

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"

FINDINGS OF FACT Kittitas Heights Short Plat File Number SP-07-69

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The Kittitas Heights Short Plat (SP 07-69) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on February 13, 2008.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved

This 6th Day of October, 2008

Daniel Davis, Interim Building Official

Mylar Routing Form

Project Name: Kittitas Heights SP-07-69

Planner: Trudie

CDS Date Received: 8/5/08

Comments:

Public Works Date Received: signed 8/28

Comments:

RECEIVED
AUG 26 2008
KITTITAS COUNTY
DEPT. OF PUBLICWORKS

Environmental Health Date Received: 9/30/08 Approved CB

Comments: ~~8/11/08 Needs soil logs - HM~~
~~Hydro geo O.K.~~

Final CDS Approval Date:

Comments:

RECEIVED
AUG 01 2008
KITITAS COUNTY
GDS

CASCADE IRRIGATION DISTRICT

8063 Highway 10
Ellensburg, Washington 98926
509-962-9583

August 1, 2008

Kittitas County Planning Department
411 N. Ruby Suite 2
Ellensburg, WA 98926

RE: School Heights, Bushka Ag, Fairview Acres and Kittitas Heights Short Plats, (SP-07-99, SP-07-68, SP-07-76, SP-07-69)

Dear Planner

The Cascade Irrigation District Board of Directors has reviewed and approved the water distribution plans for the above Plats, the system has been bonded for installation. Cascade Irrigation District has been paid their \$50 per lot fee. Cascade hereby removes its hold on the above listed plats. If you have any questions please call me at 962-9583 or 929-6146.

Respectfully,


Anthony D. Jantzer
Manager/Secretary

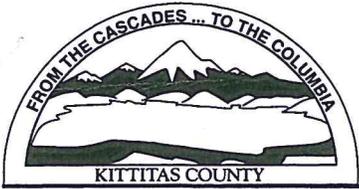
Trudie Pettit

From: James Rivard
Sent: Tuesday, September 16, 2008 11:29 AM
To: Trudie Pettit
Subject: Kittitas Heights Short Plat Soil Logs - Done

Soil Logs are done for this short plat, soils are ok.

James Rivard

Environmental Health Specialist II
Kittitas County Public Health Department
411 N. Ruby St., Suite 3
Ellensburg, WA 98926
(509) 962-7005



Kittitas County Community Development Services

Darryl Piercy, Director

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME:

Kittitas Heights SP-07-69 CPA

NOTIFICATION MAIL DATE:

April 11, 2008

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

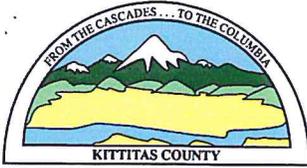
Signature

Subscribed and sworn to before me this 11 day of April, 2008.

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires January 9, 2010





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

April 11, 2008

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Kittitas Heights Short Plat (SP-07-69)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the Kittitas Heights Short Plat (SP-07-69) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-69 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - All four lots of the Kittitas Heights Short Plat SP-07-69 shall share a single ground water withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden shall be irrigated.
 - "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." (Please see attached comments from Kittitas County Department of Public Works)
 - If in the future it is determined by Kittitas County (or the City of Kittitas in the event the property is annexed) that the roads in this plat should be dedicated to the public, the lot owners will dedicate said roads and not object or oppose participation in an LID assessment for any road improvements necessary for such dedication.
 - Construction of any private road standards does not guarantee acceptance on board system.
4. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
5. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the four lots.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
7. The addresses shall be clearly visible from both directions at the County Road for all properties.
8. The fire department access road needs to be capable of supporting 75,000 lbs in all weather, by 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
9. This property is within the Cascade Irrigation District boundaries. Proof that all Cascade Irrigation District General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
10. The following conditions from Kittitas County Department of Public Works shall be conditions of approval:

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

Private Road Improvements: Access from the cul-de-sac to Fairview Road shall be constructed to meet or exceed the conditions of a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
- b. Minimum centerline radius shall be 60'.
- c. Surface requirement BST/ACP.
- d. Maximum grade is 12%.
- e. Stopping site distance, reference AASHTO.
- f. Entering site distance, reference AASHTO.
- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- j. All easements shall provide for AASHTO radius at the intersection with a county road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.

Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of _____, A.D., 20__.

Kittitas County Engineer

Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

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 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.

Approval of the Kittitas Heights Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after April 25, 2008. 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.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by April 25, 2008 at 5:00p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Trudie Pettit", with a stylized flourish at the end.

Trudie Pettit
Staff Planner

CC: School Heights LLC
Required parties (KCC 15A)

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan

Tel (509) 925-6916
Fax (509) 962-8093

January 11, 2008

Mike Elkins
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Re: **Kittitas Heights Short Plat: SP-07-69**

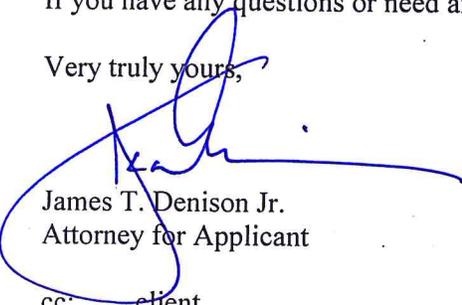
Dear Mike:

I understand that the above short plat application will be processed without the requirement of a SEPA checklist addressing the cumulative impacts of shared infrastructure and common access via Fairview Road. This decision was based upon the street outline provided to your office. We appreciate your accommodation in this regard and to that end would suggest the following plat note:

If in the future it is determined by Kittitas County (or the City of Kittitas in the event the property is annexed) that the roads in this plat should be dedicated to the public, the lot owners will dedicate said roads and not object or oppose participation in an LID assessment for any road improvements necessary for such dedication.

If you have any questions or need any additional information from me, please let me know.

Very truly yours,


James T. Denison Jr.
Attorney for Applicant

cc: client
Chuck Cruse

F:\jd\jh\plats\letter to CDS 11-27-07

RECEIVED
JAN 14 2008
KITTITAS COUNTY
CDS



RECEIVED
FEB 21 2008
KITTITAS COUNTY
CDS
KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

February 19, 2008

Mike Elkins, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mike:

I have reviewed the applications for the School Heights (SP-07-99), Kittitas Heights (SP-07-69), and the Fairview Acres (SP-07-76) Short Plats. During development, the following issues will need to be addressed:

1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.

