



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"

December 22, 2009

Phillip Lesh  
520 43<sup>rd</sup> Ave. NW  
Gig Harbor, WA. 98335

**RE: REVISED Transmittal of Comments – Elita Short Plat (SP-08-00041)**

Dear Mr. Lesh:

Enclosed are the additional comments I have received regarding the Elita Short Plat:

October 22, 2009  
October 5, 2009

Department of Public Works – Christina Wollman  
Department of Public Health – James Rivard

Please review all comments and notify me if you have any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson  
Staff Planner

CC: Encompass Engineering

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

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October 5<sup>th</sup> 2009

Jeff Watson, Staff Planner  
Community Development Services  
411 N Ruby Street, Ellensburg WA 98926

RE: Upper County Plat Application – Elita Short Plat (SP-08-41)

Dear Mr. Watson,

On July 16<sup>th</sup>, 2009 Ecology withdrew the groundwater in Upper Kittitas County from new appropriation. Chapter 173-539A WAC requires that a determination of water neutrality be obtained from the State of Washington, Department of Ecology (Ecology) prior to final approval of plat applications.

Kittitas County Public Health Department's September 4<sup>th</sup> 2008 recommendation on the proposed Elita Short Plat (SP-08-41) indicated that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Under the new aforementioned rule, water availability shall be provided through one of the following options depending on the source of water proposed.

If a Public Water System is proposed for the plat, a signed letter from the water purveyor and a current copy of the Operating Permit from the State of Washington Department of Health showing green status will meet the water availability requirement for plat approval.

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a passing bacteriological and nitrate test will meet the water availability requirement. If you have already put the wells in question to beneficial use, please complete the attached affidavit.

If you have not already put the well or wells in question to beneficial use, a determination of water neutrality from Ecology will also be required to satisfy the water availability requirement. This requirement may be waived at the final approval stage if Ecology has modified the Upper Kittitas County Ground Water Rule in such a way that a determination is no longer required and the applicant has met all requirements of the modified rule.

The above mentioned items must be submitted to the Public Health Department in order for the plat application to be recommended for final approval.

If you have any questions related to acquiring a determination of water neutrality required for approval of your plat application, the implications of the moratorium or the Emergency Rule or other water related questions, please contact the State of Washington, Department of Ecology staff at the following numbers: Mark Schuppe (509) 454-4258 or Melissa Downs (509) 454-4259.

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



**Environmental  
Health Services**  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052

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



To Protect and Promote the Health and the Environment of the People of Kittitas County

If you have any other questions related to your plat application, please feel free to contact me directly at (509) 962-7515.

Sincerely,

*James Rivard*

**James Rivard, Environmental Health Supervisor  
Kittitas County Public Health Department**

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

1  
2  
3  
4  
5 **IN KITTITAS, A COUNTY OF THE STATE OF WASHINGTON**  
6

7 \_\_\_\_\_ )  
(DOB: \_\_\_\_\_ ) APPLICATION NO. \_\_\_\_\_  
8 )  
Applicant, )  
9 )  
\_\_\_\_\_ ) AFFIDAVIT OF WATER AVAILABILITY  
10 )

11 STATE OF WASHINGTON )  
12 ) ss.  
COUNTY OF KITTITAS )  
13

The undersigned on oath states that:

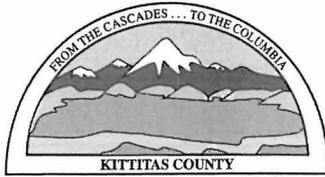
14 The well corresponding to the attached well log has been put to beneficial use and it is my intent  
15 to use said well to provide water for the structure(s) and/or building(s) for which I am seeking a  
16 permit.

17 \_\_\_\_\_  
Name of Applicant

18 On \_\_\_\_\_, 2009, \_\_\_\_\_ personally appeared before me,  
19 \_\_\_ who is personally known to me  
20 \_\_\_ whose identity I proved on the basis of \_\_\_\_\_  
21 \_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a  
22 creditable witness to be the signer of the above instrument, and he/she acknowledged that he/she  
23 signed it.

24 \_\_\_\_\_  
NOTARY PUBLIC  
My Appointment Expires:  
25

(Seal)



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: October 22, 2009  
SUBJECT: Elita Short Plat SP-08-00041

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### The following shall be SEPA mitigation:

Second Access: A second access is required of this project. Prior to final approval, the applicant must submit a route that has easement or other access rights secured and recorded to Public Works for approval. The second access must conform to Kittitas County Road Standards and the second access requirements as clarified by the Board of County Commissioners on April 2, 2007. The BOCC clarified KCRS 12.01.095(2) with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshall; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

Kittitas County Public Works may apply additional conditions to the second access prior to approval. If the second access does not conform to Kittitas County Road Standards, the project may be required to be reopened to public comment due to changed circumstances.

Creek Crossing: Prior to crossing the creek, the applicant shall ensure all necessary provisions are taken and permits applied for. Crossing location shall be determined to be suitable prior to final approval.

### The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. 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.

3. Second Access: The second access route shall be shown on the final plat or within the vicinity map.
4. Improvements to South Cle Elum Ridge Road and Rocky Mountain Road: From Westside Road to the entrance to the Plat, access roads shall be constructed as High Density Roads that serve 40+ lots.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the end of Rocky Mountain Road. 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.
6. 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.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  9. 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.

10. 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.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. 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:

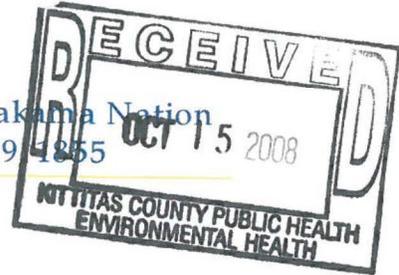
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

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



Confederated Tribes and Bands of the Yakama Nation  
Established by the Treaty of June 9, 1855

Post Office Box 151  
Toppenish Washington 98948



Kari Braniff  
Kittitas County Community Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926

October 10, 2008

Subject: Elita Short Plat (SP-08-00041)

Dear Ms. Braniff,

Thank you for contacting the Yakama Nation Cultural Resource Program regarding the above proposed development. This project falls within the ceded lands of the Yakama Nation, defined as the usual and accustomed areas and places utilized by the ancestors of the Yakama People for the gathering of foods, medicines, and ceremonial purposes. These legal rights are outlined in the Treaty of 1855 between the Yakama Nation and the United States government. Just as in the past, these lands and their resources continue to fulfill a central role in the culture of members of the Yakama Nation in the present, and will continue to do so in the future.

The proposed development entails the division of approximately 18.11 acres into a 3-lot short plat. The proposed subdivision is located southwest of the city of Cle Elum, south of Westside Road, off of Rocky Mountain Way within the SE ¼ of Section 9, Township 19N, Range 15E. We have reviewed the project in terms of its potential for adverse impacts to environmental resources, sacred areas, traditional cultural properties, archaeological properties and associated cultural issues. It is our belief that the proposed development is occurring within an area which has a relatively high potential for cultural sites and other cultural resources. The Yakima River and its tributaries (including Tillman Creek and its tributaries, which dissect the property) around the Cle Elum area is well known to the Yakama Nation as a place of resource gathering, homesites, as well as burial sites and places of spiritual significance.

A review of the Washington State Department of Archaeology and Historic Preservation (DAHP) cultural site database indicates the rich cultural history of the area, with several sites associated with both Native American and historic Euro-American land use being found in the vicinity of the proposed development. Given the potential for cultural resource sites at the proposed subdivision, we feel that the appropriate action to identify any cultural/archaeological sites present should begin with a professional cultural resources survey and historical documentation of the development area prior to any ground disturbing activities associated with the project.

Please contact me at 1-509-865-5121 ext. 4737, or CRP archaeologist Dave Woody at ext. 4760, if you have any questions regarding the above recommendation.

Sincerely,

Johnson Meninick, Program Manager  
Cultural Resources Program

CC: Gretchen Kaehler, Assistant State Archeologist, Washington State Department of  
Archaeology and Historic Preservation

Kate Valdez, Yakama Nation Tribal Historic Preservation Officer (THPO)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

October 7, 2008

RECEIVED

OCT 08 2008

KITTITAS COUNTY  
GDS

Kari Braniff  
Kittitas County Community Development  
411 N Ruby Street, Suite 2  
Ellensburg, WA. 98926

Dear Ms. Braniff:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the division of approximately 18.11 acres into 3 lots, proposed by Phillip Lesh [SP 08-00041]. We have reviewed the documents and have the following comments.

### **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 Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

### **Water Resources**

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.



Ms. Braniff  
October 7, 2008  
Page 2 of 2

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.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption provided this development is not part of a larger project.

To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. Water use data should be recorded by the property owner of the well monthly. Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the records of water use that are kept to meet the above conditions, and to inspect at reasonable times any measuring device used to meet the above conditions. For metering information, please contact Ken Schuster at (509) 454-4263.

To comply with irrigating up to 0.5 acre of lawn and garden, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

If you have any questions concerning the Water Resources comments, please contact Trevor Hutton at (509) 454-4240.

Sincerely,



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



To Protect and Promote the Health and the Environment of the People of Kittitas County

RECEIVED RECEIVED

September 4, 2008

Phillip Lesh  
Elita Lesh  
520 43<sup>rd</sup> Ave NW  
Gig Harbor, WA 98335

AUG 28 2008  
Kittitas County  
CDS

AUG 05 2008  
Kittitas County  
CDS

RE: Elita Short Plat (SP-08-00041) submission fee received (\$380.00/receipt #2863)

Dear Mr. and Mrs. Lesh:

We have received the application for your proposed Plat (located in Section 9, Township 19N, Range 15E.W.M., off of South Cle Elum Ridge Road).

Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

***Your plat application will not be approved until you meet the enclosed requirements.***

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,

Holly Myers, Environmental Health Director  
Kittitas County Public Health Department

cc: Community Development Services, Encompass Engineering  
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

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411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052

## Checklist

*Prior to receiving approval* of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

*Choose and follow instructions for one of the five following options:*

**Group “A” public well**

Health Provide written approval from Washington State Department of

**Group “B” public well**

Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)

**Individual wells**

Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.

**Shared two-party well**

both parties Submit existing well log and a water user’s agreement signed by

**Public utility water supply**

Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

*Choose and follow instructions for one of the two following options:*

**On-site sewage**

You must schedule a soil log and prepare the site (dig holes)

**Public utility sewer**

official You must submit a signed letter of agreement from the public utility

# Instructions for Completing Environmental Health Requirements

## I. ADEQUATE POTABLE WATER SUPPLY:

### PUBLIC UTILITY WATER SUPPLY APPLICANTS

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.

### PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 is currently the only SMA.

#### PUBLIC GROUP "A" 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 Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

#### PUBLIC GROUP "B" WELLS

Washington State Department of Health and Kittitas County Public Health Department share 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.

**\*\*All Group B applications with 3-9 connections should be submitted to Kittitas County Public Health Department; all Group B applications 10-14 connections should be submitted to Washington State Department of Health at the addresses provided below.**

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

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

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.

## **INDIVIDUAL WELLS**

Submit 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. To obtain well logs, contact Department of Ecology at (509) 575-2490.

**After July 8, 2008** all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*“The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. ”*

**AND**

*“Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.”*

## **II. SATISFACTORY SEWAGE DISPOSAL**

### **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.

### **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 WAC 246-272A or as amended (see attached soil log instruction sheet). 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.

### **SET BACK REQUIREMENTS**

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

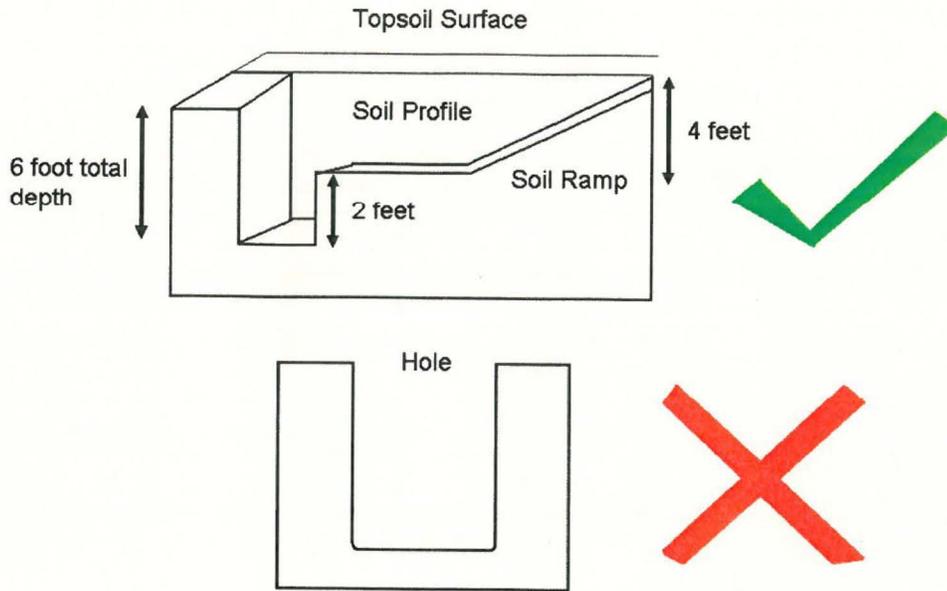
## **Soil Log Requirements for Land Division**

**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



**Minimum Land Area Requirements:** According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 962-7506 to arrange an appointment.



To Protect and Promote the Health and the Environment of the People of Kittitas County

Dear Ms. Braniff:

RE: 191509-050-0006 Parcel History post 3/28/2002

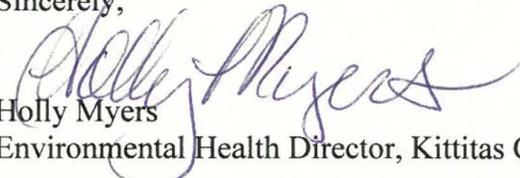
Tillman Creek Large Lot Subdivision approved on 7/24/03 divided **306 acres into 4 lots of 84, 84, 80 and 60.18 acres**. This initial short plat used a well exemption of 5,000 gallons per day (gpd). Division of 5,000 gpd by 4 lots leaves each lot with 1,250 gpd of the exempt well allocation.

Administrative Segregations occurred further dividing the lots, in addition to Boundary Line Adjustments changing the location of lot lines. Due to the numerous adjustments to size and boundary lines, the actual division of parcels are difficult to identify and we recognize this water allocation should likely be further divided.

September 30, 2004 resulted in an Administrative Segregation that clearly divided the 80 acres of Lot 4 of the Tillman Creek Large Lot Subdivision into 4 lots of 20 acres, of which the Elita Project is Lot 18 of Lot 4C. Further division of this parcel results in 1,250 gpd divided by 4 lots, equaling 312 gpd for each 20 acre lot.

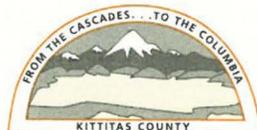
State Department of Health (DOH) Domestic Water Use Standards set 350 gpd as the minimum volume of water available for domestic-only water use. The Elita Project would further divide an amount of available water that is already less than DOH standards. **In order to further divide this lot, a water right must be purchased and presented prior to approval for further subdivision**

Sincerely,

  
Holly Myers

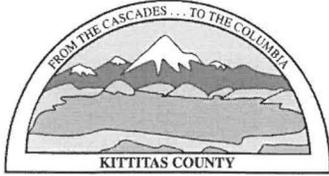
Environmental Health Director, Kittitas County Public Health

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

TO: Kari Braniff, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: September 15, 2008  
SUBJECT: Request for Additional Information  
Elita Short Plat SP-08-41

Kittitas County Road Standards require private roads serving more than 40 lots to have two accesses to county roads. Public Works requires the second access to be identified prior to preliminary approval. The Elita Short Plat has proposed the second access to be through the Apple Tree Plat Amendment. For this to occur, the Apple Tree Plat Amendment must receive final approval from the County, and the applicant must secure an easement from property owners. Currently, this access does not exist and the applicant does not have an easement through the property. Public Works is unable to review this project to the full extent without knowing the exact second access route. Preliminary approval will not be granted to the project until such time the Apple Tree Plat Amendment has been finalized and the applicant has received an easement from the land owner.

## SHALLBETTER LAW

3201 Airport Rd.  
Cle Elum, WA 98922  
Dir: (509) 674-3836

www.shallbetterlaw.com  
traci@shallbetterlaw.com

PUGET SOUND    NORTHERN CASCADES    KITTITAS COUNTY    CENTRAL WASHINGTON    EASTERN WASHINGTON

October 2, 2008

Ms. Kari Braniff  
Community Development Services  
411 North Ruby Street, Ste. 2  
Ellensburg, WA 98926

RE: Public Comment on Elita Short Plat Application (SP-08-00041)  
Secondary Access via Apple Tree Plat/Hidden Springs Road

Dear Ms. Braniff:

The property that is the subject of the Elita Short Plat is within the original plat of Tillman Heights. Northland Resources also was the developer of the Apple Tree Plat through which the applicants for the Elita Short Plat are proposing secondary access.

As the developers of the Apple Tree Plat, and as the authors of the Apple Tree Plat Amendment, we do not believe that Mr. Lesh currently has any right (easement) to access the proposed Elita Short Plat through the Apple Tree plat via Hidden Springs Road ("Apple Tree Road"). Apple Tree Road is a private road, and absent an express, properly executed and recorded easement over Apple Tree Road, no person or property may use or rely on the this road that runs through the amended Apple Tree Plat. We do not believe any such easements have been granted; indeed, to date Northland has granted no such easements.

The Elita Short Plat should require that the applicant secure, and the final plat should not be until the applicant has provided, a duly executed, recorded easement showing that the owners of the Elita Short Plat property have been granted legal access rights over Apple Tree Road if that is their intended secondary access.

Sincerely,

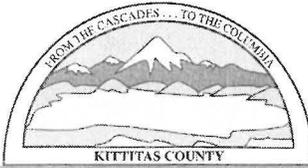
SHALLBETTER LAW  
Attorneys for Northland Resources

*Sent via email  
without signature to avoid delay*

Traci Shallbetter

cc: Dave Blanchard,

Deleted: 1



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 20, 2008

Phillip Lesh  
520 43<sup>rd</sup> Ave. NW  
Gig Harbor, WA. 98335

**RE: Transmittal of Documents – Elita Short Plat (SP-08-00041)**

Dear Mr. Lesh:

Enclosed are the comments I have received regarding the Elita Short Plat:

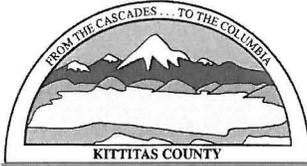
September 4, 2008	Kittitas County Public Health-Standard Letter
September 15, 2008	Department of Public Works
September 18, 2008	Public Healths
October 2, 2008	Shallbetter Law
October 7, 2008	Department of Ecology
October 10, 2008	Yakama Nation

Please review all comments and notify me of any questions. This project will be placed on hold and a SEPA Threshold Determination will not be made until after the second access is in place and approved as a legal access. If you have any questions, please let me know.

Sincerely,

Kari Braniff  
Staff Planner

CC: Encompass Engineering



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners (KCC 15A.03.060)  
Applicant

**From:** Kari Braniff, Staff Planner

**Date:** September 25, 2008

**Subject:** **Elita Short Plat, SP-08-00041**

---

Please find enclosed a Short Plat application and SEPA Checklist for the referenced project Phillip Lesh, landowner, submitted a complete application on September 3, 2008 for a 3 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 18.11 acres of land that is zoned Rural-5. The subject property is located southwest of the City of Cle Elum, south of Westside Road, off of Rocky Mountain Way, Cle Elum, WA 98922, and is located in a portion of Section 09, T19N, R15E, WM, in Kittitas County. Assessor's map number 19-15-09050-0006.

