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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES DEVELOPMENT ACTIVITIES APPLICATION

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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300' OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300' EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC. (PLAT APPLICATIONS EXCLUDED)
- KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT TO SET UP A MEETING TO DISCUSS YOUR PROJECT.

THIS DEVELOPMENT ACTIVITIES APPLICATION IS USED TO APPLY FOR ONE OR MORE OF THE FOLLOWING APPROVALS.

1. Check all that apply to your project and complete those sections of the application:

- SECTION I. Zoning Structural Setback Variance - to place a structure closer to the lot line than allowed:
Residential front 15' side 5' rear 25'
Residential-2 front 15' side 5',10' rear 25'
Suburban, Sub.-II front 25' side 15' rear 25'
Agriculture, Liberty front 25' side 5' rear 25'
Rural-3 front 25' side 15' rear 15'
Forest&Range-20 front 25' side 10' rear 10'
Commercial Forest front 200' side 200' rear 200'
 Fee - \$150
- SECTION II. Zoning Conditional Use Permit - proposing a use such as a bed & breakfast or campground.
 Fee - \$350
- SECTION III. Request to Rezone - to change from the existing zone to another zone.
 Fee - \$450
- SECTION IV. Shorelines Substantial Development/Conditional Use Permit - proposing a project greater than \$2,500 value w/in 200' of a water body listed in Section V.
 Fee - \$350
- SECTION V. Shorelines Structural Setback Variance - to place a structure closer than 100' of (*denotes portion of shoreline requiring 200' setback):

<i>Kachess River</i>	<i>Lake Keechelus</i>	<i>Lake Kachess*</i>
<i>Cabin Creek</i>	<i>Lake Cle Elum</i>	<i>Lake Easton</i>
<i>Log Creek</i>	<i>Cle Elum River</i>	
<i>Big Creek</i>	<i>Lost Lake*</i>	
<i>Little Creek</i>	<i>Unnamed Lakes (T.21 R.12)*</i>	
<i>Swauk Creek</i>	<i>Cooper Lake*</i>	
<i>Taneum Creek</i>	<i>Tucquala Lake*</i>	
<i>Teanaway River</i>	<i>Manastash Lake*</i>	
<i>(incl. West, Middle, North forks)</i>	<i>Manastash Creek (incl. South fork)</i>	
<i>Yakima River*</i>	<i>Naneum Creek</i>	
<i>Wilson Creek (so. of E-burg)</i>	<i>Columbia River*</i>	

 Fee - \$350
- SECTION VI. Flood Development Permit - for any construction or placement of buildings, mining, dredging, filling, grading, paving, excavation or drilling in the FEMA 100-Year Floodplain.
 Fee - \$10.00
- SECTION VII. Short Plat - to divide into 2-4 lots.
 Fee - \$190 plus \$10/lot Transportation; \$125 plus \$50/hr. over 2.5 hrs. Environmental Health; and, \$175 Planning.
- SECTION VIII. Long Plat - to divide into 5 or more lots.
 Fee - \$200 plus \$10/lot Transportation; \$625 plus \$50/hr. over 12.5 hrs. Environmental Health; and, \$400 Planning.

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KITTITAS COUNTY
CDS

SECTION IX.
Fee: \$350

Public Facilities Permit: a written decision by the Planning Dept authorizing a public facility use to locate at a specific location

Section X.
Fee - \$100 initial

SEPA Environmental Checklist/Review - review required in conjunction with Sections II, III, IV, VIII. Or IX. Other development proposals may also require completion of this section.

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

Laurin Mellergaard
751 Mellergaard Road
Ellensburg, WA 98926

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Jeff Slothower, Attorney at Law
P. O. Box 1088
Ellensburg WA 98926
Tel: (509) 925-6916

4. Contact person for application (select one): Owner of record Authorized agent
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property:

Game Farm Road

6. Legal description of property:

See attached Exhibit A.

7. Tax parcel number:

18-19-32058-0001	18-19-32010-0002
18-19-32058-0002	18-19-32058-0003

8. Property size:

74 acres.

9. Narrative project 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):

A 28 lot subdivision on 74 acres. The property is served by a certified ground water right authorizing water to be withdrawn for domestic use. The indoor potable water will be served by a Class A community water system. The outdoor irrigation water will be supplied by the KRD. The development will contain covenants, conditions and restrictions which ensure a controlled development. Roads will be constructed to county standards.