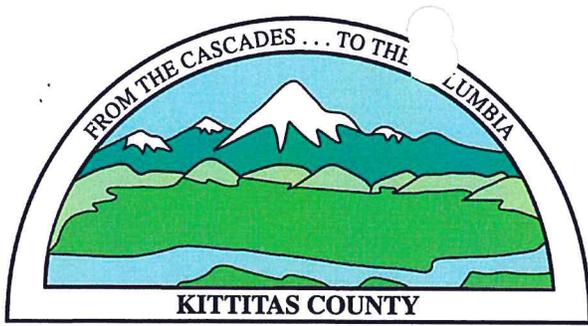
Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2

CC – Kittitas County Fire Marshal
John Sinclair – Fire Chief



www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

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

March 6, 2008

Mike Elkins, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Kittitas Heights Short Plat (SP-07-69)

Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. The file indicates soil logs are needed and water availability needs to be provided. I recommend that a Group B water system be used to serve the four proposed lots. The water system plan and design will need to be submitted and approved and the water system installed and approved prior to final plat approval.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Holly Duncan".

Holly Duncan
Environmental Health Specialist
Kittitas County Public Health
(509) 962-7580



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

RECEIVED
FEB 29 2008
KITITAS COUNTY
CDS

February 27, 2008



Your address
is in the
**Upper
Yakima**
watershed

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

Dear Mr. Elkins:

Thank you for the opportunity to comment on the Kittitas Heights short plat of approximately 8 acres into 4 lots, proposed by Chason Farms, LLC [SP 07-69]. We have reviewed the application and have the following comment.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the project location is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to burn trees or debris from the property. Only natural unprocessed vegetation may be burned in an outdoor fire. If the project location is inside the UGA, they must use an alternative to burning.

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.



Mr. Elkins
February 27, 2008
Page 2 of 3

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions concerning the Air Quality comments, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

Water Resources

Proposal numbers SP-07-68 (Bushka Ag Short Plat), SP-07-69 (Kittitas Heights Short Plat), SP-07-76 (Fairview Acres Short Plat), and SP-07-99 (School Heights Short Plat) appear to be a single project. The common ownership, adjacency of the parcels, and common road(s) involved; point in the direction of a single project. Therefore, the wells proposed to serve all lots located in all subject short plats, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.

The above four proposals, in combination, will exceed the groundwater exemption of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden. This project (Proposal Nos. SP-07-68, SP-07-69, SP-07-76, and SP-07-99) will therefore **require a water right**.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

Mr. Elkins
February 27, 2008
Page 3 of 3

Furthermore, **Ecology believes these proposals should be evaluated as the same combined project.** According to WAC 197-11-060(b) proposals that relate to each other shall be evaluated in the same environmental document.

If you have any questions concerning the Water Resources comments, please contact Brean Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

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

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Bryan Neet at the Dept. of Ecology, (509) 575-2808, with questions about this permit.

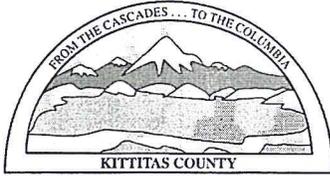
In addition, Water Quality views SP 07-99, SP 07-76, SP 07-69, and SP 07-68 as one whole project and not four individual short plats.

If you have any questions concerning the Water Quality comments, please contact Bryan Neet at (509) 575-2808.

Sincerely,



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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services

FROM: Christina Wollman, Planner II *cw*

DATE: February 6, 2008

SUBJECT: Kittitas Heights Short Plat 07-69

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended 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.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access from the cul-de-sac to Fairview Road shall be constructed to meet or exceed the conditions of a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

Page 1 of 3

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.

Kittitas County Engineer

5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

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 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."

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



CHASON FARMS LLC
110 W 6TH AVE, PMB #295
ELLENSBURG, WA 98926

CRUSE & ASSOCIATES

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

Kittitas County Public Works

Kittitas County Environmental Health

Cascade Irrigation
8063 Hwy 10
Ellensburg, WA 98926

City of Kittitas
PO Box 719
Kittitas, WA 98934

Kittitas Valley Fire & Rescue
2020 Vantage Highway
Ellensburg, WA 98926

JAMES DENISON
PO BOX 1088
ELLENSBURG, WA 98926



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

February 27, 2008



Your address
is in the
**Upper
Yakima**
watershed

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

Dear Mr. Elkins:

Thank you for the opportunity to comment on the Kittitas Heights short plat of approximately 8 acres into 4 lots, proposed by Chason Farms, LLC [SP 07-69]. We have reviewed the application and have the following comment.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the project location is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to burn trees or debris from the property. Only natural unprocessed vegetation may be burned in an outdoor fire. If the project location is inside the UGA, they must use an alternative to burning.

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, and then follow the plan for construction of the project and duration of activity on property. The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.



Mr. Elkins
February 27, 2008
Page 2 of 3

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions concerning the Air Quality comments, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

Water Resources

Proposal numbers SP-07-68 (Bushka Ag Short Plat), SP-07-69 (Kittitas Heights Short Plat), SP-07-76 (Fairview Acres Short Plat), and SP-07-99 (School Heights Short Plat) appear to be a single project. The common ownership, adjacency of the parcels, and common road(s) involved; point in the direction of a single project. Therefore, the wells proposed to serve all lots located in all subject short plats, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.

The above four proposals, in combination, will exceed the groundwater exemption of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden. This project (Proposal Nos. SP-07-68, SP-07-69, SP-07-76, and SP-07-99) will therefore **require a water right**.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

Mr. Elkins
February 27, 2008
Page 3 of 3

Furthermore, **Ecology believes these proposals should be evaluated as the same combined project.** According to WAC 197-11-060(b) proposals that relate to each other shall be evaluated in the same environmental document.

If you have any questions concerning the Water Resources comments, please contact Brean Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

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

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact Bryan Neet at the Dept. of Ecology, (509) 575-2808, with questions about this permit.

In addition, Water Quality views SP 07-99, SP 07-76, SP 07-69, and SP 07-68 as one whole project and not four individual short plats.

If you have any questions concerning the Water Quality comments, please contact Bryan Neet at (509) 575-2808.

Sincerely,



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

AFFIDAVIT OF PUBLICATION

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

NOTICE OF APPLICATION
Kittitas Heights Short Plat (SP-07-69)

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

FEBRUARY 15, 2008

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of **\$ 68.37** rate of \$5.10 per column inch for each insertion.

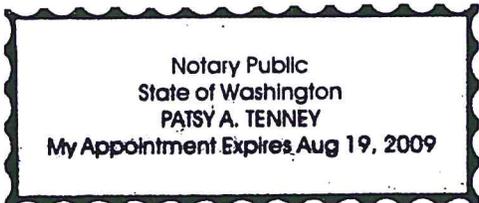
Diane Ewing

Subscribed to me this 18 day of February, 2008.

