



K-25

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

01/14/2009 10:42:28 AM V: K P: 25 200901140001  
Shoreline CRUSE ASSOCIATES  
KITITAS County Auditor Page 2 of 2

SP-07-99



NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 208-209, AND THE SURVEYS REFERRED THEREON.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS MAY RESULT IN FURTHER ACCESS AND ROAD REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 103.
- 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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
- KITITAS 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.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
- IF IN THE FUTURE IT IS DETERMINED BY KITITAS COUNTY (OR THE CITY OF KITITAS 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 L.I.D. ASSESSMENT FOR ANY ROAD IMPROVEMENTS NECESSARY FOR SUCH DEDICATION.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- ALL FOUR LOTS OF THE SCHOOL HEIGHTS SHORT PLAT SP-07-99 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM GROUND WATER WITHDRAWAL.
- CONSTRUCTION OF ANY PRIVATE ROAD TO PUBLIC ROAD STANDARDS DOES NOT GUARANTEE ACCEPTANCE ON COUNTY ROAD SYSTEM.

ORIGINAL PARCEL DESCRIPTION

PARCEL 1 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 KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SCHOOL HEIGHTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 13 DAY OF January A.D., 2009  
SCHOOL HEIGHTS, L.L.C.

Jack Miller  
NAME  
manager  
TITLE

NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 13 DAY OF January A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK MILLER AND \_\_\_\_\_ TO ME KNOWN TO BE THE MANAGER AND \_\_\_\_\_, RESPECTIVELY, OF SCHOOL HEIGHTS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

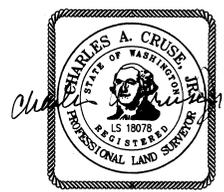
Kelly J. Held  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: Jan 23, 2012



AUDITOR'S CERTIFICATE

Filed for record this 14th day of January, 2009, at 10:42 A.M., in Book K of Short Plats at page(s) 25 at the request of Cruse & Associates.  
RECEIVING NO. 20090114001

JERALD V. PETTIT by: K. Hernandez  
KITITAS COUNTY AUDITOR



12-10-08

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



FROM	IA		ANGLE	DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				2675.22779	15236.69032	291
291	INV	S	72 13 32	E	142.35	2631.77085	292
	RADIAL	N	17 46 28	E			
	DELTA		43 29 57	RT			
	RADIUS			125.00			
	TAN			49.87			
	L-ARC			94.90			
	RADIAL	N	61 16 25	E			
	RP				2512.73772	15334.09060	293
292	CHORD	S	50 28 33	E	92.64	2572.81609	294
	TAN@PT	S	28 43 35	E			
294	INV	S	28 43 35	E	270.03	2336.02042	489
489	INV	S	66 50 07	W	322.00	2209.35377	490
490	INV	N	85 48 19	W	74.73	2214.82008	491
491	INV	N	4 11 41	E	461.64	2675.22779	291

=====							
NO CLOSURE ERROR Area = 109650.51 sq ft 2.51723 ac							
FROM	IB		ANGLE	DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				2336.02042	15573.48972	489
489	INV	S	66 50 07	W	322.00	2209.35377	490
490	INV	N	85 48 19	W	74.73	2214.82008	491
491	INV	S	4 11 41	W	152.70	2062.53331	492
492	INV	S	89 13 34	E	385.53	2057.32706	493
493	INV	N	52 11 40	E	132.31	2138.43126	295
295	INV	N	28 43 35	W	225.32	2336.02042	489

=====							
NO CLOSURE ERROR Area = 90437.12 sq ft 2.07615 ac							
FROM	IC		ANGLE	DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				2062.53331	15191.75241	492
492	INV	S	89 13 34	E	385.53	2057.32706	493
493	INV	S	4 11 41	W	226.38	1831.55540	494
494	INV	N	89 13 34	W	385.53	1836.76165	604