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.



Signature of Authorized Agent

Date


Signature of Land Owner of Record (required for application submittal)


Date

SECTION I. ZONING STRUCTURAL SETBACK VARIANCE.

ADDITIONAL ITEMS TO COMPLETE: NONE.

1. Provision of zoning code for which this variance is requested and the way in which you wish to vary:

2. A variance may be granted when the following criteria are met. Please describe how each criteria is met for this particular request (attach additional sheets as necessary):
 - a. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

 - b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

 - c. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

 - d. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

SECTION II. ZONING CONDITIONAL USE PERMIT.

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

1. Provision of the zoning code applicable:

2. A conditional use permit may be granted when the following criteria are met. Please describe how each criteria is met for this particular project (attach additional sheets as necessary):
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

SECTION VI. FLOOD DEVELOPMENT PERMIT.

FOR STRUCTURAL PROJECTS (SUCH AS HOME OR GARAGE), ADDITIONAL ITEMS TO COMPLETE:

- o PROJECT DIAGRAMS WITH SCALE
- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES TO BE MAINTAINED
 - o DIMENSIONS AND LOCATIONS OF PROPOSED STRUCTURES
 - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
 - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
 - o SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

ONCE YOU HAVE SUBMITTED YOUR APPLICATION FOR FLOOD PERMIT, YOU MUST PROCEED TO HIRE A LICENSED SURVEYOR/ENGINEER. THE LICENSED SURVEYOR/ENGINEER WILL ESTABLISH THE GRADE ELEVATION AT THE BUILDING PAD AND SEND TO YOU AND KITTITAS COUNTY A LETTER CERTIFYING THAT ELEVATION. THE DIFFERENCE BETWEEN THE GRADE ELEVATION AND THE ELEVATION OF THE 100-YEAR BASE FLOOD ELEVATION (BFE), PLUS 1 FOOT, IS THE ELEVATION AT WHICH THE FIRST FLOOR OF THE HOME MUST BE BUILT. IF YOUR LOT IS PARTIALLY IN THE FLOODWAY, A SURVEY OF YOUR PROPERTY MAY BE NECESSARY TO ESTABLISH THAT THE BUILDING IS NOT ENCRANCHING ON THE FLOODWAY. ONCE BUILT, THE SURVEYOR "SHOOTS" THE ELEVATION OF THE FIRST FLOOR OF THE STRUCTURE AND SUBMITS AN ELEVATION CERTIFICATE TO KITTITAS COUNTY.

FOR NON-STRUCTURAL PROJECTS (SUCH AS RIP-RAP PLACEMENT), ADDITIONAL ITEMS TO COMPLETE:

- o PROJECT DIAGRAMS WITH SCALE

(CONTINUED ON NEXT PAGE...)

- o SITE PLAN(S):
 - o VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE
 - o SITE BOUNDARY
 - o ORDINARY HIGH WATER MARK (OHWM)
 - o DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES
 - o SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
 - o COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA

SECTION VII. SHORT PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS, AND THE FOLLOWING ITEMS:

- o SHORT PLAT MAP - MIN. 5 PAPER COPIES
- o CERTIFICATE OF TITLE
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

SEE ATTACHED

SECTION VIII. LONG PLAT.

ITEMS TO COMPLETE: SEE SUBDIVISION CODE FOR PLAT REQUIREMENTS; SECTION X SEPA ENVIRONMENTAL CHECKLIST; AND THE FOLLOWING ITEMS:

- o LONG PLAT MAP- MIN. 10 PAPER COPIES
- o COMPUTER CLOSURES
- o PUBLIC WORKS APPROVAL OF ACCESS REQUIREMENTS
- o PUBLIC HEALTH APPROVAL OF SOIL AND DRINKING WATER REQUIREMENTS
- o IRRIGATION DISTRICT (KRD, CASCADE ONLY) APPROVAL OF IRRIGATION SYSTEM

Section IX. Public Facilities Permit:

ADDITIONAL ITEMS TO COMPLETE: SECTION X SEPA ENVIRONMENTAL CHECKLIST.