Patsy A Tenney

PATSY A TENNEY

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



RECEIVED

FEB 25 2008

**KITTITAS COUNTY
CDS**

03521156		IN FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
CLASS	AD TYPE	INS.	AMOUNT		
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PHONE					
(509) 962-7506					
SORTLINE					
Notice of Application					
START DATE			STOP DATE		
02/15/08			02/15/08		

14

DAILY RECORD

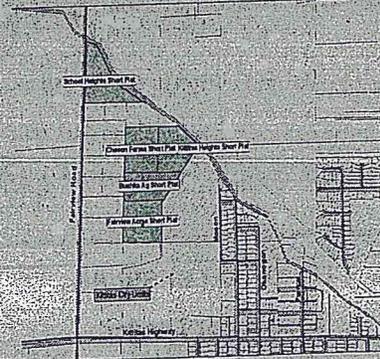
401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

a0104728 - 03521156
 Kittitas County Community
 Development Services
 411 N. Ruby St, Suite 2
 ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application Kittitas Heights Short Plat (SP-07-69)

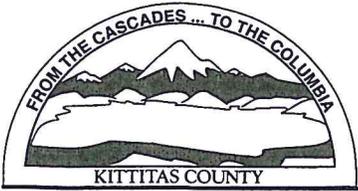
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on January 14, 2008, receive a complete application for the Kittitas Heights Short Plat (SP-07-69) from Chuck Cruse of Cruse & Associates, authorized agent for Chason Farms LLC, landowner. The Kittitas Heights Short Plat is an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8 acres of land that is zoned Rural Residential and Urban Residential, located immediately northwest of the City of Kittitas, 1/3 mile north of Kittitas Highway, 1/3 mile east of Fairview Road, Ellensburg, WA, 98926, located in a portion of Section 2, T17N, R19E, WM, in Kittitas County. Map Number 17-19-02000-0030.



Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Mike Elkins

Written comments from the public may be submitted to Kittitas County CDS no later than February 29, 2008.

Date: February 13, 2008
 Publish: February 15, 2008 (Daily Record)



Kittitas County Community Development Services

Darryl Piercy, Director

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: KITITIAS HEIGHTS SP-07.69
NOTICE OF APPLICATION

NOTIFICATION MAIL DATE: 2/13/08

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

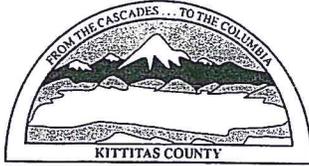
State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.


Signature MIKE ELKINS

Subscribed and sworn to before me this 25 day of February, 20 08.


Amanda J. VandenBerg
Notary Public for the State of Washington residing
In Ellensburg.
My appointment expires September 9, 2010.



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

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas County Fire Marshal
Kittitas School District
Fairpoint Communications
Kittitas Reclamation District
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: February 13, 2008

Publish: February 15, 2008 (Daily Record)

Subject: **Kittitas Heights Short Plat, File Number SP-07-69**

Chuck Cruse of Cruse & Associates, authorized agent for Chason Farms LLC, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8 acres of land that is zoned Rural Residential and Urban Residential, located immediately northwest of the City of Kittitas, 1/3 mile north of Kittitas Highway, 1/4 mile east of Fairview Road, Ellensburg, WA, 98926, located in a portion of Section 2, T17N, R19E, WM, in Kittitas County. Map Number 17-19-02000-0030.

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

Please send comments regarding the application and potential adverse environmental impacts by February 29, 2008 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, Attention: Mike Elkins, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to February 29, 2008.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Chason Farms LLC
Mailing Address: 110 W. 6th Ave PMB #295
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-6916
Email Address: _____

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: (509) 962-8242
Email Address: _____

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: Fairview Road
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: Parcel 4, Bk 31 of Survey, pgs 208-209

6. Tax parcel number(s): 17-19-02000-0030

7. Property size: 8.00 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

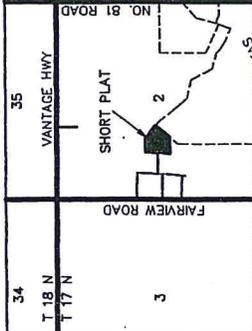
9. Are Forest Service roads/easements involved with accessing your development?

Yes No (Circle) If yes, explain: _____

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

Fairview Road

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED 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 KITTITAS HEIGHTS SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS APPLICABLE TO THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THIS PLAT IS NOW TO BE FILED, PARCEL NO. 1718-02000-0030

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: CHASON FARMS LLC
 ADDRESS: 110 WEST 5TH AVE, PUB #295 ELLensburg, WA 98926
 PHONE: (509) 925-8918

SOURCE OF WATER: SUBURBAN INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS PER THIS APP.
 WITHIN AN AREA OF ACCESS: 60' PRIVATE ACCESS
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 100'

SUBMITTED ON: _____

AUTOMATIC APPROVAL DATE: _____

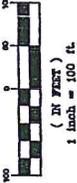
RETURNED FOR CAUSE ON: _____

**KITTITAS HEIGHTS SHORT PLAT
 LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON**

RECEIVING NO. _____



SP-07-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
- FOUND PIN & CAP
- x— FENCE