Written comments from the public may be submitted to Kittitas County Community Development Services no later than October 10, 2008, after which a SEPA threshold determination will be issued pursuant to RCW 43.21C (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926 as well as on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Please send comments regarding potential adverse environmental impacts and the application to Kittitas County Community Development Services, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before **October 10, 2008 at 5:00 pm**. Staff Planner: Kari Braniff

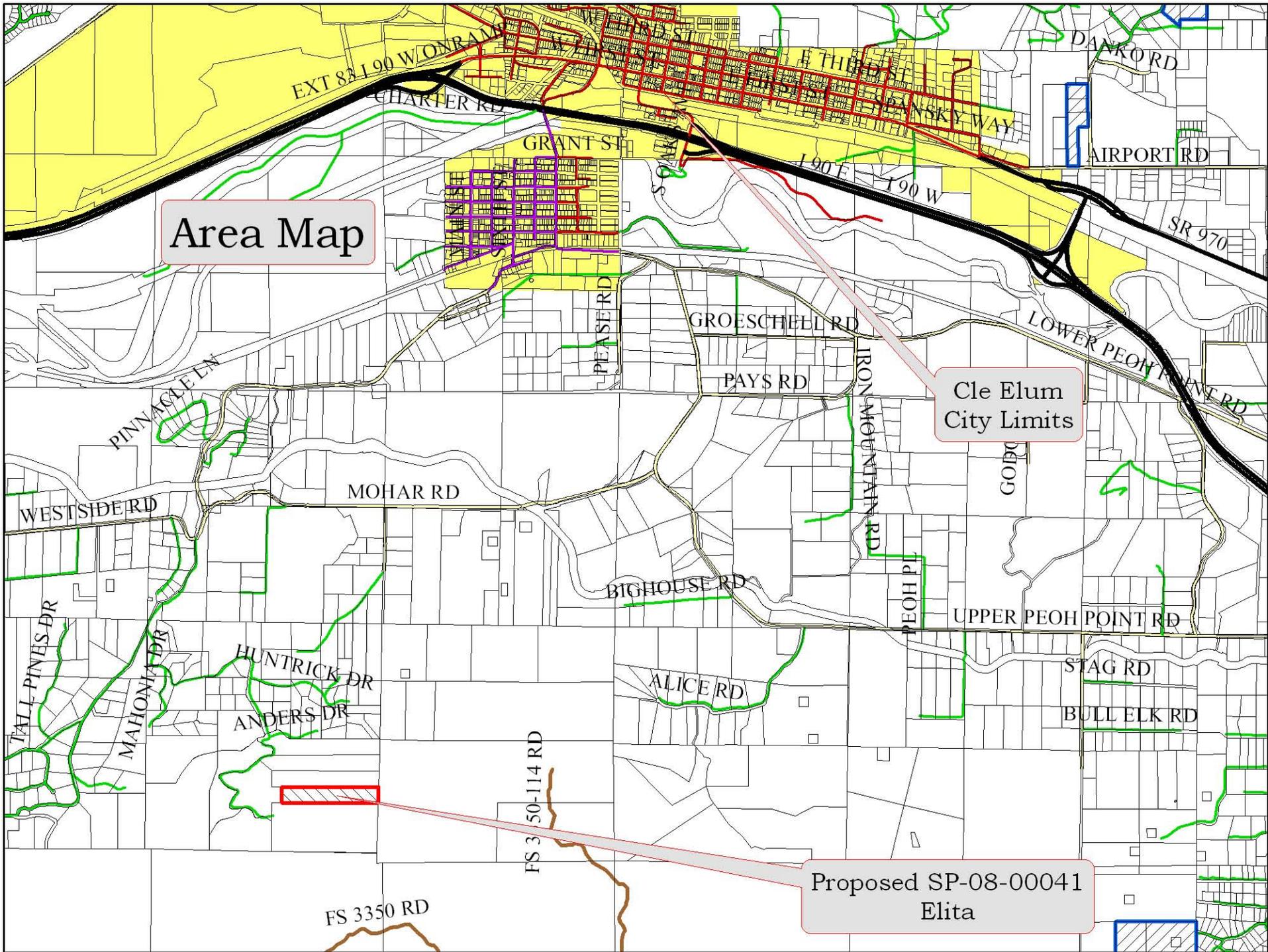
If you have any questions, please contact Community Development Services at (509) 962-7506.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



Area Map

Cle Elum  
City Limits

Proposed SP-08-00041  
Elita

# Critical Areas

Greater than 50% Slo

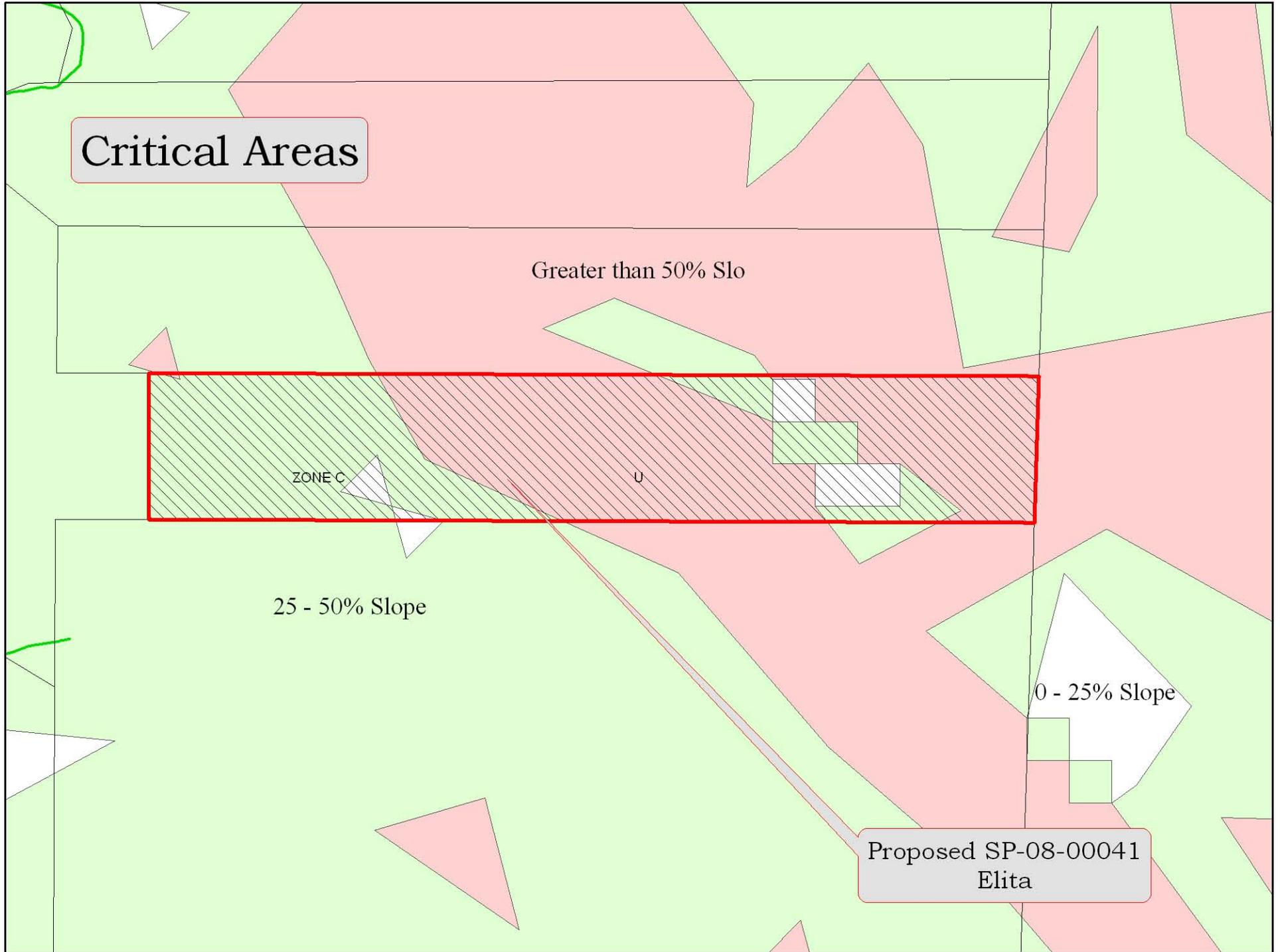
ZONE C

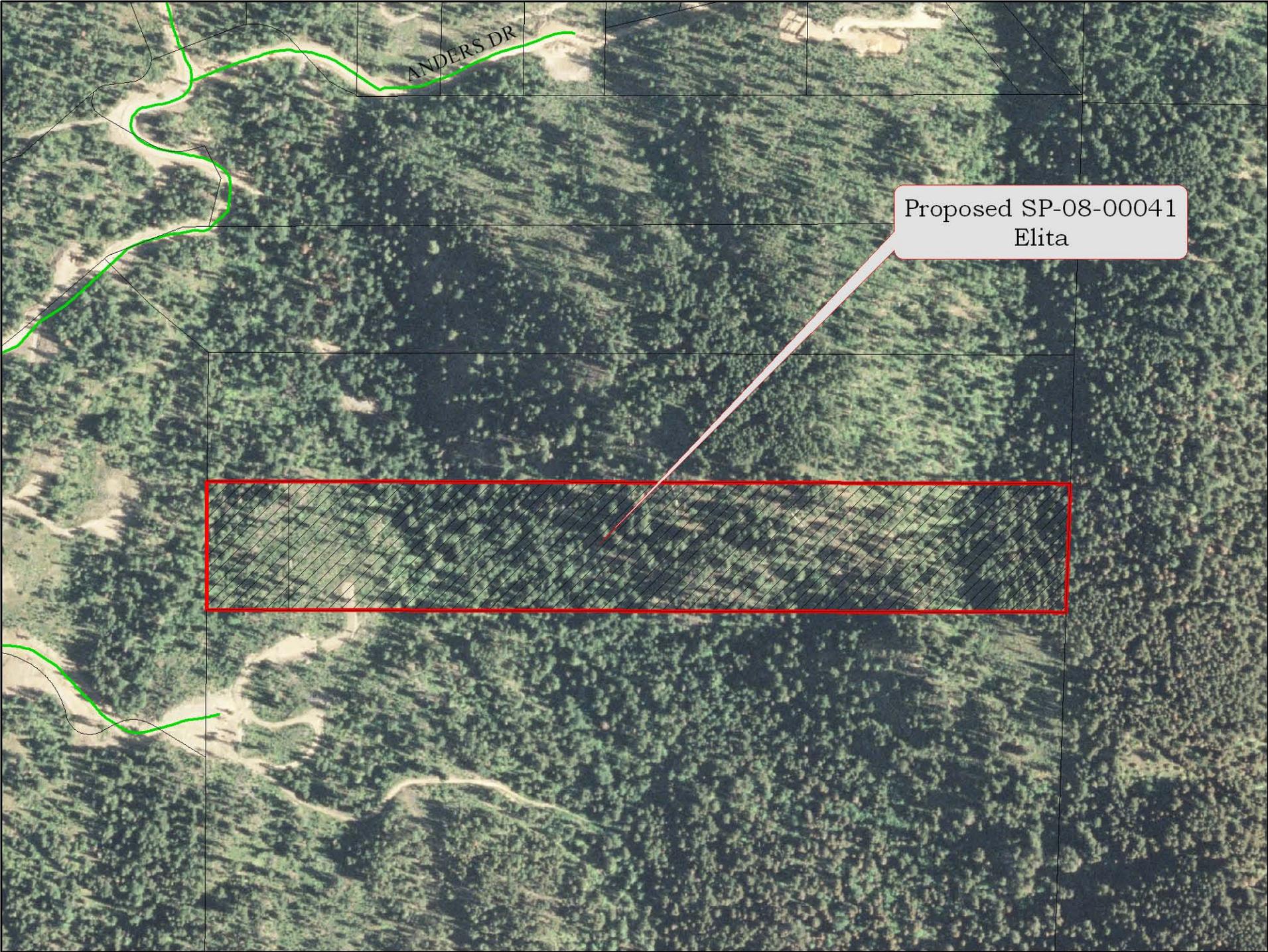
U

25 - 50% Slope

0 - 25% Slope

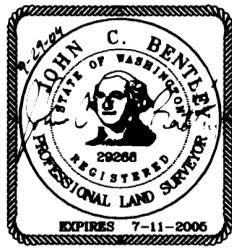
Proposed SP-08-00041  
Elita





ANDERS DR

Proposed SP-08-00041  
Elita



**BOUNDARY LINE ADJUSTMENT**  
**THE NW1/4, THE SW1/4, THE SE 1/4,**  
**AND THE NE1/4 OF SECTION 9,**  
**PART OF THE NE1/4 SE1/4 SECTION 8, AND**  
**PART OF THE SW1/4 NW1/4 OF SECTION 4**  
**ALL IN T.19N. - R.15E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