A. Will the granting of the proposed Public Facilities Permit:

(1) be detrimental to the public health, safety, and general welfare.

(2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.

(3) adversely affect the established character of the surrounding vicinity.

SECTION IX. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

1. Proposed timing or schedule (including phasing, if applicable):

Construction will begin upon approval.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

None

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None that we are aware of.

5. List any government approvals or permits that will be needed for your proposal, if known.

Washington State Department of Health approval of Class A water system.

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)?

5%

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.

See Exhibit "D" soil map.

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

No.

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

There will be filling and grading associated with the construction of roads within the plat. Fill will be rock for road sub base to be brought onto the property. Dirt displaced as a result of the road construction will be maintained and relocated on site.

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

No the property is relatively flat.

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

Less than 15%.

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

Road construction and work on the property will be done pursuant to accepted construction practices.

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.

There will be emissions to the air as a result of construction of the improvements within the plat. After construction there will be emissions to the air consistent with residential development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None.

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

Emissions during construction will be mitigated using accepted construction methods to control dust and other emissions. Post construction mitigation will result from CCR's which prohibit the use of the property in a

manner inconsistent with current emissions regulations.

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 are no surface water sources on the Property.

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.

Does not apply.

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.

Does not apply.

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

Irrigation water is provided by the KRD. KRD water is surface water however the project will not change the current use of surface water.

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

No.

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.

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.

Yes, the houses constructed on the property will have indoor potable water supplied from an existing well on the property. The project should not result in an increase in withdrawals because the well is currently used for domestic, irrigation and livestock purposes.

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.

Domestic septic systems constructed pursuant to existing standards will be used to discharge domestic sewage.

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.

There will be roads constructed which may result in storm water runoff. Storm water will be collected and disposed of consistent with best management practices.

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

No.

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

None necessary.

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, bullrush, skunk cabbage, other

water plants: waterlily, eelgrass, milfoil, other

other types of vegetation:

None

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

The portion of the property on which residences, driveways and roads are constructed will no longer have vegetation.

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

None.

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

None.

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:

None

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

None

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

No

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

None Necessary.

6. ENERGY AND NATURAL RESOURCES

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

Electrical power will be provided by PSE. Propane will also be used.

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

No.

- 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.

Residences will be constructed using existing building codes which provides for energy conservation.

7. ENVIRONMENTAL HEALTH

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

No.

- 1) Describe special emergency services that might be required.

None.

- 2) Proposed measures to reduce or control environmental health hazards, if any.

None necessary.

- b. Noise

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

operation, other)?

There will be noise during construction. Post construction noise will be limited to noise consistent with rural-residential use.

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.

Construction noise.

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

None Necessary.

8. LAND AND SHORELINE USE

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

Residential and agricultural land.

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

Yes. The property has been used to raise pasture, crops and livestock, including game birds. The property has also been used for domestic purposes.

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?

Ag 3

f. What is the current comprehensive plan designation of the site?

Rural.

g. If applicable, what is the current shoreline master program designation of the site?

Does not apply.

h. Has any part of the site been classified as an environmentally sensitive area?

No

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project?

There will be residences constructed on 27 lots. Thus the range of people living on the property will be between approximately 54 and 125.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None necessary

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Comply with County Comprehensive Plan and zoning ordinances and comply with applicable subdivision and building code requirements. CCR's which ensure that the use of the property is controlled to prevent incompatibly with existing and projected land uses.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

27 houses.

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.

None necessary.

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?

CCR's will be used to ensure that the structures do not exceed county building limitations, including height. Principal exterior material will be siding made of wood and related products.

b. What views in the immediate vicinity would be altered or obstructed?

None.

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

None necessary.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- 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?

None.

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

None necessary.

12. RECREATION

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

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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

None Necessary.

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.

No.

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

None.

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

None.

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.

Access to the Property is via county road.

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

No.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be parking associated with the residences constructed on the individual lots within the plat. None will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. Private initially.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The vehicular trips consistent with 27 homes.

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

Roads constructed to county standards.

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.

Yes residents living in homes constructed may need police and fire and ambulance services. Children residing in the home will attend school.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Correspondingly increase in the county tax base as a result of the improvements constructed.

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.