BRIAN C STICKNEY ETUX
 171 STONE TREE LAKE
 ELLensburg, WA 98926

BK 20 OF SURVEYS
 PAGES 105-106

CORY A. MC NUTT &
 PATRICK D. MC NUTT
 209 S. PEARL ST
 ELLensburg, WA 98926

SCHOOL HEIGHTS, LLC
 110 WEST 5TH AVE, PUB #295
 ELLensburg, WA 98926

CHASON FARMS LLC
 110 WEST 5TH AVE, PUB #295
 ELLensburg, WA 98926

MARK F. WHEELER ETUX
 4851 NE 30TH
 SEATTLE, WA 98105

MDJ DEVELOPMENT INC
 PO BOX 1117
 ELLensburg, WA 98926

ILLUSTRATED
 NOT VISITED

60' PRIVATE ACCESS
 & UTILITY ESM'T
 APN 200705010047

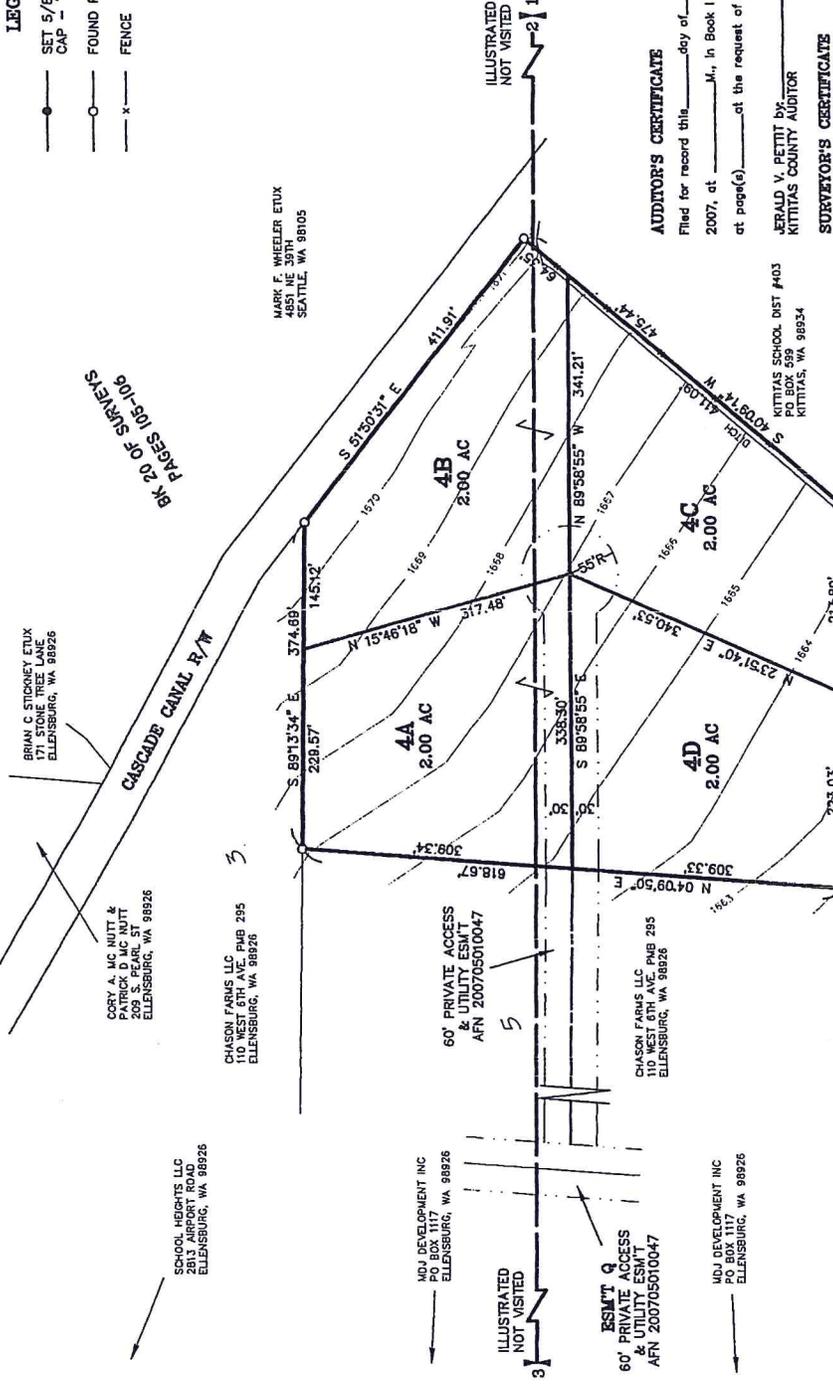
MDJ DEVELOPMENT INC
 PO BOX 1117
 ELLensburg, WA 98926

J. D. TRANSACTIONS
 2813 AIRPORT ROAD
 ELLensburg, WA 98926

BURKA, J.S., LLC
 552 COCDEN
 RICHLAND, WA 99352

BK 21 OF SURVEYS
 PAGES 208-209

BK 26 OF SURVEYS



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2007, at _____, in Book I of Short Plats at page(s) _____ of the request of Cruise & Associates.

ERALD V. BETTIT 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 CHASON FARMS LLC in MARCH of 2007.

Charles A. Cruise
 CHARLES A. CRUISE
 Professional Land Surveyor
 License No. 5-8-77
 DATE _____

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242
 P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
KITTITAS HEIGHTS SHORT PLAT

