AFN 20041208006 on previously recorded surveys. This access easement appears to serve Lots A & B the Koren Short Plat, as well as other properties. The specific road improvements required are based on current Kittitas County Road Standards, however, as more development applications and rezone applications are received by our department it makes it difficult to determine the total number of lots and average lot sizes served by this road. Some of the internal roads are currently under construction and the alignment of these roads have been revised, periodically, which also makes it difficult to determine which lots are going to be served by what roads. Our office recommends that the applicant work on a maximum build out plan to determine how many lots can potentially be served by this road, then coordinate with our office to determine what standard these roads must meet prior to final plat approval.
9. Access for Lots 5, 6, 7, 8 & 9: Access for Lots 5, 6, 7, 8 & 9 shall be via the 60' access easement, as shown on the face of the preliminary plat. This access easement also appears to serve other properties. Again, the specific road improvements required are based on current Kittitas County Road Standards, however, as more development applications and rezone applications are received by our department, it makes it difficult to determine the total number of lots and average lot sizes served by this road. Some of the internal roads are currently under construction and the alignment of these roads have been revised, periodically, which also makes it difficult to determine which lots are going to be served by what roads. Based on the information available at the date of this correspondence, it appears that the average lot size of the properties served by this road average more than 5.01 acres in size. If this remains the case the road will be required to be constructed as a Low-Density Private Road. As described below:

Low-Density Private Road Improvements: Access shall be constructed as a Low-Density Private Road. (See current Kittitas County Road Standards)

- a. Access easements shall be a minimum of 60' wide. The roadway width shall be 20' with 1' shoulders = 22' total width.
- b. All easements shall provide for AASHTO radius at the intersection with a County Road.
- c. Minimum centerline radius will be 60'.
- d. Surface requirement is 6" gravel surface.
- e. Maximum Grade is 8% flat or 12% rolling or mountainous.
- f. Stopping Site Distance, reference AASHTO.

- g. Entering Site Distance, reference AASHTO.
- h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

*Our office recommends that the applicant work on a maximum build out plan to determine how many lots can potentially be served by this road, then coordinate with our office to determine what standard these must meet prior to final plat approval.*

- 10. Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments, in the area. In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required. The applicant should contact the other parties involved to coordinate with them on the road improvements and to share in a proportional cost of construction and maintenance.
- 11. Secondary Access: Per Kittitas County Code 12.01.095 General Requirements.
  - 2. *At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots.*

The applicant shall provide a secondary access that meets or exceeds all of the current Kittitas County Road Standards for access to more than 40 lots. The specific road width shall be based on the total number of lots served by the road system and the average size of the lots served by the road system. The total number of lots served and the average size is calculated from the intersection of the nearest County maintained road and includes all lots served by the road system.

## Chapter 12 – PRIVATE ROADS

### 12.12.010 General

Private roads shall meet the following conditions:

- 1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and

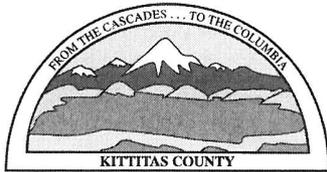
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

12. Access Permit: 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.
13. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
14. Addressing:

- a. I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
15. Fire Protection:
- a. Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

Please let me know if you have any questions or need further information.



KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

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TO: Noah Goodrich, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II  
DATE: August 25, 2006  
SUBJECT: Koren Short Plat

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Our department has reviewed the Plat application and has the following comments:

- “Preliminary Approval”** has been granted, based on the information provided.
- “Conditional Preliminary Approval” has been granted, based on the information provided; see below for conditions of preliminary approval:
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
- 

1. Access Easement for Lot A & B: Access for Lots A & B shall be via the 60’ access easement, AFN 20041208006, as shown on the face of the preliminary plat. Lot B may also be accessed from the west via the 40’ access easement, as shown on the face of the preliminary plat.
2. Joint-Use Driveway – Access Easement for Lot C & D: Access for Lots C & D shall be via the 40’ access easement, as shown on the face of the plat. Lot B may also be accessed via the 40’ access easement, as shown on the face of the preliminary plat. Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 20’. The roadway width shall be 12’, gravel surface. (The 40’ access easement, as shown on the face of the plat is acceptable).
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

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411 N Ruby, Suite 1  
Ellensburg, WA 98926

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

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Comments Aug 25.doc

12

3. Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments, in the area, access their property via the 60' access easement, AFN 20041208006, as shown on the face of the preliminary plat. As a result, road improvements are required. These roads appear to serve the Koren Short Plat, as well. Lots A & B are served directly by a road from the east, yet to named. While Lot C & D appear to be accessed via a joint use driveway within the 40' access easement, as shown on the face of the preliminary plat. Since these lots are all initially served via the 60' access easement, AFN 20041208006, a Private Road Certification of these main roads, within the 60' access easement AFN 20041208006, shall be required prior to the issuance of a Building Permit for any of the lots within the Koren Short Plat.