295 INV N 28 43 35 W 225.52 2336.02042 15573.48972 489

=====  
NO CLOSURE ERROR Area = 90437.12 sq ft 2.07615 ac  
FROM IC ANGLE DIST NORTH EAST TO

=====  
PT/PT INVERSE  
\*\*\*\*\* START 2062.53331 15191.75241 492

492 INV S 89 13 34 E 385.53 2057.32706 15577.24729 493

493 INV S 4 11 41 W 226.38 1831.55540 15560.68813 494

494 INV N 89 13 34 W 385.53 1836.76165 15175.19325 604

604 INV N 4 11 41 E 226.38 2062.53331 15191.75241 492

=====  
NO CLOSURE ERROR Area = 87120.03 sq ft 2.00000 ac  
FROM ID ANGLE DIST NORTH EAST TO

=====  
PT/PT INVERSE  
\*\*\*\*\* START 2138.43126 15681.78480 295

295 INV S 52 11 40 W 132.31 2057.32706 15577.24729 493

493 INV S 4 11 41 W 226.38 1831.55540 15560.68813 494

494 INV S 89 13 34 E 624.38 1823.12364 16185.01523 602

602 INV N 59 55 34 W 519.41 2083.41177 15735.52515 297

RADIAL S 30 04 26 W  
DELTA 31 11 59 RT  
RADIUS 143.00  
TAN 39.93  
L-ARC 77.87  
RADIAL S 61 16 25 W  
RP

2207.16092 15807.18509 296

297 CHORD N 44 19 34 W 76.91 2138.43126 15681.78480 295

TAN@PT N 28 43 35 W

=====  
NO CLOSURE ERROR Area = 101792.81 sq ft 2.33684 ac  
2138.43126 15681.78480 295

# School Heights

FROM		ANGLE		DIST		NORTH	EAST	TO
PT/PT INVERSE		<i>Total</i>						
****	START							
291	INV	S	72 13 32	E	142.35	2675.2278	15236.6903	291
	RADIAL	N	17 46 28	E		2631.7709	15372.2497	292
	DELTA		43 29 57	RT				
	RADIUS							
	TAN							
	L-ARC							
	RADIAL	N	61 16 25	E				
	RP							
292	CHORD	S	50 28 33	E	92.64	2512.7377	15334.0906	293
	TAN@PT	S	28 43 35	E		2572.8161	15443.7062	294
294	INV	S	28 43 35	E	495.35	2138.4313	15681.7848	295
	RADIAL	S	61 16 25	W				
	DELTA		31 11 59	LT				
	RADIUS							
	TAN							
	L-ARC							
	RADIAL	S	30 04 26	W				
	RP							
295	CHORD	S	44 19 34	E	76.91	2207.1609	15807.1851	296
	TAN@PT	S	59 55 34	E		2083.4118	15735.5251	297
297	INV	S	59 55 34	E	519.41	1823.1236	16185.0152	602
602	INV	N	89 13 34	W	1009.91	1836.7616	15175.1932	604
604	INV	N	4 11 41	E	840.72	2675.2278	15236.6903	291
NO CLOSURE ERROR						2675.2278	15236.6903	291
		Area = 389000.47 sq ft		8.93022 ac				
FROM		ANGLE		DIST		NORTH	EAST	TO

SUBDIVISION GUARANTEE

Office File Number : 0104558  
Guarantee Number : 48 0035 72030 6731  
Dated : May 23, 2007, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : SCHOLL HEIGHTS, LLC

Name of Assured: CRUSE AND 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 1 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:

**SCHOOL HEIGHTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0104558

Guarantee Number: 48 0035 72030 6731

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.

(SCHEDULE B)

File No. 0104558

Guarantee Number: 48 0035 72030 6731

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)
10. 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 3, including 55' radius cul-de-sac;
  - b. Notes contained thereon.
11. 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
12. 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

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.

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**

KO/qeb

# Mylar Routing Form

Project Name: SP-07-00099 School Hgts.  
Planner: Jeff Watson

## Community Development Services

Date Received: 12/10/2008  
Start Routing: 12/12/2008

Comments:

## Department of Public Works

Date Received: 12-12-08  
Back to CDS: 12-18-08  
By: CW

Comments:

*signed  
12/18/08*

**RECEIVED**

DEC 12 2008

**KITTITAS COUNTY  
DEPT. OF PUBLICWORKS**

## Department of Environmental Health

Date Received: 12-22-08  
Back to CDS: 01-07-09  
By: JLD

Comments:

*Lot 1B, 1C, & 1D*

*Sols OK 12-16-08*

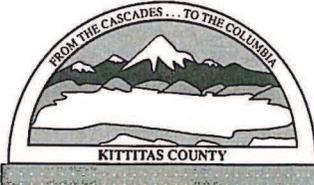
*Needs hydrogeo report 01-07-09*

*Lot 1A is unbuildable due to a lack of area for a ~~sewer~~ building & septic because of the pond.*

## Treasurers Office

Date Received:  
Back to CDS:  
By:

Comments:



## 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 School Heights Short Plat File Number SP-07-00099**

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

1. The School Heights Short Plat (SP 07-00099) 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. A notice of application for the School Heights Short Plat was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A)
3. 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 the applicant and parties of record on July 17, 2008.
4. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies. All four lots shall share a single ground water withdrawal of no more than 5,000 gallons per day
5. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
6. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
7. Kittitas County Community Development Services Department completed a Critical Areas Review. No significant critical areas requiring mitigation measures were identified on this Short Plat.
8. The School Heights Short Plat (SP 07-00099) 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.
9. The property lies within the Cascade Irrigation District. The property owners shall adhere to the general requirements of the Cascade Irrigation District.