X	X	X
X	X	X



EDDY, DONALD P ETUX
2344 FAIRVIEW RD
ELLENSBURG WA 98926-

MC NUTT, CORY A &
MC NUTT, PATRICK D
209 S PEARL ST
ELLENSBURG WA 98926

SCHOOL HEIGHTS LLC
2813 AIRPORT RD
ELLENSBURG WA 98926-

WHEELER, MARK F. ETUX
4851 NE 39TH
SEATTLE WA 98105

STICKNEY, BRIAN C ETUX
171 STONE TREE LANE
ELLENSBURG WA 98926

CHASON FARMS LLC
110 W 6TH AVE PMB #295
ELLENSBURG WA 98926-

LARSEN, BRENDA ETVIR
806 E ACACIA LANE
ELLENSBURG WA 98926-

BUSHKA AG LLC
152 OGDEN ST
RICHLAND WA 99352-

GOODRICH, NOAH ETUX
1704 N REGAL PL
ELLENSBURG WA 98926-

KITTITAS SCHOOL DIST #403
PO BOX 599
KITTITAS WA 98934

MDJ DEVELOPMENT INC
PO BOX 1117
ELLENSBURG WA 98926-

HEISTAND, RANDAL C SR ETUX
PO BOX 1014
KITTITAS WA 98934

KITTITAS DEVELOPMENT
GROUP LLC
PO BOX 1141
KITTITAS WA 98934-

SHARP, JOHN
2346 FAIRVIEW RD
ELLENSBURG WA 98926-

TIPTON, BRIAN ETUX
1182 FAIRVIEW RD
ELLENSBURG WA 98926-

BOLLA, JOHN ETUX
PO BOX 852
KITTITAS WA 98934

Kittitas County Environmental Health

Kittitas County Public Works

Cascade Irrigation
8063 Hwy 10
Ellensburg, WA 98926

Kittitas Valley Fire & Rescue
2020 Vantage Highway
Ellensburg, WA 98926

Kittitas County Code Enforcement

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

City of Kittitas
PO Box 719
Kittitas, WA 98934

COLES CROSSING LLC
12515 BELLEVUE-REDMOND RD
BELLEVUE WA 98005

Kittitas County Fire Marshal

Kittitas County Solid Waste Programs

AMERICAN DREAM HOMES INC
12515 BEL-RED RD #201
BELLEVUE WA 98005-

Kittitas County Sheriff's Department

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

Cindy Preston
DNR Aquatic Land Manager
713 E Bowers Road
Ellensburg, WA 98926



EDDY, DONALD P ETUX
2344 FAIRVIEW RD
ELLENSBURG WA 98926-

MC NUTT, CORY A &
MC NUTT, PATRICK D
209 S PEARL ST
ELLENSBURG WA 98926

SCHOOL HEIGHTS LLC
2813 AIRPORT RD
ELLENSBURG WA 98926-

WHEELER, MARK F. ETUX
4851 NE 39TH
SEATTLE WA 98105

STICKNEY, BRIAN C ETUX
171 STONE TREE LANE
ELLENSBURG WA 98926

CHASON FARMS LLC
110 W 6TH AVE PMB #295
ELLENSBURG WA 98926-

LARSEN, BRENDA ETVIR
806 E ACACIA LANE
ELLENSBURG WA 98926-

BUSHKA AG LLC
152 OGDEN ST
RICHLAND WA 99352-

GOODRICH, NOAH ETUX
1704 N REGAL PL
ELLENSBURG WA 98926-

KITTITAS SCHOOL DIST #403
PO BOX 599
KITTITAS WA 98934

MDJ DEVELOPMENT INC
PO BOX 1117
ELLENSBURG WA 98926-

HEISTAND, RANDAL C SR ETUX
PO BOX 1014
KITTITAS WA 98934

KITTITAS DEVELOPMENT
GROUP LLC
PO BOX 1141
KITTITAS WA 98934-

SHARP, JOHN
2346 FAIRVIEW RD
ELLENSBURG WA 98926-

TIPTON, BRIAN ETUX
1182 FAIRVIEW RD
ELLENSBURG WA 98926-

BOLLA, JOHN ETUX
PO BOX 852
KITTITAS WA 98934

Kittitas County Environmental Health

Kittitas County Public Works

Cascade Irrigation
8063 Hwy 10
Ellensburg, WA 98926

Kittitas Valley Fire & Rescue
2020 Vantage Highway
Ellensburg, WA 98926

Kittitas County Code Enforcement

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

City of Kittitas
PO Box 719
Kittitas, WA 98934

COLES CROSSING LLC
12515 BELLEVUE-REDMOND RD
BELLEVUE WA 98005

Kittitas County Fire Marshal

Kittitas County Solid Waste Programs

AMERICAN DREAM HOMES INC
12515 BEL-RED RD #201
BELLEVUE WA 98005-

Kittitas County Sheriff's Department

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

Cindy Preston
DNR Aquatic Land Manager
713 E Bowers Road
Ellensburg, WA 98926

Easy Peel Labels
Use Avery® TEMPLATE 5160®



Paper



See Instruction Sheet
for Easy Peel Feature



AVERY® 5160®

Tom Justus
WA State Department of Health
Eastern Regional Office
1500 West Fourth Avenue Suite 305
Spokane, Washington 99201

James T. Denison, Jr.
201 West 7th Avenue
P.O. Box 1088
Ellensburg, WA 98926

Cruse & Associates

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®


Sens de chargement

Consultez la feuille
d'instruction

www.avery.com
1-800-GO-AVERY

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan

Tel (509) 925-6916
Fax (509) 962-8093

January 11, 2008

Mike Elkins
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Re: **Kittitas Heights Short Plat: SP-07-69**

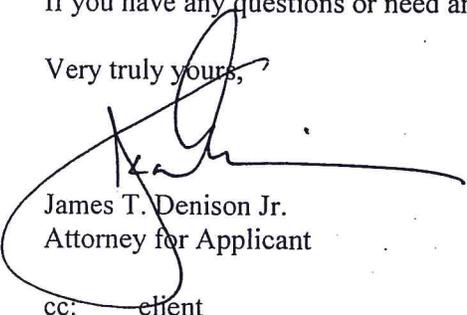
Dear Mike:

I understand that the above short plat application will be processed without the requirement of a SEPA checklist addressing the cumulative impacts of shared infrastructure and common access via Fairview Road. This decision was based upon the street outline provided to your office. We appreciate your accommodation in this regard and to that end would suggest the following plat note:

If in the future it is determined by Kittitas County (or the City of Kittitas in the event the property is annexed) that the roads in this plat should be dedicated to the public, the lot owners will dedicate said roads and not object or oppose participation in an LID assessment for any road improvements necessary for such dedication.

If you have any questions or need any additional information from me, please let me know.

Very truly yours,


James T. Denison Jr.
Attorney for Applicant

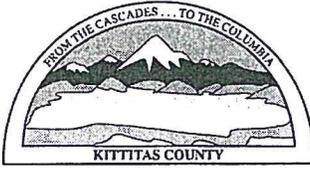
cc: client
Chuck Cruse

F:\jd\jh\plats\letter to CDS 11-27-07

RECEIVED

JAN 14 2008

KITTITAS COUNTY
CDS



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

May 31, 2007

Chason Farms LLC
110 W. 6th Ave. PMB #295
Ellensburg, WA 98926

Bushka AG LLC
152 Ogden
Richland, WA 99352

RE: Chason Farms Short Plat, File Number SP-07-65
Bushka AG Short Plat, File Number SP-07-68
Kittitas Heights Short Plat, File Number SP-07-69
Fairview Acres Short Plat, File Number SP-07-76

Dear Chason Farms LLC,

Based upon review of the Chason Farms 4 lot Short Plat (File Number SP-07-65), the Bushka AG 4 lot Short Plat (File Number SP-07-68), the Kittitas Heights 4 lot Short Plat (File Number SP-07-69), and the Fairview Acres 4 lot Short Plat (File Number SP-07-76), Community Development Services will require the projects to be reviewed simultaneously under the State Environmental Policy Act (SEPA). Environmental review is required to assess the cumulative impacts of the four contiguous short plats. The four short plats as proposed will result in a total of 16 residential lots. Kittitas County Code Chapter 15.04.090 establishes exempt levels for minor new construction under Washington Administrative Code (WAC) 197-11-800(1) (b) base on local conditions. For residential dwelling units in WAC 197-11-800(1) (c) (i): the threshold is up to nine dwelling units.

Please complete a SEPA Environmental Checklist for the **Kittitas Heights Short Plat** and return the completed checklist to Community Development Services at 411 North Ruby Street, Ellensburg, WA 98926, Attention: Mike Elkins, Staff Planner. Upon receipt of the revised environmental checklist, review of the four referenced Short Plat applications will continue. Kittitas County Code Chapter 15A.030.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.

If you have any questions regarding this matter, please feel free to contact me at (509) 933-8274.