In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required.

The following Private Road requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05 and shall apply to the main roads within the 60' access easement, AFN 20041208006.

#### *Chapter 12 – PRIVATE ROADS*

##### 12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

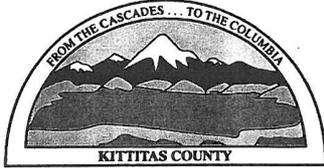
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

4. Access Permit: 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.
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  - a. I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. Fire Protection:
  - a. Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

Please let me know if you have any questions or need further information.

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# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Noah Goodrich, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II

DATE: August 25, 2006

SUBJECT: Koren Short Plat

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Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval"** has been granted, based on the information provided.
- "Conditional Preliminary Approval" has been granted, based on the information provided; see below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
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1. Access Easement for Lot A & B: Access for Lots A & B shall be via the 60' access easement, AFN 20041208006, as shown on the face of the preliminary plat. Lot B may also be accessed from the west via the 40' access easement, as shown on the face of the preliminary plat.
2. Joint-Use Driveway – Access Easement for Lot C & D: Access for Lots C & D shall be via the 40' access easement, as shown on the face of the plat. Lot B may also be accessed via the 40' access easement, as shown on the face of the preliminary plat. Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 20'. The roadway width shall be 12', gravel surface. (The 40' access easement, as shown on the face of the plat is acceptable).
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

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3. Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments, in the area, access their property via the 60' access easement, AFN 20041208006, as shown on the face of the preliminary plat. As a result, road improvements are required. These roads appear to serve the Koren Short Plat, as well. Lots A & B are served directly by a road from the east, yet to named. While Lot C & D appear to be accessed via a joint use driveway within the 40' access easement, as shown on the face of the preliminary plat. Since these lots are all initially served via the 60' access easement, AFN 20041208006, a Private Road Certification of these main roads, within the 60' access easement AFN 20041208006, shall be required prior to the issuance of a Building Permit for any of the lots within the Koren Short Plat.

In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required.

The following Private Road requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05 and shall apply to the main roads within the 60' access easement, AFN 20041208006.

#### *Chapter 12 – PRIVATE ROADS*

##### 12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

4. Access Permit: An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
5. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
6. Addressing:
  - a. I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. Fire Protection:
  - a. Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

Please let me know if you have any questions or need further information.

# Fax Cover

To: Darrell Ellis

February 3, 2006

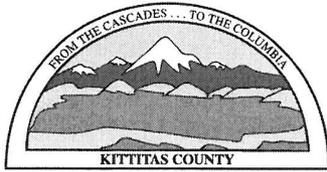
From: Reidun Koren/ Dan Simnioniw

Dear Darrell,

In the following enclosed attachment it appears that Reidun did execute this document agreeing to secure the purchase with a second Deed of Trust. We did not formally execute a second Deed of Trust. Terry Firman has agreed to extend the Promissory note on the original twelve acres for another year.

Sincerely, Dan

Dan (Koren SP)  
Simnioniw  
(206)  
930-3890



KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

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TO: Noah Goodrich, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II  
DATE: August 24, 2006  
SUBJECT: Koren Short Plat

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Our department has reviewed the Plat application and has the following comments:

- \_\_\_ "Preliminary Approval" has been granted, based on the information provided.
- X** "**Conditional Preliminary Approval**" has been granted, based on the information provided; see below for conditions of preliminary approval:
- \_\_\_ "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
- 

1. Access Easement for Lot A & B: Access for Lots A & B shall be via the 60' access easement, AFN 20041208006, as shown on the face of the preliminary plat. Lot B may also be accessed from the west via the 40' access easement, as shown on the face of the preliminary plat.
2. Joint-Use Driveway – Access Easement for Lot C & D: Access for Lots C & D shall be via the 40' access easement, as shown on the face of the plat. Lot B may also be accessed via the 40' access easement, as shown on the face of the preliminary plat. Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 20'. The roadway width shall be 12', gravel surface. (The 40' access easement, as shown on the face of the plat is acceptable).
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