PSE-electricity, Ellensburg Telephone-Telephone

C. SIGNATURE

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

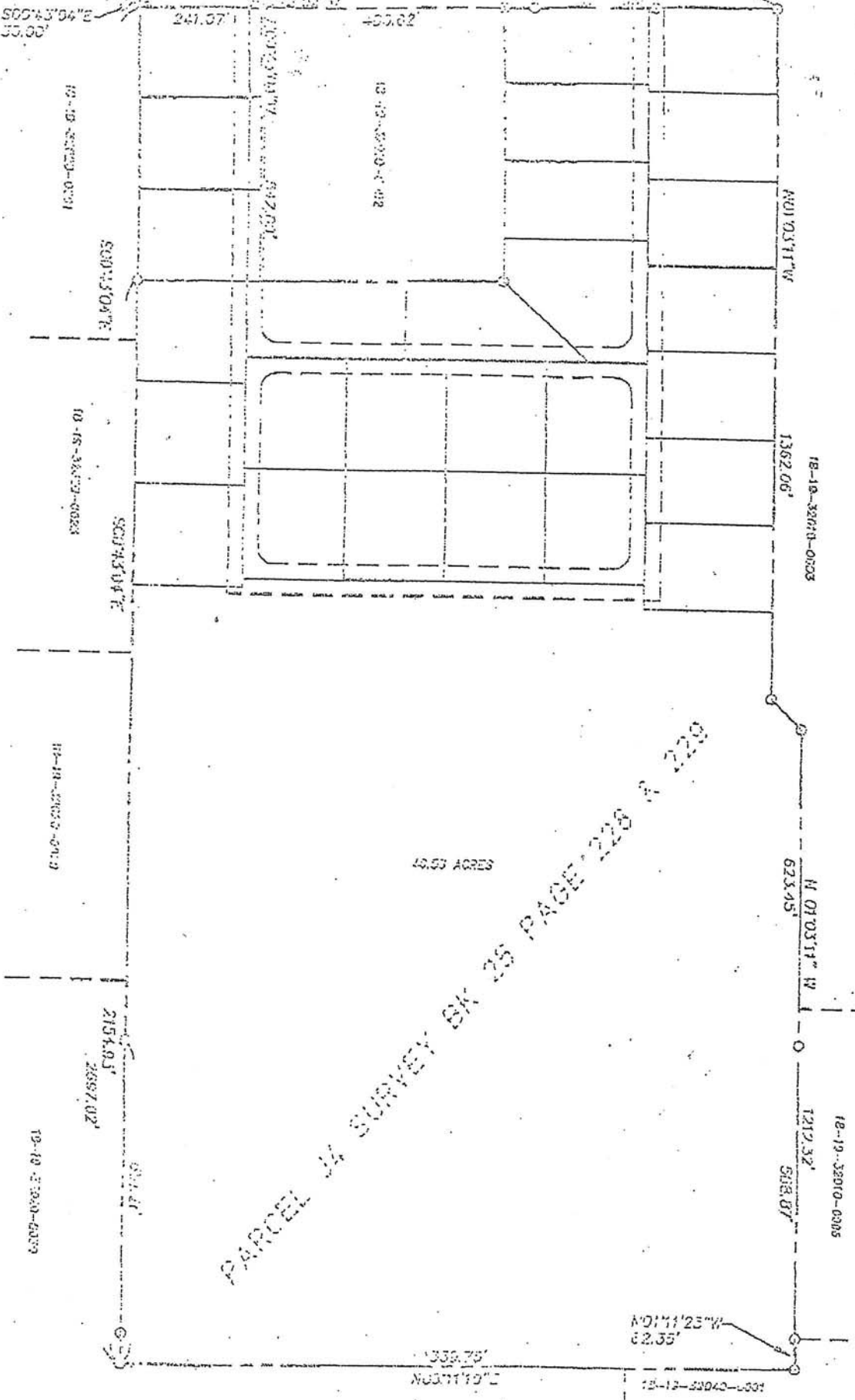

Signature


Date

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)

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.