EXCEPT AS MAY BE OTHERWISE NOTED, CLE ELUM'S SAPPHIRE SKIES, LLC, ITS HEIRS, SUCCESSORS AND ASSIGNS HEREBY RESERVES NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, ACROSS AND UPON ALL EASEMENTS DEPICTED ON THE FACE OF THIS SURVEY FOR THE BENEFIT OF THE LOTS CONTAINED HEREIN AND ANY FUTURE SUBDIVISION THEREOF. PROVIDED FURTHER, THE LOCATION OF SAID EASEMENTS MAY BE REASONABLY MOVED TO MEET THE NECESSARY REQUIREMENTS FOR ANY AND ALL APPLICABLE LOCAL AND/OR STATE AGENCY REQUIREMENTS AND NO LOT OWNER SHALL CONTEST OR PREVENT THE DEDICATION OF SAID EASEMENTS TO THE PUBLIC IF REQUIRED.

**METHOD OF SURVEY**  
 SECTION CONTROL USING TRIMBLE 4800 GPS RECEIVER AND FIELD TRAVERSE USING TOPCON GTS-312 (00'00'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

- LEGEND**
- ▲ = ANGLE POINT
  - ⋯ = 60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
  - = FOUND AS NOTED
  - = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268, ON REF. SURVEYS 2 & 3
  - = SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268.

**REFERENCE SURVEYS**

- 1) SURVEY FILED IN VOL. 21, PG. 139 BY LS 16915
- 2) SURVEY FILED IN VOL. 27, PG. 203 BY LS 29268
- 3) TILLMAN CREEK LARGE LOT SUB. SP-2003-02 BY LS 29268
- 4) SURVEY FILED IN VOL. 30, PG. 77 BY LS 18078
- 5) SHORT PLAT FILED IN VOL. 8, PG. 58-59, BY LS 11715

SEE PAGE 3 FOR LINE CALL AND CURVE TABLES

**NW COR. SEC. 9**  
 10-24-01 FND. 1-1/2" IRON PIPE WITH 2-1/2" BRASS CAP: LS 7172 R.P.'S  
 1) METAL FENCE POST N45°E 10.00'  
 2) METAL FENCE POST N45°W 5.00'  
 3) FENCE CORNER POST N45°W 2.33'

**W1/16 COR N-LINE**  
 8-12-02 FND. 3/4" IRON PIPE 2651.48' N89°40'02"W

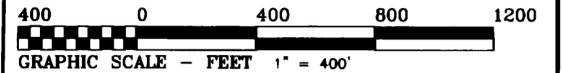
**NORTH 1/4 COR. SEC. 9**  
 10-24-01 FND. 2-1/2" IRON PIPE WITH BRASS CAP: LS 7172 R.P.'S  
 1) METAL FENCE POST SOUTH 1.0'  
 2) FENCE CORNER POST S42°W 55.15'  
 NO OTHER R.P.'S AVAILABLE

**BPA TRANSMISSION LINE EASEMENT PER SURVEY FILED UNDER AFN. 200406100014**

**NE COR. SEC. 9**  
 10-24-01 FND. DNR 3-1/4" ALUM. MON. R.P.'S  
 1) FENCE POST S25°E 45.8'  
 2) FENCE POST S15°W 0.7'  
 3) CARSONITE POST NORTH 1.5'

**N1/16 COR. E-LINE**  
 CALC PER REF. SURVEY #1

BASIS OF BEARING: R-O-S FILED IN VOL. 21, PG. 139 RECORDS OF KITTITAS COUNTY, WASHINGTON NE COR TO N1/4 COR SEC. 9, T. 19 N., R. 15 E., W.M.



**WEST 1/4 COR. SEC. 9**  
 8-7-02 FOUND 2-1/2" BRASS CAP LS 7172  
 NEW R.P.'S:  
 1) 10" FIR N46°E 2.11'  
 2) 10" FIR S12°W 20.37'  
 3) 36" FIR N89°W 35.00'

**CW1/16 COR.**  
 SET 1/2" x 24" REBAR W/PLASTIC CAP: LS 29268  
 NEW R.P.'S:  
 1) 6" FIR S24°E 2.30'  
 2) 5" FIR N39°E 12.89'  
 3) 14" FIR S89°W 48.31'

FND. 5/8" REBAR WITH 1" ALUM. CAP: LS 6019  
 S01°19'51"W 162.81' FROM W1/4 CORNER

**EAST 1/4 COR. SEC. 9**  
 10-24-01 FND. 3-1/4" DNR ALUM. MON R.P.'S  
 1) 10" FIR N06°E 29.48'  
 2) 15" FIR N64°E 17.53'  
 3) 42" FIR S12°E 13.42'  
 4) 10" FIR N35°E 37.31'

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 30 DAY OF SEPT. 2004 AT 2:11 P.M. IN BOOK 30 OF SURVEYS AT PAGE 147  
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR: *[Signature]*

**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 CLE ELUM'S SAPPHIRE SKIES, LLC.  
 IN AUGUST 2004

*[Signature]*  
 JOHN C. BENTLEY - LICENSE NO. 29268

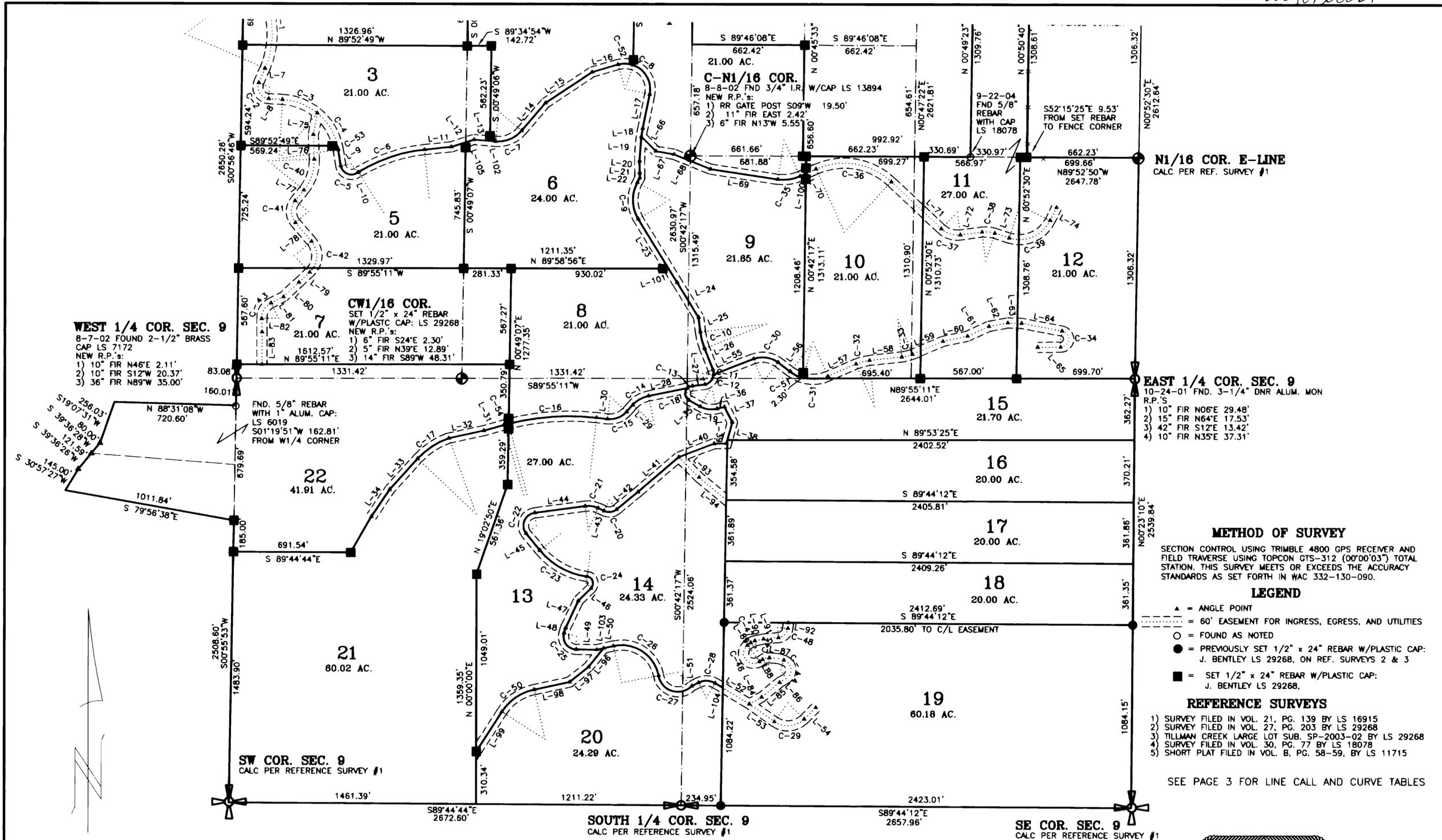
**ORIGINAL PARCEL DESCRIPTION**

LOTS 1, 2 AND 3 OF BOUNDARY LINE ADJUSTMENT SURVEY FILED UNDER AUDITOR'S FILE NO. 200207020002, AND LOTS 4-A, 4-B, 4-C AND 4-D OF TILLMAN CREEK LARGE LOT SUBDIVISION NO. SP-2003-02 AS FILED UNDER AUDITOR'S FILE NO. 200307220002, RECORDS OF KITTITAS COUNTY, WASHINGTON.