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

Approved

This 9<sup>th</sup> Day of January, 2009

Daniel Davis, Interim Building Official

RECEIVED  
AUG 01 2008  
KITTITAS COUNTY  
CDS

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

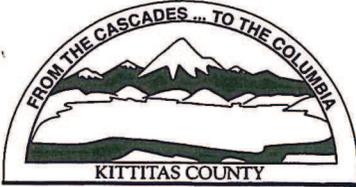
RE: School Heights, Bushka Ag, Fairview Acres and Kittitas Heights Short Plats, (SP-07-99, SP-07-68, SP-07-76, SP-07-69)

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



# 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:

School Heights SP-07-99

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

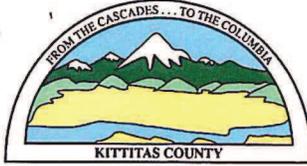
Subscribed and sworn to before me this 11 day of April, 20 08.

*Amanda J. Weed*



Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires July 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

April 11, 2008

Chuck Cruse  
PO Box 959  
Ellensburg, WA 98926

### RE: School Heights Short Plat (SP-07-99)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the School Heights Short Plat (SP-07-99) 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-07-99 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 School Heights Short Plat SP-07-99 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 pond located on lot 1A shall be depicted on the final mylars.
11. 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 intersection of the 60' easement and 20' private access easement 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.

Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance 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.

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:

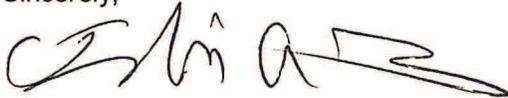
1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and

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 School 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. 5<sup>th</sup>, Room 108) by April 25, 2008 at 5:00p.m.**

Sincerely,



Trudie Pettit  
Staff Planner

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



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 School Heights short plat of approximately 8.93 acres into 4 lots, proposed by School Heights, LLC [SP 07-99]. 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

0352115		INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →
CLASS	AD TYPE	INS.	AMOUNT	
999	1a	1	\$67.09	
AGATES	LINES	WORDS	INCHES	
91	59	22	6.4	
EDITIONS			AD TAKER	
01			K2	
Cust # a0104728				
PHONE (509)962-7506				
SORTLINE Notice of Application				
START DATE		STOP DATE		
02/15/08		02/15/08		

15

# DAILY RECORD

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

a0104728 - 03521157  
 Kittitas County Community  
 Development Services  
 411 N. Ruby St, Suite 2  
 ELLENSBURG, WA 98926

**INVOICES ARE DUE IN 10 DAYS**

## Notice of Application School Heights Short Plat (SP-07-99)

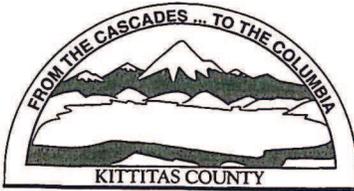
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on January 14, 2008, receive a complete application for the School Heights Short Plat (SP-07-99) from Chuck Gruse of Gruse & Associates, authorized agent for School Heights LLC, landowner. The School Heights Short Plat is an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.93 acres of land that is zoned Rural Residential, located immediately northwest of the City of Kittitas, 2/3 mile north of Kittitas Highway on Fairview Road, Ellensburg, WA 98926, located in a portion of Section 2, T17N, R19E, W1M, in Kittitas County, Map Number 17-19-02000-0008.



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 Ellans.

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: SCHOOL HEIGHTS LLC SHORT PLAT  
SP. 07.99  
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.

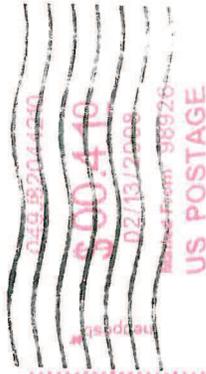
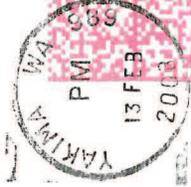
 MIKE EVANS  
Signature

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

  
Notary Public for the State of Washington residing  
in Ellensburg  
My appointment expires 11/15/2010, 20 10



KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES  
411 NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926



US POSTAGE

RECEIVED

FEB 20 2008

KITTITAS COUNTY  
CDS

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

NIXIE 992 SE 1 72 02/19/08

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 98926530002 \*1609-05667-13-43



# 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** **School Heights Short Plat (SP-07-99)**

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**

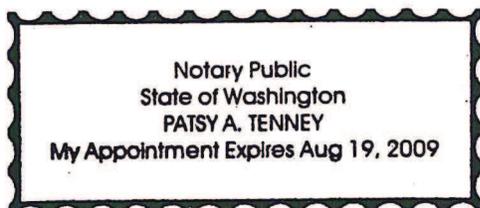
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of **\$ 67.09** rate of \$5.10 per column inch for each insertion.

Diane Ewing

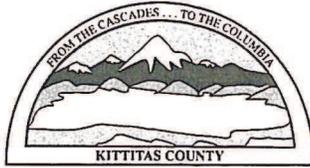
Subscribed to me this 18 day of February, 2008.