PARCEL 24 SURVEY BK 25 PAGE 228 & 229

4.65 ACRES

2

N 01' 11' 23" W 2.35'

GAME FARM CLUSTER PLAT

PORTION OF THE E1/2, SEC. 32, T.18N., R.19E., W.M.
KITITAS COUNTY, WASHINGTON

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS 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
1-800-424-5555

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT COMPLIES TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 1819-32010-0008, 1819-32010-0009, 1819-32009-0001, 1819-32009-0002, 1819-32009-0003.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

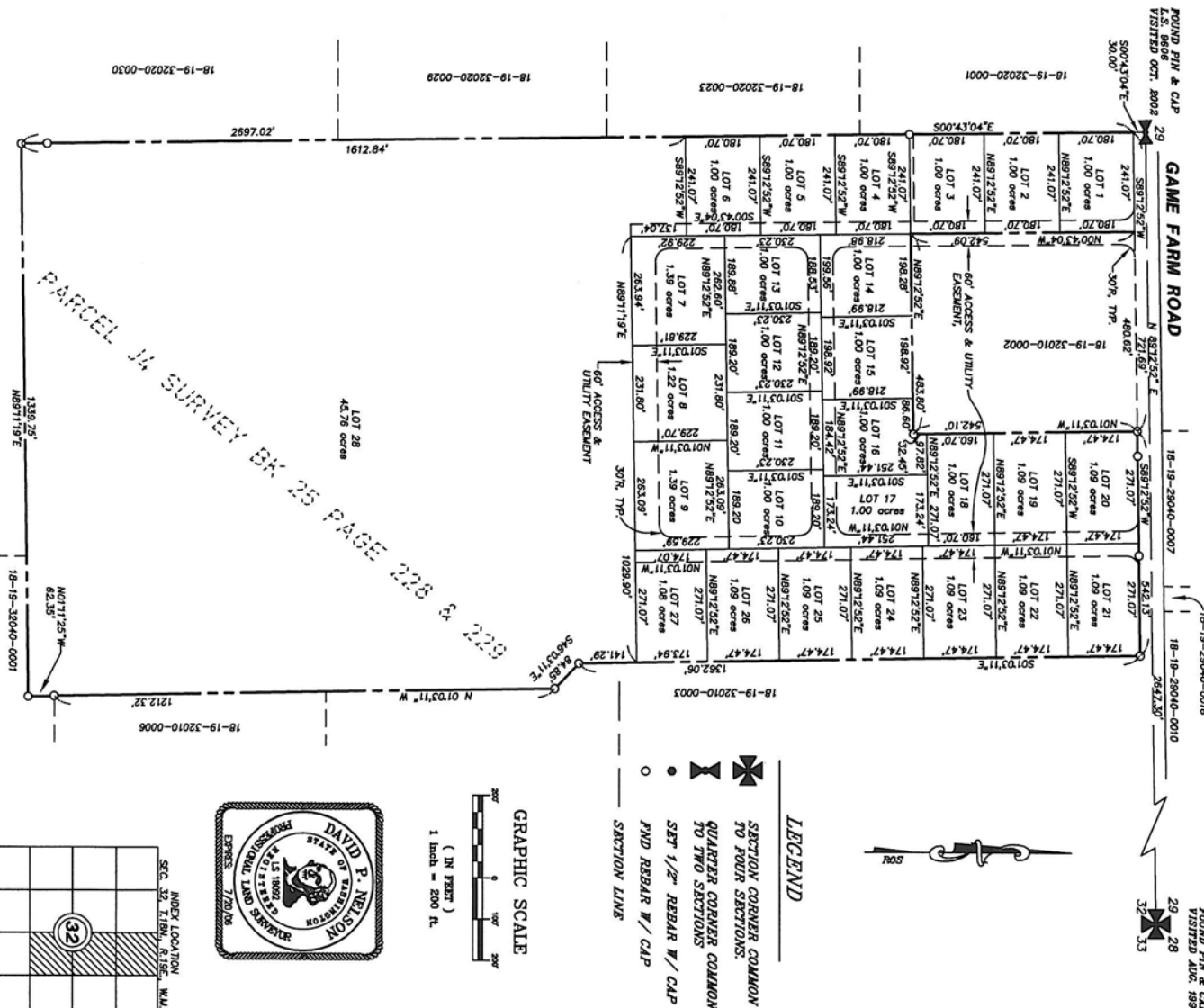
KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
PARCEL NO. 1819-32010-0008, 1819-32010-0009, 1819-32009-0001, 1819-32009-0002, 1819-32009-0003.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY BOARD OF COMMISSIONERS

