

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
EVERGREEN PARK 14-LOT PERFORMANCE BASED CLUSTER PLAT (P-06-13)

RESOLUTION

NO. 2006- 131

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on July 25, 2006 for the purpose of considering a preliminary plat known as the Evergreen Park Performance Based Cluster Plat and described as follows:

Division of one parcel totaling approximately 45.00 acres into a total of fourteen (14) lots submitted by Wayne Nelson of Back Country Resources LLC, authorized agent for Geo Datum, landowner pursuant to KCC 16.09. Parcel number 19-15-07000-0028.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision (4-1 with one member absent); and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on September 5, 2006 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Wayne Nelson of Back Country Resources, LLC., authorized agent for Geo Datum, landowner, submitted an application for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 45.00 acres of land that is zoned Rural-3 to the Kittitas County Community Development Services Department on March 24, 2006.
2. Said development application included a preliminary plat depicting the division of one parcel into 14 lots, thirteen lots of one acre each and one lot of 20.75 acres in size. The identification of 11.25 acres of open space (includes 5.0 acres to be dedicated as a SnoPark). See attached plat map for the preliminary plat and attached Exhibit B for specific calculations as applicable to KCC 16.09. The subject property is located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

3. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 30, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on May 4, 2006. See attached Exhibit A for specific mitigations. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. No critical areas were determined.
6. An open record hearing was held on July 25th, 2006 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. Additional conditions are necessary to protect the public's interest.
8. All proposals of the applicant during the Planning Commission hearing shall be conditions of approval.
9. Adverse testimony was received during the Public Hearing for this project.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Evergreen Park Performance Based Cluster Plat with the following conditions:

1. A completed Group B well designed to serve all lots within the development designed by a licensed engineer, constructed in conformance of that design and approved by the Kittitas County Environmental Health Department and/or Washington State Department of Health will be required prior to final approval.
2. Development needs to be consistent with any requirements or limitations by a regulatory agency relating to the approval of the Group B Water System.
3. All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."
4. Proof of potable water must be shown prior to final plat approval.
5. Legal Description: The legal description on the face of the plat does not match the legal description provided in the Subdivision Guarantee. The legal description on the face of the Final Plat and the legal description in the Subdivision Guarantee must match.
6. Required on Final Plat: The Final Plat must meet all requirements as listed in section 16.20 of the Subdivision Code; including content, format, etc.

7. Timing of Road Improvements: This application was received by Kittitas County on 11/28/05; therefore it is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. Prior to final approval roads must either be built or bonded. A Performance Bond or acceptable financial guarantee may be used per the conditions outlined in the current Kittitas County Road Standards.
8. Access to the Plat: Access to the plat is via Forest Service Road 4510. Prior to final plat approval the access shall meet either the Forest Service private road standards or Kittitas County private road standards whichever are the most stringent.
9. Access for Lots 1 thru 12: Access for Lots 1 thru 12 must be via a minimum 40' access easement as shown on the face of the preliminary plat.

Access shall be constructed as a High-Density Private Road and serve 3 to 14 tax parcels. (See current Kittitas County Road Standards)

- a. Access Easements must be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. All easements must provide for AASHTO radius at the intersection with a County Road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement 6" gravel surface.
 - e. Maximum Grade 8% flat, 12% rolling or mountainous.
 - f. Stopping Site Distance, reference AASHTO.
 - g. Entering Site Distance, reference AASHTO.
 - h. A paved apron must be constructed at the intersection of the proposed private intersection and the County road right of way.
 - i. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - j. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - k. All roads located within this development and/or providing access to this development must be constructed to current county road standards. Any other maintenance agreements, forest service road easements, city or state easements may require higher road standards. The higher of the road standards will apply.
10. Access Permit: An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 11. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
 12. Roadside Features: (See current Kittitas County Road Standards)
According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

13. Cul-de-sacs: (See current Kittitas County Road Standards)
 - a. Cul-de-sac design, reference AASHTO.
14. Addressing:
 - a. It is recommended contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
15. The following requirements are from Chapter 12 of the 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 must meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
 2. Must 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. Must 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."
16. The following note shall be placed on the face of the plat: "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."

17. Pursuant to Kittitas County Code 16.18.080, a plat note regarding the irrigation systems is required for lots 3 acres or less in size. The note shall read as follows: "Lots shall be required to irrigate their individual lot or lots by the use of either a sprinkler irrigation system or a drip irrigation system (Ord. 84-6 (part), 1984)."
18. A plate note discussing the spread of noxious weeds shall be shown on the short plat and shall read: "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."
19. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right to Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
20. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
21. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.
22. All applicable boundary line adjustments involving the subject parcels shall be finalized and recorded to reflect the configuration as depicted in the plat and boundary line adjustment.
23. All proposals of the applicant made during the Planning Commission hearing shall be conditions of approval. The conditions are as follows;
 - a. Transfer of the 5.0 acres to be used as a SnoPark will be to the Kittitas County Park & Recreation District.
 - b. The definition of a SnoPark is a designated parking area for vehicles transporting or using snowmobiles.
 - c. The Kittitas County Park & Recreation District will maintain the SnoPark.
 - d. The Kittitas County Park & Recreation District will apply for and obtain a Conditional Use Permit for the SnoPark. The Conditional Use Permit shall address usage and terms for the SnoPark. The SnoPark will be subject to SEPA review. Should the Condition Use Permit be denied, the plat must undergo preliminary plat approval again.
24. Both sheets shall reflect the plat number P-06-13.
25. Full year's taxes must be paid on parcel number 19-15-07000-0028.
26. Plat must comply with all the SEPA Mitigations as attached in Exhibit A.