**BLUHM & ASSOCIATES LAND SURVEYORS, INC.**

1068 S. MARKET BLVD. CHEHALIS, WA 98532  
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: SEPTEMBER 29, 2004	JOB # 01-564_BLA200
CHECKED BY: KEVIN BLUHM	SCALE: 1" = 400'	COMP 4
		SHEET 1 OF 3



**WEST 1/4 COR. SEC. 9**  
 B-7-02 FOUND 2-1/2" BRASS  
 CAP LS 7172  
 NEW R.P.'s:  
 1) 10" FIR N46°E 2.11'  
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**CW1/16 COR.**  
 SET 1/2" x 24" REBAR  
 W/PLASTIC CAP: LS 29268  
 NEW R.P.'s:  
 1) 6" FIR S24°E 2.30'  
 2) 5" FIR N39°E 12.89'  
 3) 14" FIR S89°W 48.31'

**C-N1/16 COR.**  
 B-8-02 FND 3/4" I.R.  
 NEW R.P.'s:  
 1) RR GATE POST S09°W 19.50'  
 2) 11" FIR EAST 2.42'  
 3) 6" FIR N13°W 5.55'

**N1/16 COR. E-LINE**  
 CALC PER REF. SURVEY #1

**EAST 1/4 COR. SEC. 9**  
 10-24-01 FND. 3-1/4" DNR ALUM. MON  
 R.P.'s:  
 1) 10" FIR N06°E 29.48'  
 2) 15" FIR N64°E 17.53'  
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 4) 10" FIR N35°E 37.31'

**SW COR. SEC. 9**  
 CALC PER REFERENCE SURVEY #1

**SOUTH 1/4 COR. SEC. 9**  
 CALC PER REFERENCE SURVEY #1

**SE COR. SEC. 9**  
 CALC PER REFERENCE SURVEY #1

**METHOD OF SURVEY**

SECTION CONTROL USING TRIMBLE 4800 GPS RECEIVER AND FIELD TRAVERSE USING TOPCON GTS-312 (00'00'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

**LEGEND**

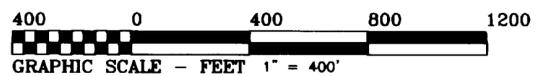
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SEE PAGE 3 FOR LINE CALL AND CURVE TABLES

BASIS OF BEARING: R-S FILED IN VOL. 21, PG. 139 RECORDS OF KITITAS COUNTY, WASHINGTON NE COR TO N1/4 COR SEC. 9, T. 19 N., R. 15 E., W.M.



**BOUNDARY LINE ADJUSTMENT**  
 THE NW1/4, THE SW1/4, THE SE 1/4,  
 AND THE NE1/4 OF SECTION 9,  
 PART OF THE NE1/4 SE1/4 SECTION 8, AND  
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 ALL IN T.19N. - R.15E., W.M.  
 KITITAS COUNTY, WASHINGTON

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 COUNTY AUDITOR David B. Bowen

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 IN AUGUST, 2004.  
 JOHN C. BENTLEY - LICENSE NO. 29268

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**BLUHM & ASSOCIATES LAND SURVEYORS, INC.**

1068 S. MARKET BLVD. CHEHALIS, WA 98532  
 PHONE (360) 748-1551 FAX (360) 748-6282  
 DRAWN BY: K. HORTON DATE: SEPTEMBER 29, 2004 JOB # 01-564\_BLA2004  
 CHECKED BY: KEVIN BLUHM SCALE: 1" = 400' COMP 4  
 SHEET 2 OF 3

**BOUNDARY LINE ADJUSTMENT**  
**THE NW1/4, THE SW1/4, THE SE 1/4,**  
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**PART OF THE NE1/4 SE1/4 SECTION 8, AND**  
**PART OF THE SW1/4 NW1/4 OF SECTION 4**  
**ALL IN T.19N. - R.15E., W.M.**  
**KITTTAS COUNTY, WASHINGTON**

**LINE CALL TABLE**

COURSE	BEARING	DISTANCE
L-1	S 34°06'55"W	400.66'
L-2	S 89°40'02"E	31.39'
L-3	S 15°44'24"W	143.96'
L-4	S 11°30'54"W	108.28'
L-5	S 18°59'46"E	149.04'
L-6	S 36°06'21"E	38.28'
L-7	S 23°10'12"W	92.67'
L-8	S 86°54'55"E	81.79'
L-9	S 09°04'21"E	96.84'
L-10	N 63°15'28"E	6.34' (NON-TANGENT)
L-11	N 84°01'37"E	159.89'
L-12	N 72°07'57"E	90.80'
L-13	S 85°12'59"E	94.55'
L-14	N 40°04'05"E	214.51'
L-15	N 56°18'50"E	329.72'
L-16	N 73°45'51"E	159.91'
L-17	S 11°33'38"W	206.57'
L-18	S 09°58'26"W	49.56'
L-19	S 03°46'28"W	143.93'
L-20	S 00°50'17"E	69.02'
L-21	S 00°28'34"E	31.76'
L-22	S 28°28'34"W	30.00'
L-23	S 31°40'44"E	343.38' (NON-TANGENT)
L-24	S 31°55'19"E	241.60'
L-25	S 06°54'07"E	87.02'
L-26	S 21°46'16"E	133.78'
L-27	S 83°16'53"W	74.45'
L-28	S 78°29'05"W	235.92'
L-29	S 41°58'30"W	53.81'
L-30	N 83°35'45"W	65.60'
L-31	S 74°18'05"W	123.25'
L-32	S 77°52'37"W	212.29'
L-33	S 42°07'40"W	246.74'
L-34	S 34°06'48"W	194.30'
L-35	S 60°23'31"E	77.17'
L-36	N 75°15'29"E	45.90'
L-37	S 27°16'09"E	101.92'
L-38	S 15°15'50"W	130.02'
L-39	S 88°26'25"W	73.97'
L-40	S 69°02'39"W	223.98'

**LINE CALL TABLE**

COURSE	BEARING	DISTANCE
L-41	S 49°24'02"W	317.28'
L-42	S 50°49'02"W	163.30'
L-43	N 65°08'48"W	39.29'
L-44	S 82°16'52"W	298.96'
L-45	S 39°07'25"E	127.37'
L-46	S 46°00'21"W	106.18'
L-47	S 24°46'51"W	176.41'
L-48	S 17°18'51"W	29.91'
L-49	S 89°05'59"E	122.32'
L-50	N 77°01'32"E	58.35'
L-51	N 62°45'27"E	44.88'
L-52	S 58°37'46"E	181.79'
L-53	S 54°36'44"E	180.78'
L-54	N 44°51'52"E	87.07'
L-55	N 68°41'25"E	251.07'
L-56	S 52°26'27"E	90.53'
L-57	N 66°23'58"E	182.73'
L-58	N 83°54'50"E	192.00'
L-59	N 66°56'19"E	195.96'
L-60	N 78°03'08"E	148.07'
L-61	N 65°17'32"E	137.67'
L-62	N 79°25'48"E	112.84'
L-63	S 88°53'46"E	81.68'
L-64	S 79°12'08"E	243.46'
L-65	S 89°35'25"W	134.99'
L-66	S 45°35'08"E	122.75'
L-67	S 80°22'17"E	109.53'
L-68	S 67°57'07"E	232.63'
L-69	S 81°27'27"E	400.41'
L-70	N 65°43'46"E	65.20'
L-71	S 48°53'14"E	406.38'
L-72	N 82°31'21"E	128.81'
L-73	S 72°22'46"E	90.18'
L-74	N 25°50'21"E	85.19'
L-75	S 10°09'39"W	128.90'
L-76	S 02°16'01"E	146.45'
L-77	S 39°08'37"W	81.32'
L-78	S 40°35'46"E	145.65'
L-79	S 46°48'08"W	86.70'
L-80	S 46°48'08"W	124.67'
L-81	S 63°15'21"W	82.61'
L-82	S 01°35'36"E	79.32'
L-83	S 00°00'00"E	190.97'
L-84	N 60°37'27"E	82.80'
L-85	N 50°36'34"E	136.66'
L-86	N 59°27'15"E	43.22'
L-87	N 80°12'57"W	86.35'
L-88	S 55°55'25"W	22.74'
L-89	N 51°41'01"E	24.70'
L-90	N 78°00'28"E	51.27'
L-91	N 84°57'05"E	88.35'
L-92	N 05°12'04"E	33.71'
L-93	S 45°21'55"E	170.16'
L-94	S 50°28'46"E	209.50'
L-95	N 01°35'25"E	383.52'
L-96	S 39°07'28"W	144.45'
L-97	S 51°11'02"W	141.54'
L-98	S 77°47'26"W	213.14'
L-99	S 32°39'14"W	280.76'
L-100	S 65°43'46"W	38.12'
L-101	S 31°40'44"E	96.74'
L-102	S 85°12'59"E	34.82'
L-103	N 77°01'32"E	41.97'
L-104	S 58°37'46"E	53.16'
L-105	S 72°07'56"W	51.05'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C-1	515.22'	533.02'	59°16'32"
C-2	67.78'	130.24'	110°05'07"
C-3	350.65'	223.86'	36°34'46"
C-4	350.65'	231.80'	37°52'33"
C-5	62.95'	128.84'	117°16'03"
C-6	923.93'	415.49'	25°45'58"
C-7	180.42'	172.30'	54°42'56"
C-8	150.42'	216.21'	82°21'15"
C-9	216.20'	227.32'	60°14'29"
C-10	390.77'	101.41'	14°52'09"
C-11	64.97'	28.40'	25°02'57"
C-12	64.97'	86.08'	75°55'15"
C-13	44.89'	32.53'	41°31'23"
C-14	171.74'	109.71'	36°36'09"
C-15	131.86'	125.27'	54°25'45"
C-16	1425.61'	520.50'	20°55'09"
C-17	477.88'	223.56'	26°48'15"
C-18	44.89'	82.52'	105°18'58"
C-19	132.22'	102.35'	44°21'01"
C-20	69.73'	77.93'	64°02'10"
C-21	141.62'	80.51'	32°34'20"
C-22	75.80'	159.49'	120°33'08"
C-23	428.49'	326.78'	43°41'42"
C-24	40.60'	91.56'	129°14'25"
C-25	76.16'	141.44'	106°24'50"
C-26	223.14'	357.72'	91°51'03"
C-27	115.86'	254.74'	125°58'52"
C-28	101.06'	103.38'	58°36'46"
C-29	136.25'	191.48'	80°31'25"
C-30	148.53'	152.64'	58°52'52"
C-31	219.08'	149.56'	39°07'10"
C-32	273.13'	83.49'	17°30'52"
C-33	222.49'	65.92'	16°58'31"
C-34	47.98'	141.36'	168°47'33"
C-35	232.73'	133.28'	32°48'47"
C-36	408.75'	480.72'	67°23'00"
C-37	137.01'	120.97'	50°35'25"
C-38	172.14'	75.40'	25°05'53"
C-39	200.38'	286.01'	81°46'53"
C-40	271.47'	196.20'	41°24'38"
C-41	101.26'	140.93'	79°44'22"
C-42	132.30'	201.81'	87°23'54"
C-43	100.00'	113.18'	64°51'00"
C-44	60.00'	138.62'	132°22'22"
C-45	60.00'	41.29'	39°25'31"
C-46	60.00'	184.06'	175°45'36"
C-47	60.00'	27.57'	26°19'27"
C-48	60.00'	83.51'	79°45'00"
C-49	160.47'	74.78'	26°42'06"
C-50	300.00'	236.34'	45°08'13"
C-51	219.08'	84.27'	22°02'25"
C-52	150.42'	93.05'	35°26'32"
C-53	350.64'	20.73'	03°23'14"
C-54	1425.61'	29.76'	01°11'45"