BY: _____ CHAIRMAN
ATTEST: _____ CLERK OF THE BOARD
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

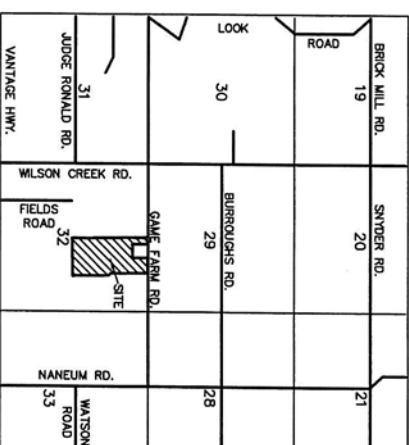


LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS.
- SET 1/2" REBAR W/ CAP
- PVD REBAR W/ CAP
- SECTION LINE



INDEX LOCATION
SEC. 32, T.18N., R.19E., W.M.



VICINITY MAP N.T.S.

SURETOR'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 of the request of: DAVID P. NELSON
M. NOX.....2004.

RECORDER'S CERTIFICATE
Filed for record this..... day of 20..... at..... M in book..... of..... at page..... of the request of DAVID P. NELSON
Country Auditor..... Deputy County Auditor.....

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
214 PENNSYLVANIA AVE
GLE ELLUM, WASHINGTON 98822
PHONE: (509)674-7433
FAX: 674-7419

GAME FARM CLUSTER PLAT

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

DWN BY	DATE	JOB NO.
T. ROLETTO	02/2005	04635
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

GAME FARM CLUSTER PLAT
PORTION OF THE E1/2, SEC. 32, T.18N., R.19E., W.M.
KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, OF MELLECGAARD SHORT PLAT, KITITAS COUNTY, SHORT PLAT No. 02-41, AS RECORDED SEPTEMBER 17, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 96, UNDER AUDITOR'S FILE No. 20030917016, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCELS J1 AND J3 ON THAT CERTAIN SURVEY AS RECORDED JANUARY 31, 2001, IN BOOK 25 OF SURVEYS, PAGES 228 AND 229, UNDER AUDITOR'S FILE No. 200101510003, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO CLUSTER PLAT TAX PARCEL No. 3-18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 AND 18-19-32058-0003 INTO 28 LOTS AS SHOWN HEREOF.
2. INSTRUMENT: USING A NIXON DTM-521 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 352-130.
3. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREOF... BOOK 26 OF SURVEYS, PAGES 228 & 229, A.F.N. 200101510003 AND BOOK G OF SHORT PLATS, PAGES 94 & 96, A.F.N. 200309170016. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY RECORDED IN SAID BOOK 26 OF SURVEYS, PAGES 228 & 229.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
6. PER NEW 17-10-140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.06 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO RCWS 12.14.010, MAILBOX(S) SHALL BE "BREATHER-MAT" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WS027 STANDARD DIMENSIONS H-12 SHEET 1-3.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. ENTRY PRIVATE ROAD SHALL ACHIEVE 96% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
12. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
13. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

KRD NOTES:

1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS: LOTS 1-27 HAVE 1 IRRIGABLE ACRE. LOT 28 HAS 44 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

OWNER:
LAURIN MELLECGAARD
751 MELLECGAARD ROAD
ELLENBURG WA, 98926

PARCEL NUMBERS:
18-19-32010-0008, 18-19-32010-0009,
18-19-32058-0001, 18-19-32058-0002,
18-19-32058-0003
ACREAGE: 74.53 ACRES
WATER SOURCE: CLASS A WATER
SYSTEM SOURCE: SEPTIC
SEWER SOURCE: SEPTIC
ZONE: AG-3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LAURIN C. MELLECGAARD & MARJORIE J. MELLECGAARD, 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., 2003.

LAURIN C. MELLECGAARD

MARJORIE J. MELLECGAARD

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

On this day personally appeared before me Laurin C. Mellecgard & Marjorie J. Mellecgard, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 2003.

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



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 of the request of... LAURIN MELLECGAARD...
In...NOV... 2004.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

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

County Auditor Deputy County Auditor



GAME FARM CLUSTER PLAT

A PORTION OF THE EAST 1/2 OF SECTION 32,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON

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