Patsy A Tenney  
-----  
**PATSY A TENNEY**

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



**RECEIVED**  
FEB 25 2008  
KITITAS 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

### 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:** **School Heights Short Plat, File Number SP-07-99**

Chuck Cruse of Cruse & Associates, authorized agent for School Heights LLC, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.93 acres of land that is zoned Rural Residential, located immediately northwest of the City of Kittitas, 2/3 mile north of Kittitas Highway, on Fairview Road, Ellensburg, WA, 98926, located in a portion of Section 2, T17N, R19E, WM, in Kittitas County. Map Number 17-19-02000-0008.

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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.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

## Notice of Application School Heights Short Plat (SP-07-99)

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on January 14, 2008, receive a complete application for the School Heights Short Plat (SP-07-99) from Chuck Cruse of Cruse & Associates, authorized agent for School Heights LLC, landowner. The School Heights Short Plat is an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.93 acres of land that is zoned Rural Residential, located immediately northwest of the City of Kittitas, 2/3 mile north of Kittitas Highway, on Fairview Road, Ellensburg, WA, 98926, located in a portion of Section 2, T17N, R19E, WM, in Kittitas County. Map Number 17-19-02000-0008.

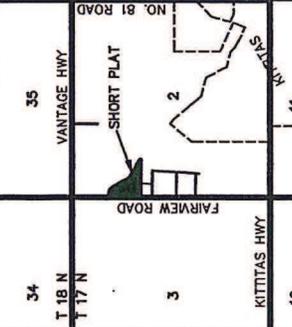
Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department 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)



**VICINITY MAP**



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2007.

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., 2007.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE SCHOOL 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., 2007.

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS AS SHOWN ON THIS PLAT ARE CORRECT FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 1718-02000-0008

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2007.

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: SCHOOL HEIGHTS LLC  
 ADDRESS: 2813 AIRPORT ROAD, ELLENBURG, WA 99028  
 PHONE: (509) 825-8916  
 EXISTING ZONE: SUBURBAN  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 NO IMPROVEMENTS PER THIS APP  
 STORM WATER: NO IMPROVEMENTS PER THIS APP  
 WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R/W  
 NO. OF SHORT PLATED LOTS: THREE (3)  
 SCALE: 1" = 100'