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 30 DAY OF SEPT. 2004 AT  
2:11 P.M. IN BOOK 30 OF SURVEYS AT PAGE 149  
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.  
 COUNTY AUDITOR Aud. E. Kover

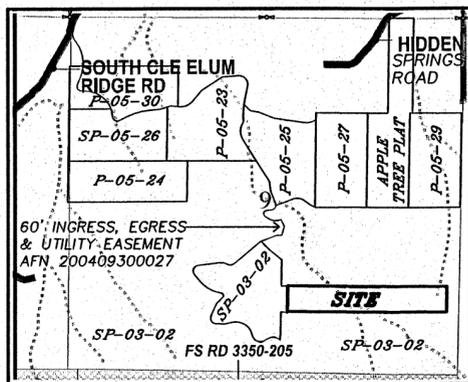
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME  
 OR UNDER MY DIRECTION IN CONFORMANCE WITH THE  
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
 REQUEST OF CLE ELUM'S SAPPHIRE SKIES  
 IN AUGUST 20 04  
John C. Bentley  
 JOHN C. BENTLEY - LICENSE NO. 29268

**ORIGINAL PARCEL DESCRIPTION**  
 LOTS 1, 2 AND 3 OF BOUNDARY LINE ADJUSTMENT SURVEY AS FILED  
 UNDER AUDITOR'S FILE NO. 200207020002, AND LOTS 4-A, 4-B, 4-C,  
 AND 4-D OF TILLMAN CREEK LARGE LOT SUBDIVISION NO. SP-2003-02  
 AS FILED UNDER AUDITOR'S FILE NO. 20030717005 RECORDS OF  
 KITTTAS COUNTY, WASHINGTON.

**BLUHM & ASSOCIATES LAND SURVEYORS, INC.**  
 1068 S. MARKET BLVD. CHEHALIS, WA 98532  
 PHONE (360) 748-1551 FAX (360) 748-6282  
 DRAWN BY: K. HORTON DATE: SEPTEMBER 28, 2004 JOB # 01-564\_BLA2004.DWG  
 CHECKED BY: KEVIN BLUHM SCALE: 1" = 400' COMP 4  
 SHEET 3 OF 3

**ELITA SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 08-XX**  
**PORTION OF THE SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

SP-08-XX



VICINITY MAP  
N.T.S.

**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUHM & ASSOC. AS FILED IN BOOK 30 OF SURVEYS AT PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT MAP NUMBER 19-15-09050-0006 (20844) TO THE CONFIGURATION SHOWN HEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

**COUNTY PLANNING DIRECTOR**

I hereby certify that the "ELITA" 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., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Planning Director

**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., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

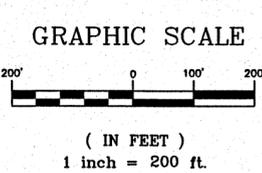
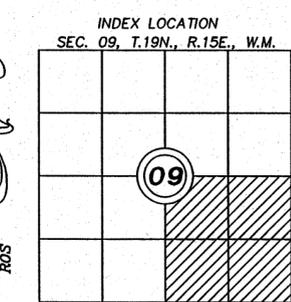
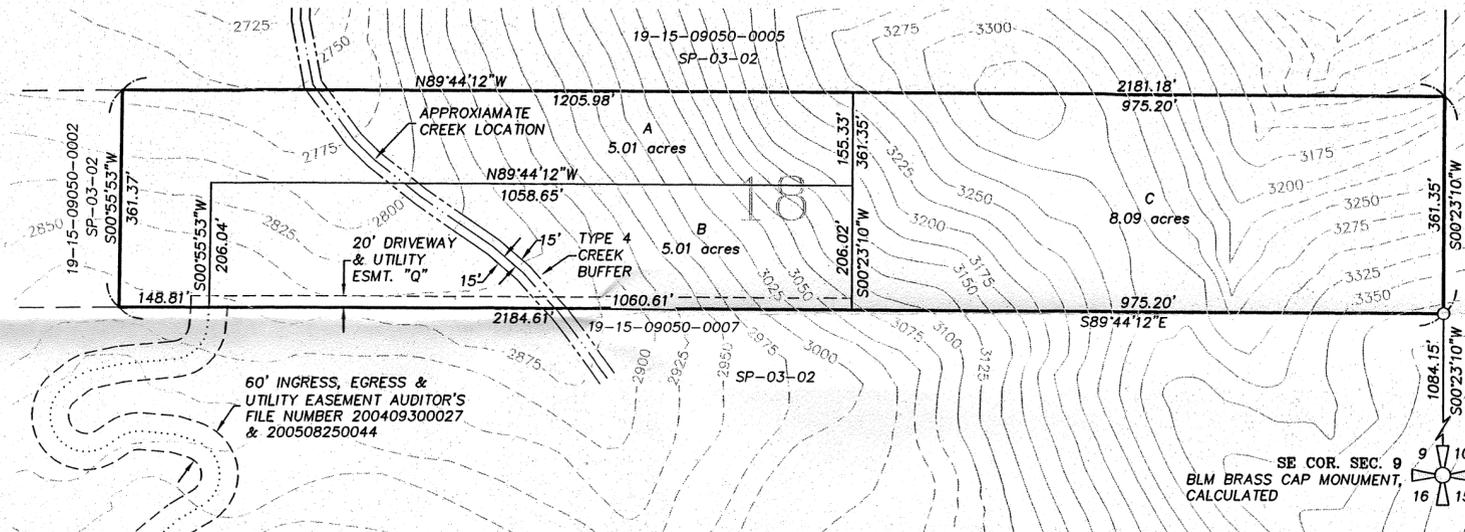
**CERTIFICATE OF COUNTY TREASURER**

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.

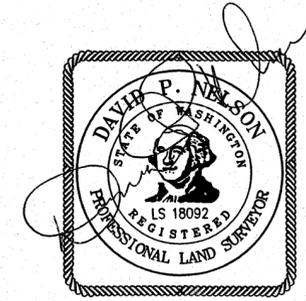
Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 19-15-09050-0006 (20844)



- LEGEND**
- A SECTION CORNER, AS NOTED
  - FND REBAR & CAP



<b>K.C.S.P. NO. 08-XX</b>		
PTN. SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.		
Kittitas County, Washington		
DWN BY <b>G. WEISER</b>	DATE <b>09/08</b>	JOB NO. <b>08115</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of  
**DAVID P. NELSON**  
Surveyor's Name

..... County Auditor      ..... Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of **PHILLIP LESH** in **JULY**.....2008.

**DAVID P. NELSON**      DATE **09/03/08**  
Certificate No. **18092**

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

OWNER:

PHILLIP C LESH  
ELITA A LESH  
520 43RD AVE NW  
GIG HARBOR WA 98335

PARCEL #19-15-09050-0006 (20844)  
ACREAGE: 18.11  
3 LOTS  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELD  
ZONE: RURAL 5 (R-5)

**ELITA SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 08-XX**  
**PORTION OF THE SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

SP-08-XX

EXISTING LEGAL DESCRIPTION:

PARCEL 18 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 30, 2004, IN BOOK 30 OF SURVEYS, PAGES 147 THROUGH 149, UNDER AUDITOR'S FILE NO. 200409300027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 4-C, SP-2003-02 TILLMAN CREEK LARGE LOT SUBDIVISION, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 223 AND 234, RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID PARCEL 18 WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 18 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 00°55'53" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 18, 361.37 FEET; THENCE SOUTH 89°44'12" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 18, 228.08 FEET; THENCE NORTH 00°55'53" EAST, 361.37 FEET; THENCE NORTH 89°44'12" WEST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 18, 228.08 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.
11. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

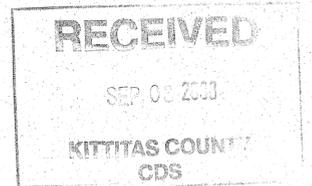
ADJACENT PROPERTY OWNERS:

19-15-09050-0002  
PROPERTY HOLDINGS & SPECULATIONS LLC  
5603 N WATERFRONT DR  
TACOMA WA 98407

19-15-09050-0005  
STUART F HOBBS ETUX  
23516 NE 22ND ST  
SAMMAMISH WA 98074

19-15-09050-0007  
STUART VISTA LLC  
301 W 1ST ST STE B  
CLE ELUM WA 98922

19-15-10000-0003  
STATE OF WASH (DNR)  
PO BOX 47016  
OLYMPIA WA 98504-7016



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, PHILLIP C. LESH & ELITA A. LESH, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

PHILLIP C. LESH

ELITA A. LESH

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE TILLMAN CREEK HOMEOWNERS ASSOCIATION, THE CLAIMANT OF A CLAIM OF LIEN, AUDITOR'S FILE NUMBER 200710260057, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

NAME  
TITLE

NAME  
TITLE

**ACKNOWLEDGEMENT**

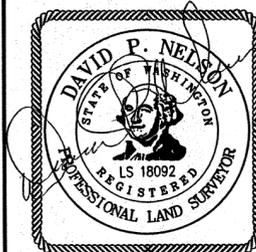
STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the corporation that executed the

foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-553-4344

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...PHILLIP C. LESH... in...JULY.....2008.

DAVID P. NELSON  
DATE 09/03/08  
Certificate No. 18092.....