Page 1 of 3

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411 N Ruby, Suite 1  
Ellensburg, WA 98926

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

C:\Documents and Settings\noah.goodrich\Local Settings\Temporary Internet Files\OLK14F\CDS Comments Aug 24.doc

(1)

3. Requirements for Roads within the 60' access easement, AFN 20041208006: Other properties and proposed developments, in the area, access their property via the 60' access easement, AFN 20041208006, as shown on the face of the preliminary plat. As a result, road improvements are required. These roads appear to serve the Koren Short Plat, as well. Lots A & B are served directly by a road from the east, yet to named. While Lot C & D appear to be accessed via a joint use driveway within the 40' access easement, as shown on the face of the preliminary plat. Since these lots are all initially served via the 60' access easement, AFN 20041208006, a Private Road Certification of these main roads, within the 60' access easement AFN 20041208006, shall be required prior to the issuance of a Building Permit for any of the lots within the Koren Short Plat.

In addition, a Road Maintenance Agreement(s) between property owners served by these roads (directly or indirectly) shall be required. The applicant should contact the other parties involved to coordinate with them on the road improvements and to share in a proportional cost of construction and maintenance.

The following Private Road requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05 and shall apply to the main roads within the 60' access easement, AFN 20041208006.

#### *Chapter 12 – PRIVATE ROADS*

##### 12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road

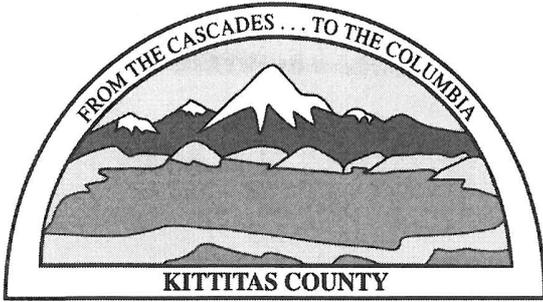
Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

4. Access Permit: An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
5. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
6. Addressing:
  - a. I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. Fire Protection:
  - a. Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

Please let me know if you have any questions or need further information.



## PUBLIC HEALTH DEPARTMENT

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

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

July 12, 2006

Cruse & Associates  
217 E. Fourth Street  
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Koren Short Plat, located in Section 8 & 9, Township 19N, Range 15E, off of Tillman Creek Road. We have also received the \$240.00 plat submission fee (receipt #047290).

For plat approval both sewage and water availability must be satisfactorily addressed.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the

3. regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
4. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
5. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Director

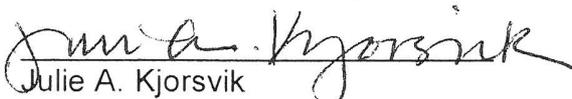
cc: Community Development Services  
cc: M. Reidun Koren

## NOTICE OF APPEAL HEARING

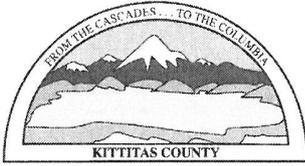
Notice is hereby given that Wayne Nelsen, on behalf of Misty Mountain LLC, is appealing the Administrative Decision granting Conditional Preliminary Approval of the Koren Short Plat (SP-06-70). The Koren Short Plat is an application for a 4-lot Short Plat (SP-06-70) submitted by Chuck Cruse, authorized agent for M. Reidun Koren, landowner, on approximately 41.91 acres of land that is zoned R-5, located West of the City of Cle Elum and South of Westside Road, off of FS 3350, Cle Elum, Washington (Tax Parcel Numbers 19-15-09050-0010 & 19-15-08040-0012).

The Kittitas County Board of Commissioners will hold a hearing on Wednesday November 29, 2006 at 10:00 a.m. to consider testimony regarding this appeal. Said hearing will be located in the Commissioners Auditorium, County Courthouse, Room 109, Ellensburg, WA. The appeal and related documents may be viewed in the Commissioner's Office during normal business hours. Please call (509) 962-7508 if you have any questions regarding this appeal.

Kittitas County complies with all ADA requirements.