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

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

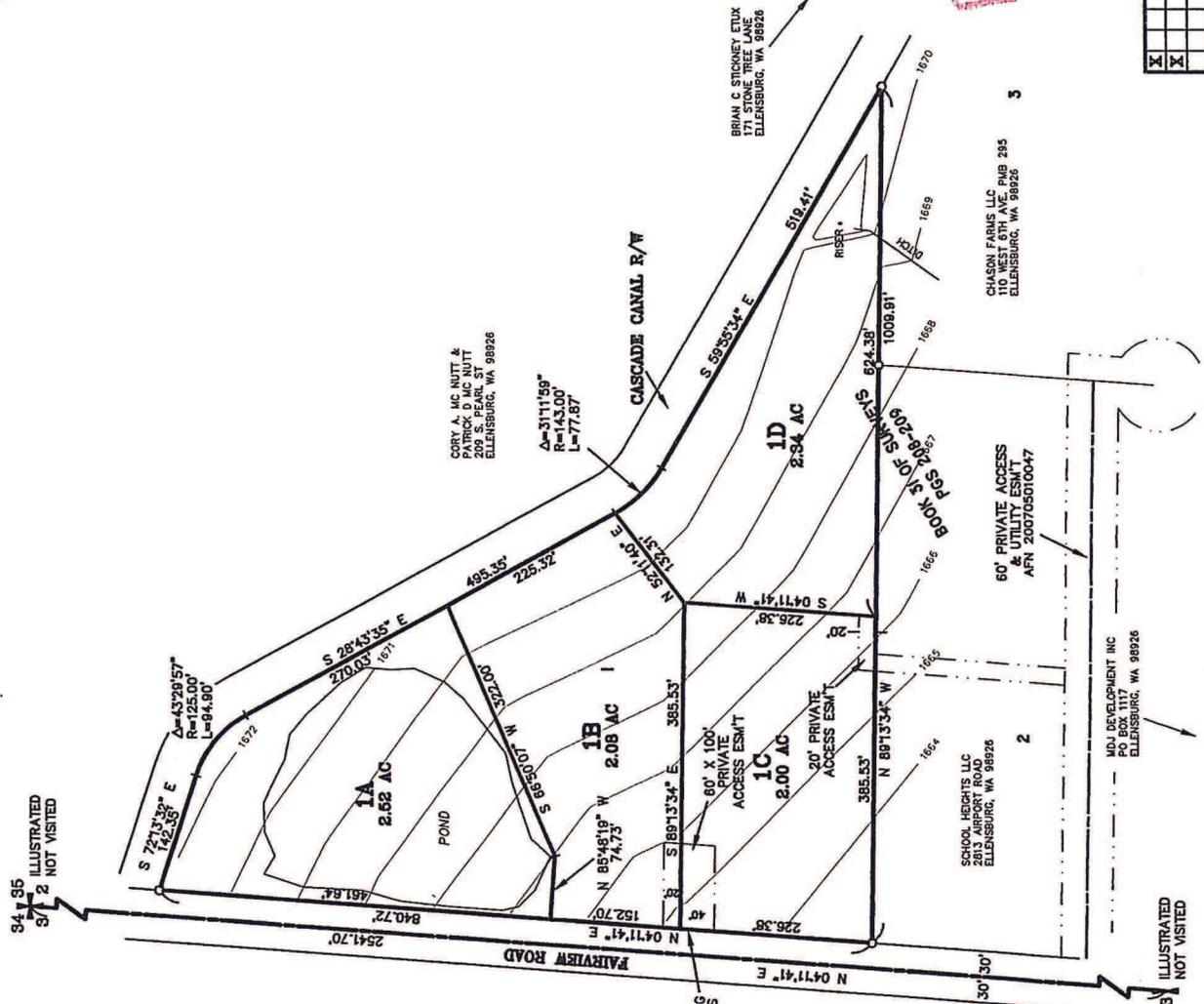
RECEIVING NO. \_\_\_\_\_

SP-07-

(31 FEET)  
 1 Inch = 100 Ft.

**LEGEND**

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



**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_, in Book 1 of Short Plats at page(s) \_\_\_\_\_ at the request of Cruise & Associates.

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 SCHOOL HEIGHTS LLC in MAY of 2007.