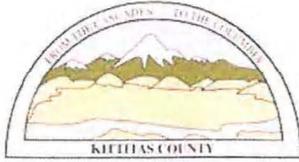
**K.C.S.P. NO. 08-XX**  
**PTN. SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>09/08</b>	JOB NO. <b>08115</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>2 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING



108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419



# 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

## SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- 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 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

### OPTIONAL ATTACHMENTS

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

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

### APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;  
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;  
 \$630 for Community Development Services Department  
 (One check made payable to KCCDS)

SP-08-00041

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X T. Swenberg

DATE:

9.3.08

RECEIPT #

2803

NOTES:



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:**

*Landowner(s) signature(s) required on application form.*

Name: PHILLIP C LESH ETUX  
Mailing Address: 520 43RD AVE NW  
City/State/ZIP: GIG HARBOR WA 98335  
Day Time Phone: (253) 851-2603  
Email Address: (253) 988-3588

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

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

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

3. **Street address of property:**

Address: NO SITUS PER ASSESSOR'S RECORDS  
City/State/ZIP: \_\_\_\_\_

4. **Legal description of property:**

**A PORTION OF LOT 18 OF SURVEY BK30/P147-149 (ALSO A PTN OF LOT 4C OF THE TILLMAN CREEK SHORT PLAT 03-02)**

5. **Tax parcel number(s):** 19-15-09050-0006 (20844)

6. **Property size:** 18.11 (acres)

7. **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):

**3 LOT SHORT PLAT  
ZONE: RURAL 5 (R-5)  
WATER: INDIVIDUAL WELLS  
SEWER: INDIVIDUAL SEPTIC/DRAINFIELDS**

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

Yes  No (Circle) If yes, explain: **SOUTH CLE ELUM RIDGE ROAD**

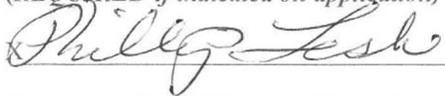
9. **What County maintained road(s) will the development be accessing from?**  
**WESTSIDE ROAD**

---

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

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

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

  
\_\_\_\_\_

Date:

  
\_\_\_\_\_

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

Date:

X \_\_\_\_\_

\_\_\_\_\_



## **ELITA SHORT PLAT**

### **OVERVIEW:**

The purpose of this application is to create three lots consisting of two 5.01 acres lots and one 8.09 acre lot from an existing 18.11 acre parcel. The subject property is located within the Rural-5 zone of Kittitas County.

### **UTILITIES:**

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

### **TRANSPORTATION:**

Access to the site is off of the County's Westside Road via South Cle Elum Ridge Road and Rocky Mountain Road/Anders Drive. Secondary access is proposed through the Appletree Plat Amendment that connects into Hidden Springs Road and the County's Graham Road. This secondary access will be constructed prior to the issuance of a building permit. Shared and individual driveways will be constructed to each building site as shown on the plans.

### **COMMENTS:**

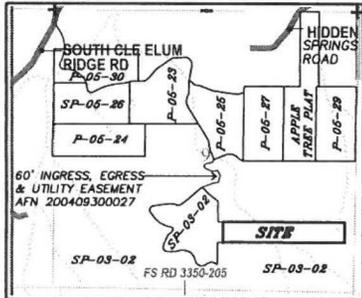
Attached are copies of the proposed Short Plat and current Title Report for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.**

# ELITA SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. 08-XX  
PORTION OF THE SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.  
KITTITAS COUNTY, WASHINGTON

SP-08-XX



VICINITY MAP  
N.T.S.

### SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUHM & ASSOC. AS FILED IN BOOK 30 OF SURVEYS AT PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT MAP NUMBER 19-15-09050-0006 (20844) TO THE CONFIGURATION SHOWN HEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

## APPROVALS

### KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
Kittitas County Engineer

### COUNTY PLANNING DIRECTOR

I hereby certify that the "ELITA" 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., 20\_\_

\_\_\_\_\_  
Kittitas County Planning Director

### 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., 20\_\_

\_\_\_\_\_  
Kittitas County Health Officer

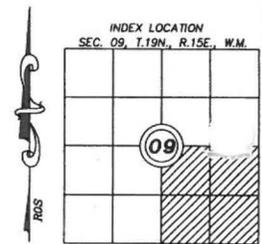
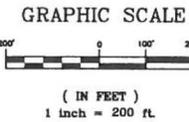
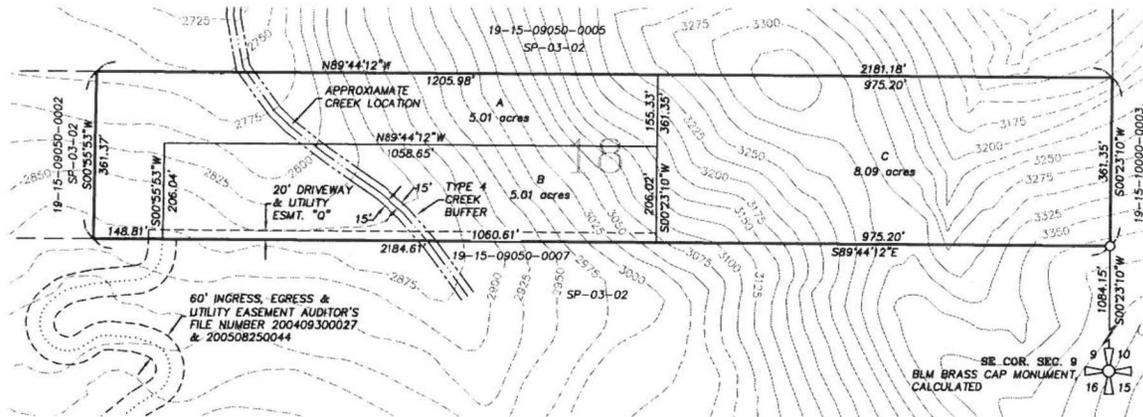
### CERTIFICATE OF COUNTY TREASURER

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.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

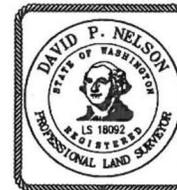
\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 19-15-09050-0006 (20844)



### LEGEND

- A SECTION CORNER, AS NOTED
- FND REBAR & CAP



### RECORDER'S CERTIFICATE

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

\_\_\_\_\_  
County Auditor      \_\_\_\_\_  
Deputy County Auditor

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of PHILIP LESH in JULY, 2008.

DAVID P. NELSON      DATE  
Certificate No. 18092

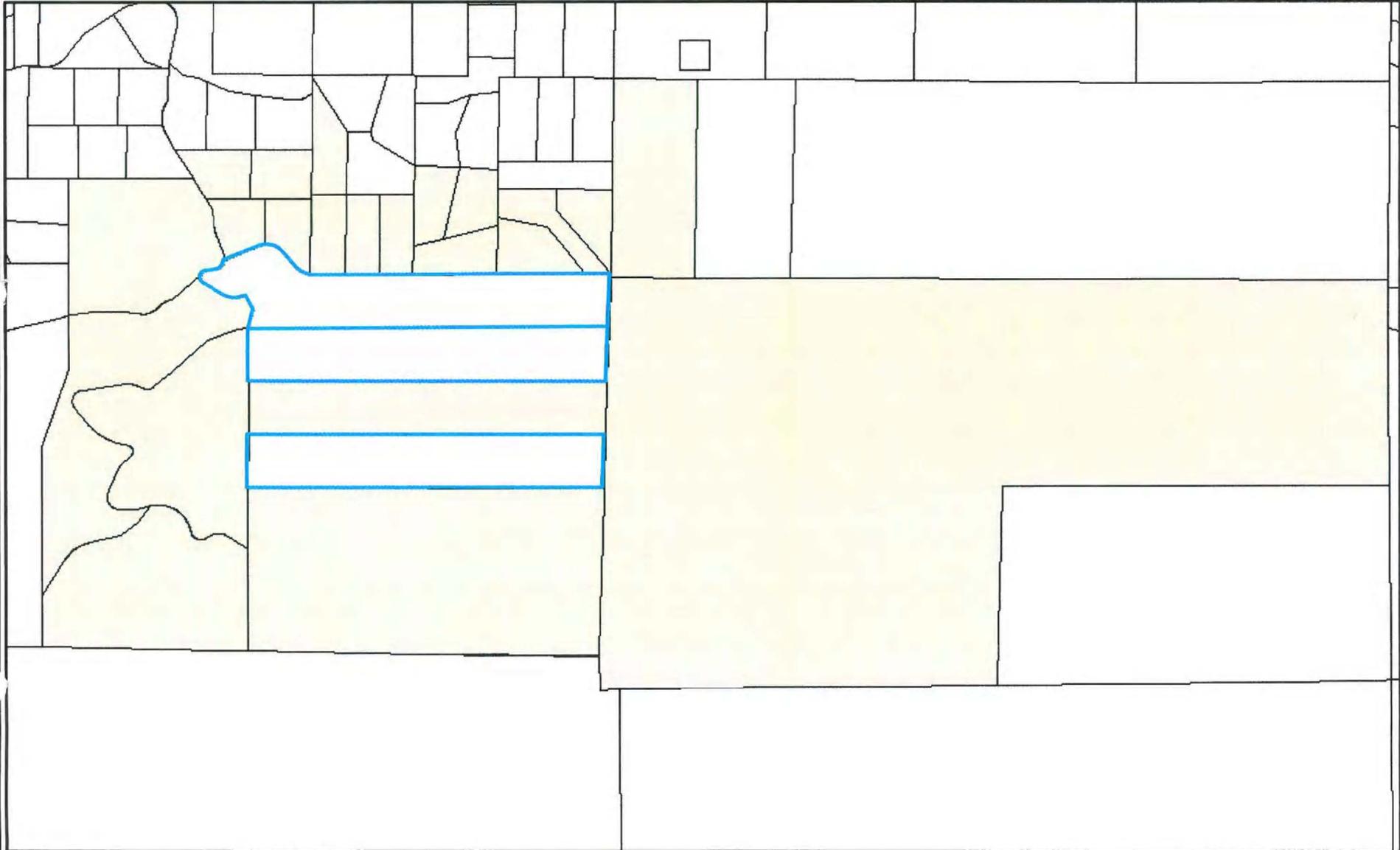
**K.C.S.P. NO. 08-XX**  
PTN. SE 1/4 OF SEC. 9, TWN. 19N., RGE. 15E., W.M.  
Kittitas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>09/08</b>	JOB NO. <b>08115</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