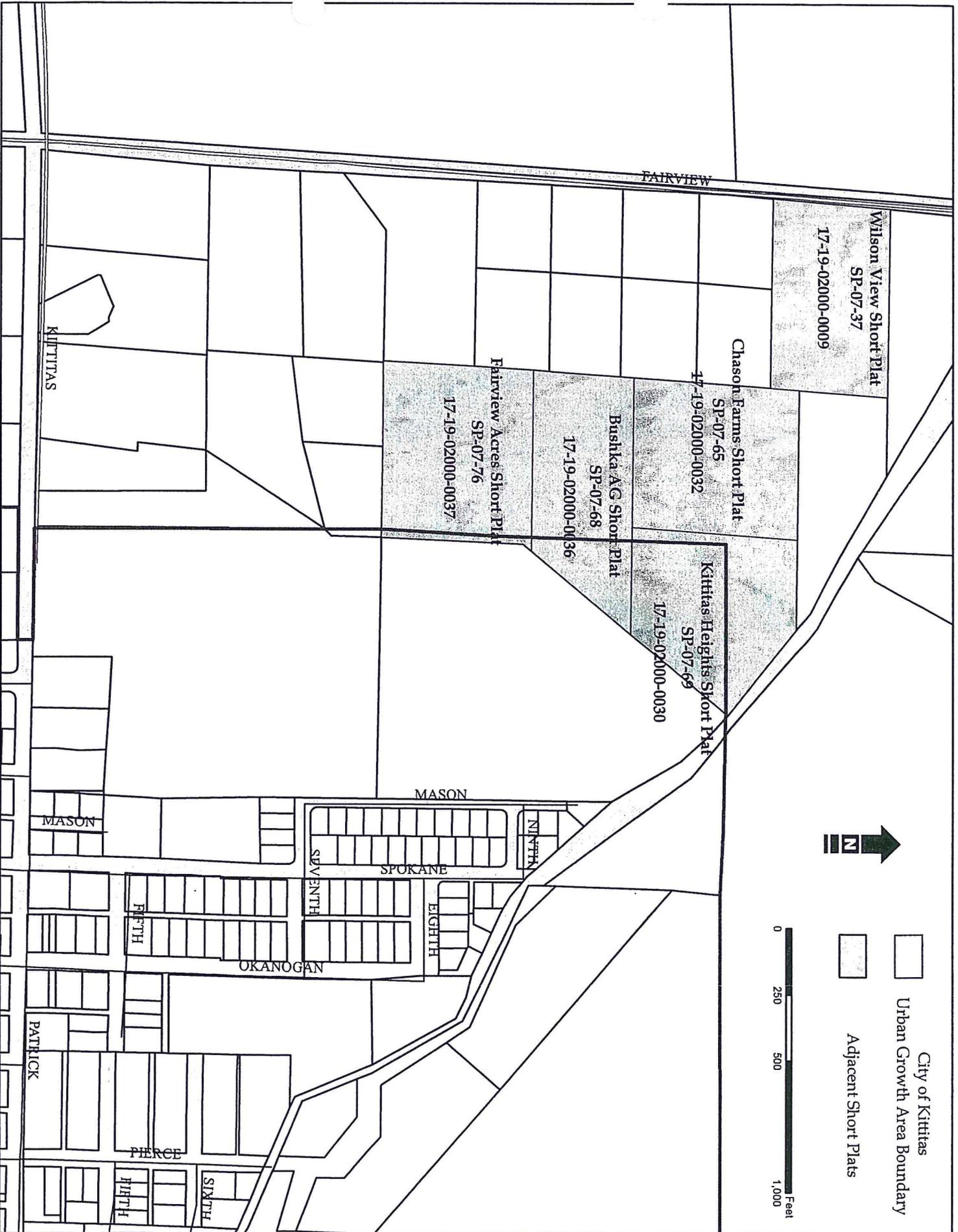
Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



Wilson View Short Plat

SP-07-37

17-19-02000-0009

Chason Farms Short Plat

SP-07-65

17-19-02000-0032

Bushka A.G. Short Plat

SP-07-68

17-19-02000-0036

Fairview Acres Short Plat

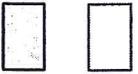
SP-07-76

17-19-02000-0037

Kittitas Heights Short Plat

SP-07-69

17-19-02000-0030



City of Kittitas



Urban Growth Area Boundary

Adjacent Short Plats



FAIRVIEW

MASON

MASON

SPOKANE

NINTH

SEVENTH

EIGHTH

OKANOGAN

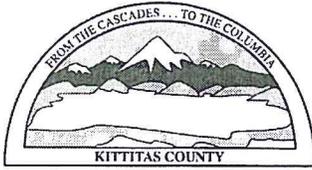
FIFTH

PATRICK

PIERCE

FIFTH

SIXTH



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

May 31, 2007

Chason Farms LLC
110 W. 6th Ave. PMB #295
Ellensburg, WA 98926

Bushka AG LLC
152 Ogden
Richland, WA 99352

RE: Chason Farms Short Plat, File Number SP-07-65
Bushka AG Short Plat, File Number SP-07-68
Kittitas Heights Short Plat, File Number SP-07-69
Fairview Acres Short Plat, File Number SP-07-76

Dear Chason Farms LLC,

Based upon review of the Chason Farms 4 lot Short Plat (File Number SP-07-65), the Bushka AG 4 lot Short Plat (File Number SP-07-68), the Kittitas Heights 4 lot Short Plat (File Number SP-07-69), and the Fairview Acres 4 lot Short Plat (File Number SP-07-76), Community Development Services will require the projects to be reviewed simultaneously under the State Environmental Policy Act (SEPA). Environmental review is required to assess the cumulative impacts of the four contiguous short plats. The four short plats as proposed will result in a total of 16 residential lots. Kittitas County Code Chapter 15.04.090 establishes exempt levels for minor new construction under Washington Administrative Code (WAC) 197-11-800(1) (b) base on local conditions. For residential dwelling units in WAC 197-11-800(1) (c) (i): the threshold is up to nine dwelling units.

Please complete a SEPA Environmental Checklist for the **Kittitas Heights Short Plat** and return the completed checklist to Community Development Services at 411 North Ruby Street, Ellensburg, WA 98926, Attention: Mike Elkins, Staff Planner. Upon receipt of the revised environmental checklist, review of the four referenced Short Plat applications will continue. Kittitas County Code Chapter 15A.030.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.

If you have any questions regarding this matter, please feel free to contact me at (509) 933-8274.

Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Preliminary Submittal Requirements:

Review Date: ~~5/11/07~~ 5/14/07
Tax Parcel: 17-19-02000-0030

Date Received: 5/9/07

File Number: KITTITAS HEIGHTS SP-07-69 Date Project Completed

Planner MIKE ECKINS 

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Y/N

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District #2, RURAL EBURG
- Located within Irrigation District: CASCADE IRRIG. Letter sent to Irrigation District Date: _____
- School District: KITTITAS SCHOOL DISTRICT
- UGA
- UGN

KITTITAS UGA INTERSECTS PARCEL

Critical Areas Check

Date 5/14/07 Planner Signature:  MIKE ECKINS

Zoning: SUBURBAN
Lot Size: 2 ACRES
Required Setbacks: F 25 FT S 15 FT R 25 FT.

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: _____
- Geologic Hazard Areas:
 - Seismic
 - Landslide
 - Erosion
 - Mine
 - Steep Slope
 - Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision, all sheets
- Location of subdivision by section, township, range, county, and state, all sheets
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater) , sheet one
- North Arrow, sheet one
- Date, sheet one
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.
- A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- All access easements.
- All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.

REQUIRED

N/A

- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

REQUIRED



- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.

N/A

- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.

For Short Plats and Plats containing BPA easements, start requiring this plat note:

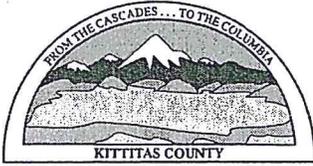
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations.

When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



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

SP-07-69

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTITAS 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.
- 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.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 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 #

X K.O.