CHARLES A. CRUISE, JR.  
 Professional Land Surveyor  
 License No. 18078



**CRUISE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 99028 (509) 962-8242

**SCHOOL HEIGHTS SHORT PLAT**

School Heights Short Plat

Chason Farms Short Plat  
Kittitas Heights Short Plat

Bushka Ag Short Plat

Fairview Acres Short Plat

Kititas City Limits

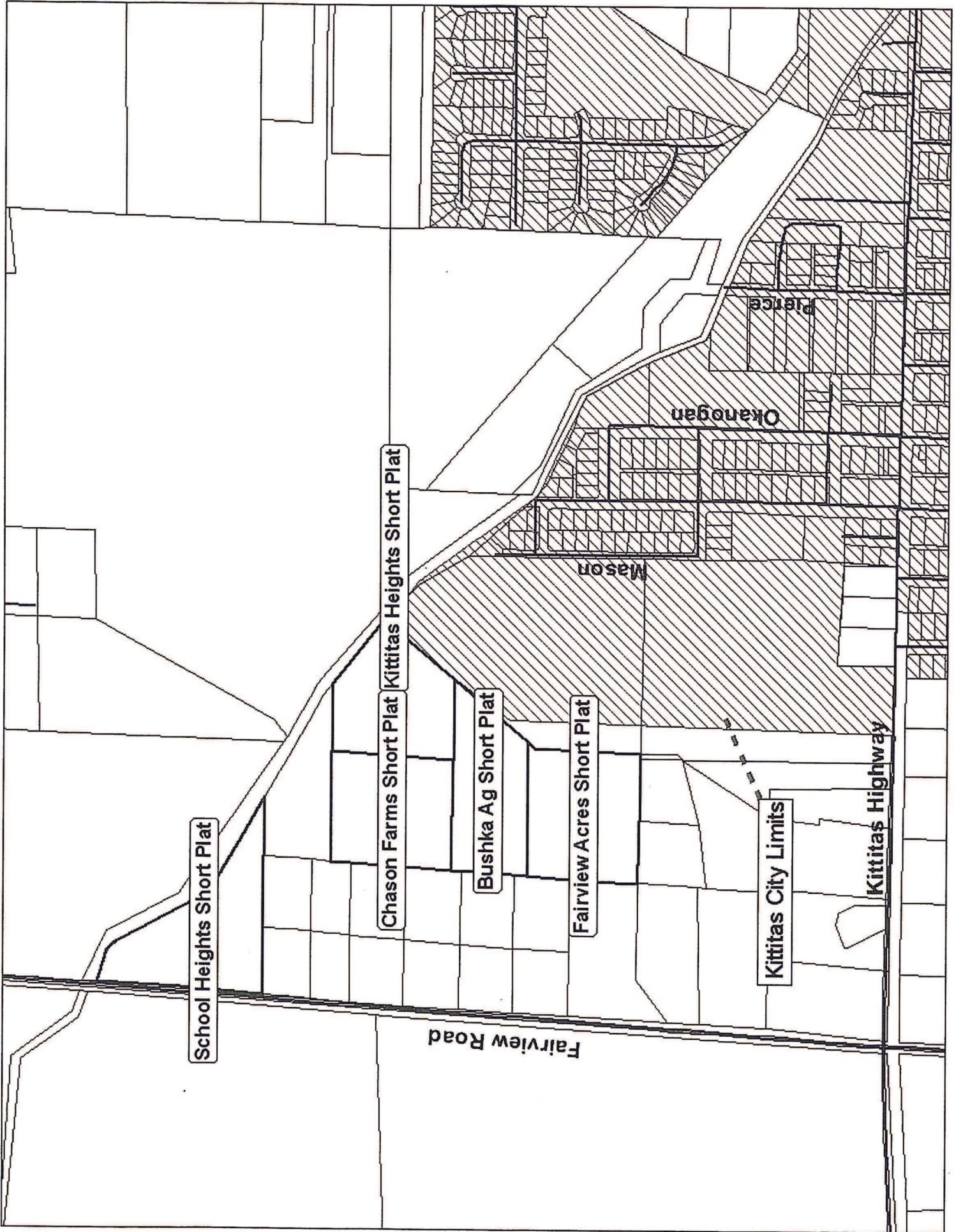
Kittitas Highway

Fairview Road

Mason

Okanagan

Pierce





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

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

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

Cruse & Associates

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

BUSHKA AG LLC  
152 OGDEN ST  
RICHLAND WA 99352-

MDJ DEVELOPMENT INC  
PO BOX 1117  
ELLENSBURG WA 98926-

SHARP, JOHN  
2346 FAIRVIEW RD  
ELLENSBURG WA 98926-

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

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

SCHOOL HEIGHTS LLC  
2813 AIRPORT RD  
ELLENSBURG WA 98926-

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

Cascade Irrigation  
8063 Hwy 10  
Ellensburg, WA 98926

City of Kittitas  
PO Box 719  
Kittitas, WA 98934

SHIPLEY, ROBERT L. ETUX  
6232 S 117TH PL  
SEATTLE WA 98178

TRINITY FARMS  
2451 NUMBER 81 RD  
ELLENSBURG WA 98926-

HILL, JOHN A  
6591 KITTITAS HWY  
ELLENSBURG WA 98926

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

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

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

Kittitas County Fire Marshal

Kittitas County Sheriff's Department

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

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

Kittitas County Public Works

Kittitas County Environmental Health

Kittitas County Code Enforcement

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

SHIPLEY ROBERT L. ETUX  
6232 S 117TH PL  
SEATTLE WA 98178

TRINITY FARMS  
1023 THORP HWY S  
ELLENSBURG WA 98926

STICKNEY BRIAN C ETUX  
171 STONE TREE LANE  
ELLENSBURG WA 98926

SCHOOL HEIGHTS LLC  
2813 AIRPORT RD  
ELLENSBURG WA 98926-926-

CHASON FARMS LLC  
110 W 6TH AVE PMB #295  
ELLENSBURG WA 98926-926-

CRUSE & ASSOC.  
PO BOX 959  
ELLENSBURG, WA 98926

Irrigation District (send early Notice, labels next to  
color printer)

Fire District # (Paste from List)

School District (Paste from List)

Kittitas County Public Works

City  
(If in or near Urban Growth Area)

Bonneville Power Administration  
(If applicable paste from list)

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

Kittitas County Sheriff's Department

(if applicable)  
Washington State DOT  
Rick Holmstrom  
PO Box 12560  
Yakima, WA 98909

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



SCHOOL HEIGHTS LLC  
2813 AIRPORT RD  
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

---

# 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

RECEIVED  
JAN 14 2008  
KITITAS COUNTY  
CDS

Re: **School Heights Short Plat: SP-07-99**

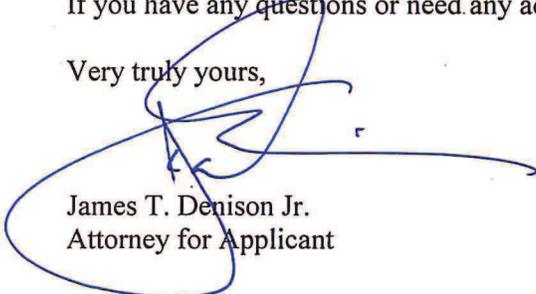
Dear Mike:

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.*

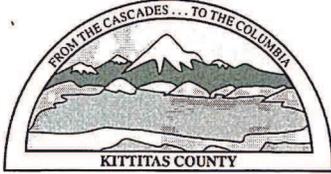
If you have any questions or need any additional information from me; please let me know.

Very truly yours,

  
James T. Denison Jr.  
Attorney for Applicant

cc: client  
Chuck Cruse

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



**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

---

**MEMORANDUM**

---

TO: Mike Elkins, Community Development Services  
FROM: Christina Wollman, Planner II *sw*  
DATE: March 25, 2008  
SUBJECT: School Heights Short Plat 07-68

---

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 intersection of the 60' easement and 20' private access easement 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.