# LESH, Job 08115



### Legend

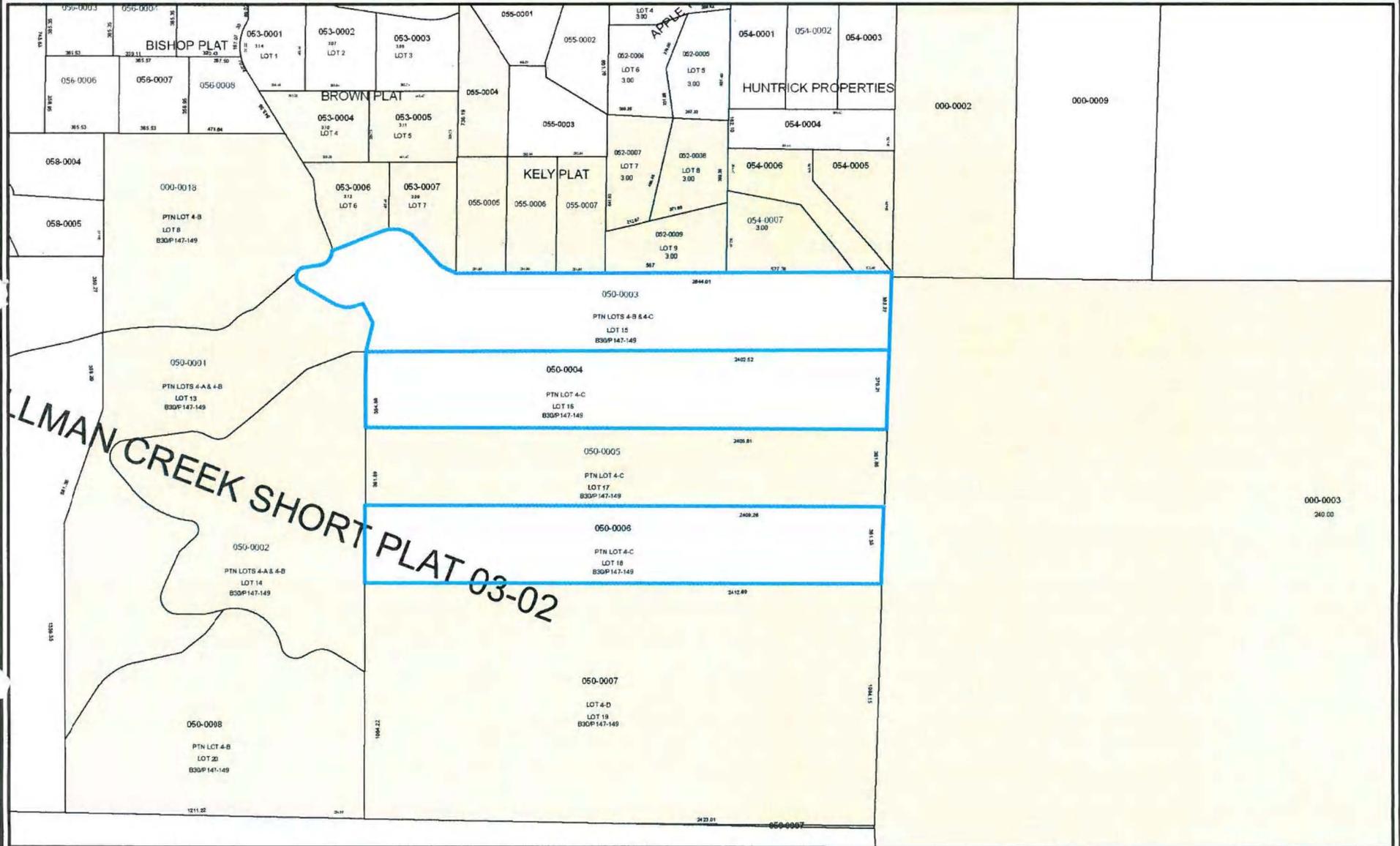
-  Buffer Result
-  Tax Parcels
-  Rights of Way

1 inch equals 0.17 miles

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



# LESH, Job 08115



- Legend**
- Buffer Result
  - Tax Parcels
  - Rights of Way

1 inch equals 0.12 miles

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# 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

## SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

### PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

### TO BE COMPLETED BY APPLICANT

### FOR STAFF USE

#### A. BACKGROUND

1. Name of proposed project, if applicable:

**Elita Short Plat**

\_\_\_\_\_

\_\_\_\_\_

2. Name of applicant:

**Phillip Lesh**

\_\_\_\_\_

\_\_\_\_\_

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

**520 43rd Ave, NW, Gig Harbor, WA 98335**

\_\_\_\_\_

\_\_\_\_\_

4. Date checklist prepared:

**August 4, 2008**

\_\_\_\_\_

5. Agency requesting checklist:

**Kittitas County Community Development Services**

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6. Proposed timing or schedule (including phasing, if applicable):  
**Preliminary approval expected in early fall 2008. No phasing is expected.  
Final approval expected fall/ winter 2008.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No future plans or phasing proposed with this application.**

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
**No other environmental information is expected as a result of this application.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**No other applications for governmental approval are expected as a result of this proposal.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**Preliminary and final plat approval, septic and well approval.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**This project will consist of a 3 lot short plat on 18.11 acres. The applicant is proposing individual wells and individual, onsite septic systems.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
**The subject property is located southwest of the city of Cle Elum, east of Cle Elum Ridge Road off of Rocky Mountain Road in a portion of Section 9, T.19N., R15E., W.M. The associated parcel number is 19-15-09050-0006. Legal description, site plan and vicinity map are attached within the application documents.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?  
**+/- 25% slopes in the southeast portion of the property** \_\_\_\_\_

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. \_\_\_\_\_

**The soils have not been classified as agricultural on the subject property. The soils associated with the site are rocky with clays, gravel, phylite and heavy Dead Organic Matter (DOM).**

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

**No history of unstable soils have been reported on the subject property.**

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

**No filling and grading is proposed at this time. No calculations have been made.**

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

**No. This subdivision is not proposing any filling and grading at this time.**

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

**+/- 5% including any future construction of driveways and buildings sites.**

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

**During future construction, ecology blocks and/or silt fencing could be used to prevent erosion in areas that are highly susceptible.**

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_

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

**No.**

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

**Burning debris should be limited to reduce smoke and fire risk in the area.**

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

**There is an unnamed type 4 creek on the subject property. Buffers have been placed on the preliminary plat.**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Access to lot c may require crossing of the creek. No plans are in place at this time to describe the type and length of crossing.**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

**None is planned at this time. No calculations have been made.**

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

**No surface water withdrawals are expected.**

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

**No. The floodplain of the Yakima River is located +/- 3 miles to the north of the subject property boundary.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No discharge of any materials to surface waters will occur within the scope of the project.**

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

**Individual/ shared wells are proposed, quantity not yet known.**

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**1 system per household. Size of systems are not yet known, no buildings are proposed.**

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff from snow melt and rain will be treated and held on the subject property and not allowed to enter surface waters.**

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

\_\_\_\_\_

\_\_\_\_\_

**No. Hazerdous waste materials are not associated with this proposal.**

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

\_\_\_\_\_

\_\_\_\_\_

**Ditching and basins could be used to controll runoff and allow waters to naturally absorb back into the ground.**

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

**A limited amount of shrubs and trees will be removed for road and for SFR construction.**

\_\_\_\_\_

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

**None known at this time.**

\_\_\_\_\_

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**The site will remain in a natural state as much as possible.**

\_\_\_\_\_

\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

**None known at this time.**

\_\_\_\_\_

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

**No**

\_\_\_\_\_

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

**Limit fencing to allow wildlife passage through the property.**

\_\_\_\_\_

\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.

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

No. Use of solar energy will not be discouraged.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None are included in the preliminary plat plans. Energy conservation of future landowners should be encouraged.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no health hazards associated with this proposal.

1) Describe special emergency services that might be required.  
Fire and EMS may be required during construction and permanent occupancy.

2) Proposed measures to reduce or control environmental health hazards, if any. None proposed with this application.

b. Noise

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

None that would affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temp noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.

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

Limit the hours of operations per Kittitas County noise ordinance.

8. LAND AND SHORELINE USE

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

Adjacent properties are residential or vacant.

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

No. The subject property is hilly and not used for agriculture.

c. Describe any structures on the site.

None

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

No.

- e. What is the current zoning classification of the site?  
Rural-5
  - f. What is the current comprehensive plan designation of the site?  
Rural
  - g. If applicable, what is the current shoreline master program designation of the site?  
Does not exist on the subject property.
  - h. Has any part of the site been classified as an:  
 environmentally sensitive area?  
None known
  - i. Approximately how many people would the completed project displace?  
None
  - j. Approximately how many people would reside or work in the completed project?  
8-10
  - k. Proposed measures to avoid or reduce displacement impacts, if any.  
No impacts are associated with this proposal.
  - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
9. HOUSING A preapplication meeting may be used to determine consistency.
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
3 SFR's and accessory units
  - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
None
  - c. Proposed measures to reduce or control housing impacts, if any.  
CC&R's are created to reduce and structure the types of housing within the development.
10. AESTHETICS
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
No structures are proposed at this time.
  - b. What views in the immediate vicinity would be altered or obstructed?  
No views will be altered.
  - c. Proposed measures to reduce or control aesthetic impacts, if any.  
Again, CC&R's are created to control aesthetic impacts, if any.
11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time.

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

No.

\_\_\_\_\_

\_\_\_\_\_

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

Nothing that currently exists.

\_\_\_\_\_

\_\_\_\_\_

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

All future lighting will be pointed down and away from other residences.

\_\_\_\_\_

\_\_\_\_\_

12. RECREATION

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

Hiking, skiing, sleding, snow mobiling, trails, bird and animal watching.

\_\_\_\_\_

\_\_\_\_\_

b. Would the proposed project displace any existing recreational uses?

If so, describe. No recreational uses exist on the site at this time.

\_\_\_\_\_

\_\_\_\_\_

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed at this time.

\_\_\_\_\_

\_\_\_\_\_

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The subject property is not listed on any local, state or federal preservation or archaeological register.

\_\_\_\_\_

\_\_\_\_\_

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

Development in the area has shown no signs of any historical/ cultural importance.

\_\_\_\_\_

\_\_\_\_\_

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

If evidence of cultural or historic significance is discovered on the subject property, the state department of archaeology will be contacted.

\_\_\_\_\_

\_\_\_\_\_

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The subject property will be served via private road off of Rocky Mountain Road, a private road. Secondary access is proposed thru the Apple Tree Plat to Graham Road.

\_\_\_\_\_

\_\_\_\_\_

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

No. Public transit exists only in Ellensburg, and on a limited scale.

\_\_\_\_\_

\_\_\_\_\_

- c. How many parking spaces would the completed project have? How many would the project eliminate? \_\_\_\_\_  
Up to 9 new parking locations could be created. \_\_\_\_\_
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_  
Yes, an internal road system will serve the proposed lots. The new road will serve only the proposed lots. \_\_\_\_\_
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. \_\_\_\_\_  
The only official mode of transportation to and from the subject property is motor vehicle. \_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. \_\_\_\_\_  
Depending if future landowners are part time or full time residences, TPD could vary from 0-30. \_\_\_\_\_
- g. Proposed measures to reduce or control transportation impacts, if any. \_\_\_\_\_  
None proposed at this time. \_\_\_\_\_

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
The project, as it stands, should not create a need for any additional public services within the district. \_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any. \_\_\_\_\_  
Firewise building and site practices could be used to lessen the need for public services. \_\_\_\_\_

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed. \_\_\_\_\_  
Power, water by individual well, telephone, cable, wood stoves, natural gas and onsite septic could all be used. \_\_\_\_\_

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: See ATTACHED

Date: \_\_\_\_\_

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

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Signature: Phillip Lesh

Date: 8/18/08

Print Name: \_\_\_\_\_

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

**SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY.** WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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