5.9.07

050910

RECEIVED

DATE STAMP
MAY 15 2007

NOTES:

KITTTITAS COUNTY
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Chason Farms LLC

Mailing Address: 110 W. 6th Ave PMB #295

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: (509) 925-6916

Email Address: _____

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: (509) 962-8242

Email Address: _____

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: Fairview Road

City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: Parcel 4, Bk 31 of
Survey, pgs 208-209

6. Tax parcel number(s): 17-19-02000-0030 New Parcel# : 17-19-02074-
0004

7. Property size: 8.00 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

9. Are Forest Service roads/easements involved with accessing your development?
Yes No (Circle) If yes, explain: _____

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

Date:

X _____

4-17-07

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

Date:

X _____

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED 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 SERVICE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SIZES WITHIN THIS SHORT PLAT. PROBABLY THE KITTITAS COUNTY HEALTH DEPARTMENT AND/OR ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE KITTITAS HEIGHTS 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

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 1719-0200-0030

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

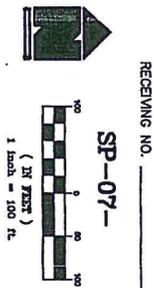
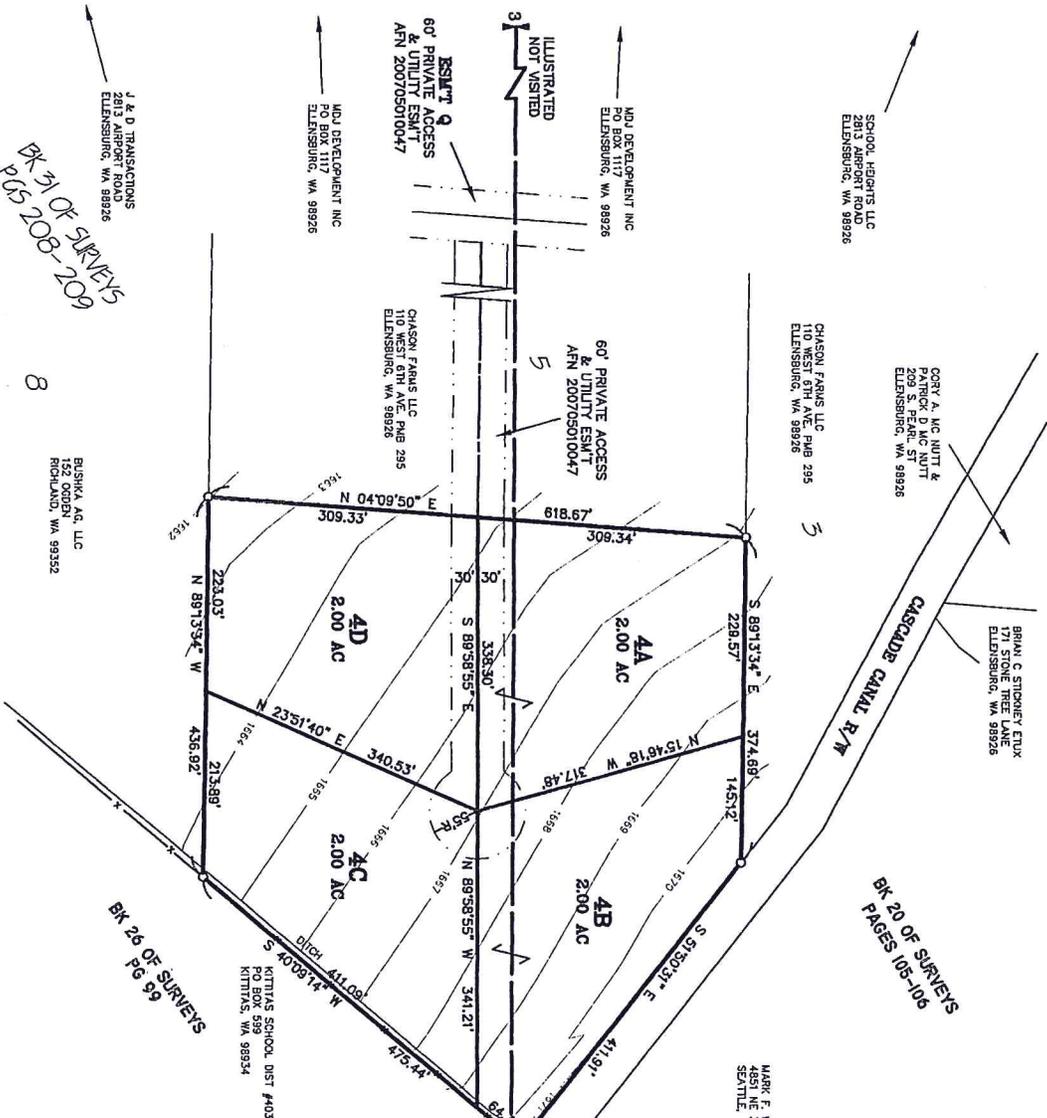
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
CHASON FARMS LLC
110 WEST 6TH AVE. P#8 295
ELLENSBURG, WA 99926

PHONE: (509) 925-4916

EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
NOTY AND TYPE OF ACCESS: 60' PRIVATE ACCESS
NUMBER OF SHORT PLANTED LOTS: FOUR (4)
SCALE: 1" = 100'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
REIMBURSED FOR CAUSE ON: _____

KITTITAS HEIGHTS SHORT PLAT
LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON



SHEET 1 OF 2

X	X	X
X	X	X

RECEIVING NO. _____
SP-07-
(IN FEET)
1 Inch = 100 Ft.

LEGEND
 ● SET 5/8" REBAR W/ YELLOW CAP - CRUISE 1807B
 ○ FOUND PIN & CAP
 - - - FENCE

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2007, at _____ Mo., in Book I of Short Plats
 at page(s) _____ at the request of Cruise & Associates.

SPRAD 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 CHASON FARMS LLC in MARCH of 2007.

CHARLES A. CRUISE
 Professional Land Surveyor
 License No. 63786
 5-8-07

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242
 P.O. Box 856
 Ellensburg, WA 98926 (509) 962-8242

KITTITAS HEIGHTS SHORT PLAT

UPDATED SUBDIVISION GUARANTEE

Office File Number : 0104071
Guarantee Number : 48 0035 72030 6673
Dated : May 1, 2007 at 4:37 pm
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : CHASON

Name of Assured: **CRUSE & ASSOCIATES**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel 4 of that certain Survey as recorded October 5, 2005, in Book 31 of Surveys, pages 208 and 209, under Auditor's File No. 200510050010, records of Kittitas County, Washington; being a portion of the West Half of Section 2, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

LAZARA FAMILY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104071

Guarantee Number: 48 0035 72030 6673

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002.
5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on December 17, 1904, in Volume 9, Page 582, under Kittitas County Auditor's File No. 12049.
In favor of : Cascade Canal Company
For : Right of ingress to and egress from for the purpose of constructing, operating and maintaining the said canal
Affects : Said premises and other land
7. Amendatory Contract, governing reclamation and irrigation matters;
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

(SCHEDULE B)

File No. 0104071

Guarantee Number: 48 0035 72030 6673

9. Matters disclosed and/or delineated on that certain Survey recorded November 18, 1974, in Book 1 of Surveys, Page 53, under Auditor's File No. 393703, as follows:
 - a) Location of fencelines in relation to perimeter boundaries

10. Matters disclosed and/or delineated on that certain Survey recorded June 20, 2001, in Book 26 of Surveys, page 99, under Auditor's File No. 200106200028, as follows:
 - a) Location of fence lines in relation to perimeter boundaries.