Page 1 of 4

- 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.
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. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance 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.

5. 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

6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. 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.
9. 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.
10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
11. 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

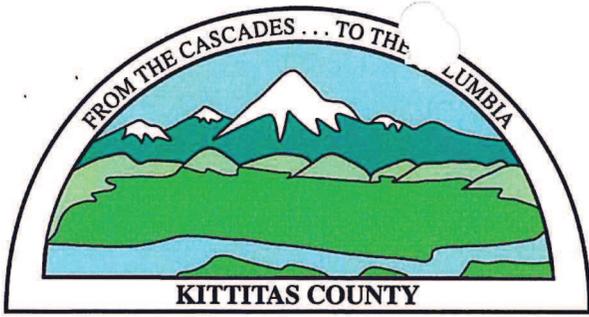
Private roads shall meet the following conditions:

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.



[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

**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: School Heights Short Plat (SP-07-99)

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, appearing to read "Holly Duncan".

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



RECEIVED  
FEB 21 2008  
KITITAS COUNTY  
CDS  
**KITITAS VALLEY FIRE & RESCUE**

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



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

RECEIVED

FEB 29 2008

KITTITAS 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 School Heights short plat of approximately 8.93 acres into 4 lots, proposed by School Heights, LLC [SP 07-99]. 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 that .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.

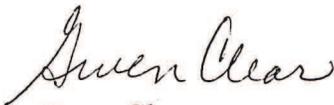
The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff.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

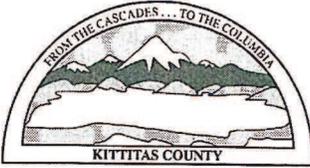
In addition, Water Quality views SP 07-99, SP 07-76, SP 07-69, and SP 07-68 as one whole project and not four individual short plats.

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



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 25, 2007

School Heights LLC  
2813 Airport Road  
Ellensburg, WA 98926

Chuck Cruse / Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

**RE: School Heights Short Plat, File Number SP-07-99**

Dear Mr. Cruse,

On May 31, 2007, Community Development Services submitted letters to Cruse & Associates requesting that SEPA Environmental Checklists be submitted for Chason Farms 4 lot Short Plat (File Number SP-07-65), Bushka AG 4 lot Short Plat (File Number SP-07-68), Kittitas Heights 4 lot Short Plat (File Number SP-07-69), and Fairview Acres 4 lot Short Plat (File Number SP-07-76). I have attached copies of these letters for your review.

Due to the shared infrastructure and common access via Fairview Road of the School Heights Short Plat and the above referenced Short Plat applications, Community Development Services requires that you submit a SEPA Environmental Checklist for the School Heights Short Plat (SP-07-99) in order to assess the cumulative impacts of the proposed developments. The five short plats as proposed will result in a total of 20 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) based on local conditions. For residential dwelling units in WAC 197-11-800(1) (c) (i) the threshold is up to nine dwelling units.

Community Development Services' review of the School Heights Short Plat will continue upon receipt of the completed SEPA Environmental Checklist. As a reminder, 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.

Please feel free to contact me directly if you have any questions about this application.

Sincerely,

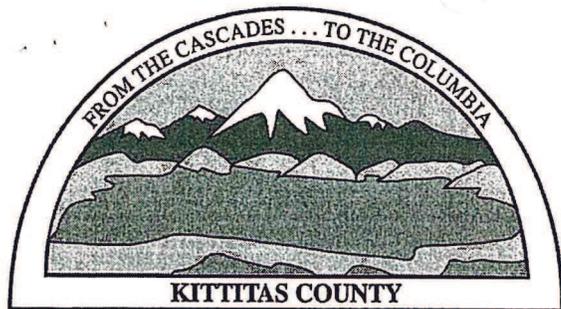
Mike Elkins  
Staff Planner  
(509)933-8274

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**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 2  
 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

June 11, 2007

Cruse & Associates  
 217 E 4<sup>th</sup> St  
 Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed School Heights Short Plat, located in Section 2, Township 17N, Range 19E, off of Fairview Rd Road. We have also received the \$376.88 plat submission fee (receipt #051617).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

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 the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

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, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Regional Office) located in Yakima, Washington. To begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes 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; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

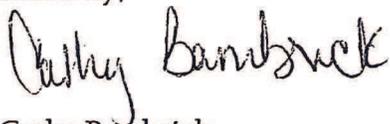
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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."*