  
Julie A. Kjorsvik  
Clerk of the Board

Publish:                   Daily Record – 11/16/06 & 11/22/06  
                                  NKCT – 11/24/06



## 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

September 26, 2006

Cruse and Associates  
PO Box 959  
Ellensburg, WA 98926

**RE: Koren Short Plat (SP-06-70)**

Dear Chris Cruse:

The Kittitas County Community Development Services Department has determined that the Koren Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-70.
2. Please contact Randy Carbary at 962-7019, Kittitas County Public Works, regarding all road standards and access questions.
3. Any further subdivision, regardless of exemption, shall be subject to SEPA review.
4. Attached you will find comments from Kittitas County Environmental Health and Kittitas County Public Works. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Koren Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 15 calendar days, and shall accordingly be eligible for final administrative approval after October 11, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Sincerely,

20 →

Noah Goodrich,  
Staff Planner  
Kittitas County Community Development Services Department  
(509) 962-7024

CC: Required parties (KCC 15A)

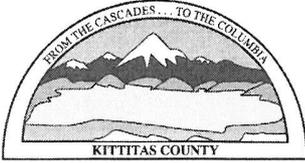
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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

7



## 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

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**To:** Kittitas County Sheriff's Dept.  
Kittitas County Fire District #7  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
USFS  
Adjacent Property Owners  
Applicant

**From:** Noah Goodrich, Staff Planner  
Kittitas County Community Development Services

**Date:** September 12, 2006

**Subject:** **APPLICATION FOR A 4-LOT SHORT PLAT (SP-06-70):**  
Chuck Cruse, authorized agent for M. Reidun Koren, landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 41.91 acres of land that is zoned R-5, located West of the City of Cle Elum and South of Westside Road, off of FS 3350, Cle Elum, WA 98922 located in the portions of Section 8 & 9, T.19N. R.15E, W.M., in Kittitas County. Tax Parcel number 19-15-09050-0010 & 19-15-08040-0012.

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Please find attached the Short Plat application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by September 27, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, and Ellensburg, WA. Staff Planner: Noah Goodrich.

Conditional preliminary approval may be granted based on timely comments received prior to September 27, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

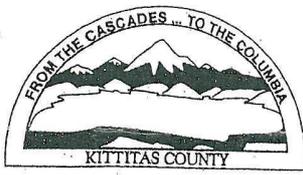
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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

(6)



**KITITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

**FEES:**

\$190 plus \$10 per lot for Public Works Department;  
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;  
\$450 for Community Development Services Department  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE		
SIGNATURE	DATE	RECEIPT #
<hr/>	<hr/>	<hr/>
NOTES		
<hr/>		
<hr/>		

RECEIVED  
DATE STAMP  
FEB 22 2006  
HERE  
KITITAS COUNTY  
CDS

6

1. Name, mailing address and day phone of land owner(s) of record:  
 Name: M. Reidun Koren  
 Mailing Address: P O Box 392  
 City/State/ZIP: Che Elom, WA 98922  
 Day Time Phone: (509) 674-3879 206 930 3890
  
2. Name, mailing address and day phone of authorized agent (if different from land owner of record):  
 Agent Name: Chuck Cruse / Cruse & Assoc.  
 Mailing Address: P O Box 959  
 City/State/ZIP: Ellensburg WA 98926  
 Day Time Phone: 962-8242
  
3. Contact person for application (select one):  
 Owner of record  Authorized agent  
All verbal and written contact regarding this application will be made only with the contact person.
  
4. Street address of property:  
 Address: Tillman Creek Rd  
 City/State/ZIP: South Che Elom, WA 98943
  
5. Legal description of property: W. 1/4 of the SE Qtr of Section 9, and pta. of the West Half of Section 9, Twp. 15 North, Range 15 East, W.M.
  
6. Tax parcel number(s): 19-15-09050-0010 & 19-15-08040-0012
  
7. Property size: 41.91 Ac (acres)
  
8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):  
4 lot short plat w/ individual wells & septic systems; 60' private access roads
  
9. Are Forest Service roads/easements involved with accessing your development?  
 Yes/No (Circle) If yes, explain: YES. USFS Rd No 3350

10. What County maintained road(s) will the development be accessing from?  
Wetstone Road

11. 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.

Signature of Authorized Agent:

X Charles A. Currey, Jr.

Date:

7-12-06

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

X \_\_\_\_\_

Date:

\_\_\_\_\_