11. Real Estate Contract, including the terms, covenants and provisions thereof;
Vendor : Lazara Family, L.L.C., a Washington Limited Liability Company
Vendee : J & D Transactions, Inc., a Washington Corporation
Dated : March 25, 2005
Recorded : March 29, 2005
Auditor's File No. : 200503290007
Excise Tax Receipt No. : 2005-636
Affects : Said Parcel 4 and other land

The Vendee's interest thereunder assigned by instrument;
Dated : March 13, 2007
Recorded : March 23, 2007
Recording No. : 200703230056
Grantor : J&D Transactions, Inc., a Washington corporation
Grantee : Chason Farms, LLC, a Washington limited liability company
Excise Tax Receipt No. : 2007-0496

12. Matters disclosed and/or delineated on that certain survey recorded October 5, 2005 in Book 31 of Surveys, Pages 208 and 209, under Auditor's File No. 200510050010, as follows:
 - a. 60' Easement "Q" affecting portion of Parcel 4, including 55' radius cul-de-sac;
 - b. Location of fence lines in relation to perimeter boundaries;
 - c. Notes contained thereon.

13. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on December 27, 2006, under Kittitas County Auditor's File No. 200612270039.
In favor of : Puget Sound Energy, Inc., a Washington corporation
For : One or more utility systems for transmission, distribution and sale of electricity
Affects : A strip of land 10' in width across all lots, being parallel to and coincident with the streets and road rights-of-way

14. Declaration of Non-Exclusive Easement and Road Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named:
Between : J&D Transactions, Inc., a Washington corporation; MDJ Development, Inc., a Washington corporation; School Heights, LLC, a Washington limited liability company; Chason Farms, LLC, a Washington limited liability company; and Bushka AG, LLC, a Washington limited liability company
Dated : March 23, 2007
Recorded : March 23, 2007
Auditor's File No. : 200703230057

(SCHEDULE B)

File No. 0104071

Guarantee Number: 48 0035 72030 6673

EXCEPTION NO. 14 continued:

First Amendment to Declaration of Non-Exclusive Easement and Road Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named:

Between : J&D Transactions, Inc., a Washington corporation; MDJ Development, Inc., a Washington corporation; School Heights, LLC, a Washington limited liability company; Chason Farms, LLC, a Washington limited liability company; Bushka AG, LLC, a Washington limited liability company, and Noah Goodrich and Tracy Goodrich, husband and wife

Dated : April 30, 2007

Recorded : April 30, 2007

Auditor's File No. : 200704300099

Said First Amendment to Declaration was re-recorded May 1, 2007 under Auditor's File No. 200705010047.

END OF EXCEPTIONS

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
2. General taxes and assessments for 2007 have been paid.
Amount : \$ 941.26
Tax No. : 17-19-02000-0030 (950322)
3. Cascade Irrigation District assessments for the year 2007 have been paid.
Amount : \$ 320.00
Parcel No. : 950322-1-1

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/kdb/jeh



CORPOR

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Corporations Division - Registration Data Search

CHASON FARMS, LLC

UBI Number	602700612
Category	Limited Liability Regular
Profit/Nonprofit	Profit
Active/Inactive	Active
State of Incorporation	WA
Date of Incorporation	02/26/2007
License Expiration Date	02/29/2008

Registered Agent Information

Agent Name	JIM DENISON
Address	201 WEST 7TH AVENUE
City	ELLENSBURG
State	WA
ZIP	98926

Special Address Information

Address	PO BOX 1088
City	ELLENSBURG
State	WA
Zip	98926

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FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>Total</i>					
***** START							
653	INV	S 89 13 34	E	374.69	1487.4218	16396.7996	653
651	INV	S 51 50 31	E	411.91	1482.3619	16771.4543	651
467	INV	S 40 09 14	W	475.44	1227.8699	17095.3445	467
650	INV	N 89 13 34	W	436.92	864.4846	16788.7608	650
654	INV	N 4 09 50	E	618.67	870.3848	16351.8794	654
					1487.4218	16396.7996	653

NO CLOSURE ERROR Area = 348460.10 sq ft 8.00000 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>YA</i>					
***** START							
653	INV	S 89 13 34	E	229.57	1487.4218	16396.7996	653
390	INV	S 15 46 18	E	317.48	1484.3216	16626.3481	390
389	INV	N 89 58 55	W	338.30	1178.7961	16712.6406	389
383	INV	N 4 09 50	E	309.34	1178.9032	16374.3395	383
					1487.4218	16396.7996	653

NO CLOSURE ERROR Area = 87120.00 sq ft 2.00000 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>YB</i>					
***** START							
390	INV	S 89 13 34	E	145.12	1484.3216	16626.3481	390
651	INV	S 51 50 31	E	411.91	1482.3619	16771.4543	651
467	INV	S 40 09 14	W	64.35	1227.8699	17095.3445	467
388	INV	N 89 58 55	W	341.21	1178.6880	17053.8504	388
389	INV	N 15 46 18	W	317.48	1178.7961	16712.6406	389
					1484.3216	16626.3481	390

NO CLOSURE ERROR Area = 87120.00 sq ft 2.00000 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>YC</i>					
***** START							
389	INV	S 89 58 55	E	341.21	1178.7961	16712.6406	389
388	INV	S 40 09 14	W	411.09	1178.6880	17053.8504	388
650	INV	N 89 13 34	W	213.89	864.4846	16788.7608	650
391	INV	N 23 51 40	E	340.53	867.3730	16574.8900	391
					1178.7961	16712.6406	389

NO CLOSURE ERROR Area = 87120.06 sq ft 2.00000 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>YD</i>					
***** START							
389	INV	S 89 58 55	E	338.30	1178.9032	16374.3395	383
389	INV	S 23 51 40	W	340.53	1178.7961	16712.6406	389
391	INV	N 89 13 34	W	223.03	867.3730	16574.8900	391
654	INV	N 4 09 50	E	309.33	870.3848	16351.8794	654
					1178.9032	16374.3395	383

NO CLOSURE ERROR Area = 87120.04 sq ft 2.00000 ac