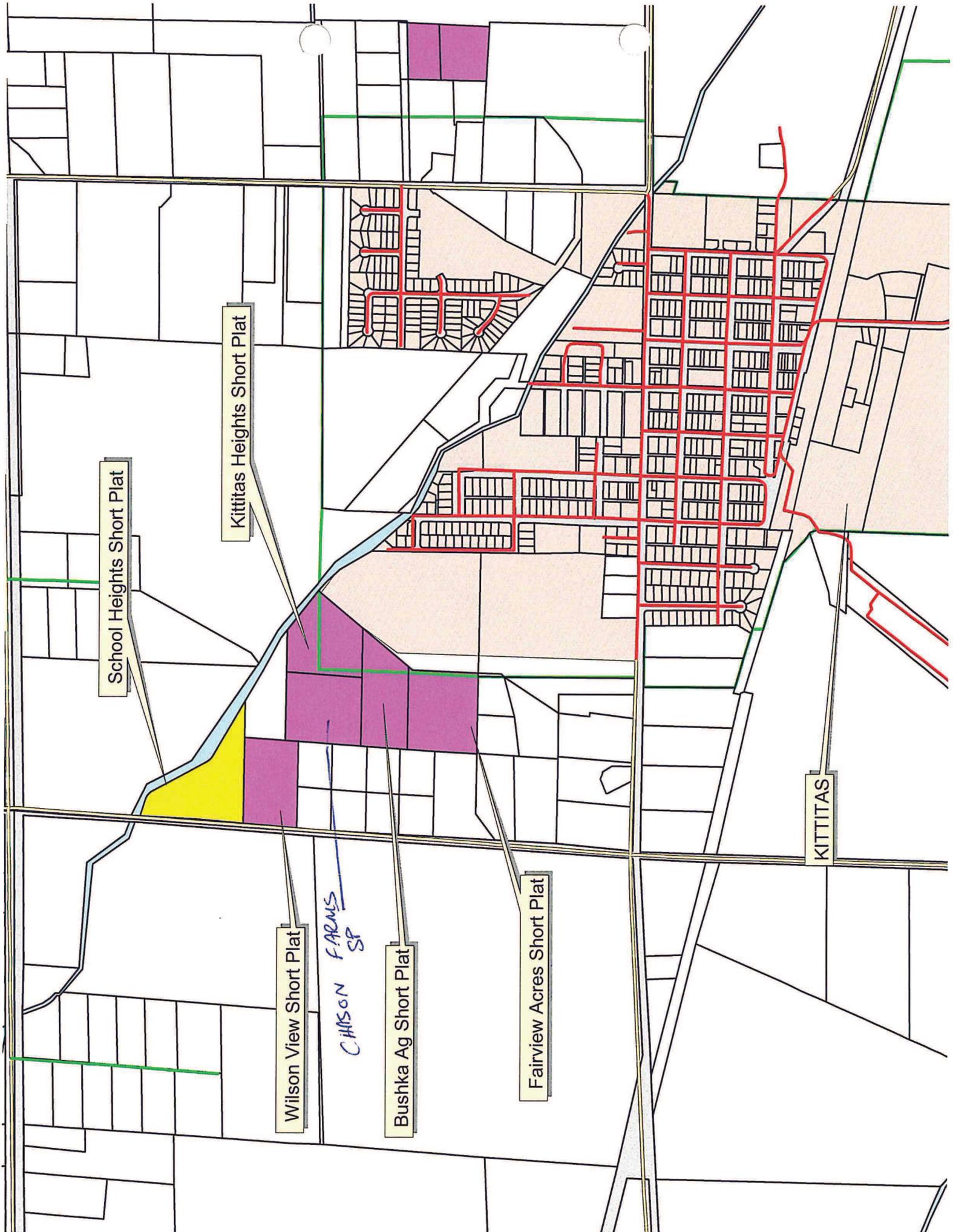
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Manager

cc: Community Development Services  
School Heights LLC



School Heights Short Plat

Kittitas Heights Short Plat

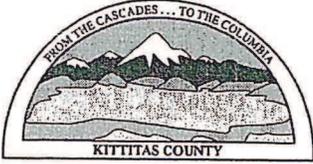
Wilson View Short Plat

*CHISON FARMS SP*

Bushka Ag Short Plat

Fairview Acres Short Plat

KITTITAS



# 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

SP-07-99

## SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS 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

*KOO*

*6/11/07*

*051617*



NOTES:

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

Name: School Heights LLC  
Mailing Address: 2813 Airport Road  
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 Curre / Curre & 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 1, Book 31 of Surveys  
pages 208-209

6. Tax parcel number(s): 17-19-02000-0008

7. Property size: 8.93 Acres (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 (Lot 1 unbuildable)  
w/ individual wells and septic systems

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

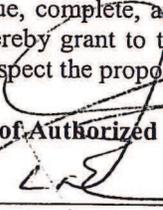
Yes  No  (Circle) If yes, explain: \_\_\_\_\_

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:

X  \_\_\_\_\_

Date:

5/29/07

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

X \_\_\_\_\_

Date:

\_\_\_\_\_