DATED this 19th day of September, 2006 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

David B. Bowen
David B. Bowen, Chairman

Alan A. Crankovich
Alan A. Crankovich, Vice- Chairman

Perry D. Huston
Perry D. Huston, Commissioner

APPROVED AS TO FORM:

Greg Zempel WSBA #19125



ATTEST
CLERK OF THE BOARD

Julie A Kjorsvik
Julie A Kjorsvik

Plat Map of Evergreen Park

KITITAS COUNTY
WASHINGTON
PLAT
XXXX



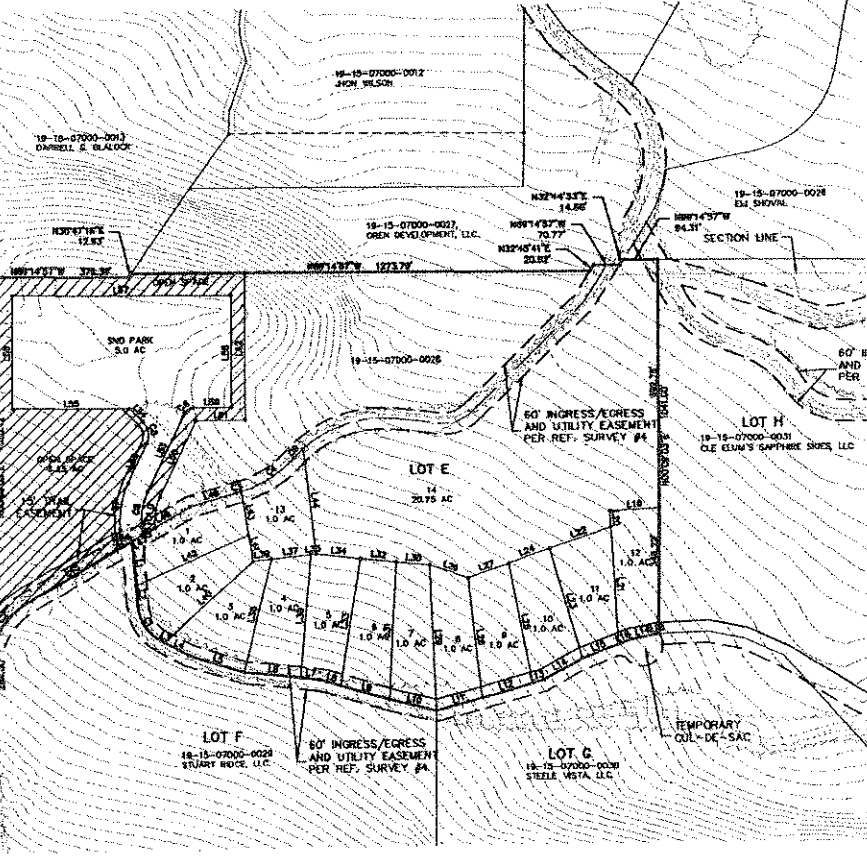
RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 N 1/2, SW 1/4, SEC 7, TWN 19, RGE 15E, W.M.

LINE	BEARING	DISTANCE	CURVE	DELTA	CHORD	LENGTH
L1	S89°27'41"W	100.00	C1	92°27'30"	124.43	122.02
L2	S83°58'	302.17	C2	38°28'06"	212.40	148.22
L3	N77°01'	181.25	C3	2°20'31"	318.04	12.00
L4	S89°27'41"W	100.00	C4	38°28'06"	212.40	148.22
L5	N77°01'	181.25	C5	92°27'30"	124.43	122.02
L6	S83°58'	302.17	C6	92°27'30"	124.43	122.02
L7	S89°27'41"W	100.00	C7	38°28'06"	212.40	148.22
L8	N77°01'	181.25	C8	2°20'31"	318.04	12.00
L9	S89°27'41"W	100.00	C9	38°28'06"	212.40	148.22
L10	N77°01'	181.25	C10	92°27'30"	124.43	122.02
L11	S83°58'	302.17				
L12	N77°01'	181.25				
L13	S89°27'41"W	100.00				
L14	N77°01'	181.25				
L15	S83°58'	302.17				
L16	N77°01'	181.25				
L17	S89°27'41"W	100.00				
L18	N77°01'	181.25				
L19	S83°58'	302.17				
L20	N77°01'	181.25				
L21	S89°27'41"W	100.00				
L22	N77°01'	181.25				
L23	S83°58'	302.17				
L24	N77°01'	181.25				
L25	S89°27'41"W	100.00				
L26	N77°01'	181.25				
L27	S83°58'	302.17				
L28	N77°01'	181.25				
L29	S89°27'41"W	100.00				
L30	N77°01'	181.25				
L31	S83°58'	302.17				
L32	N77°01'	181.25				
L33	S89°27'41"W	100.00				
L34	N77°01'	181.25				
L35	S83°58'	302.17				
L36	N77°01'	181.25				
L37	S89°27'41"W	100.00				
L38	N77°01'	181.25				
L39	S83°58'	302.17				
L40	N77°01'	181.25				
L41	S89°27'41"W	100.00				
L42	N77°01'	181.25				
L43	S83°58'	302.17				
L44	N77°01'	181.25				
L45	S89°27'41"W	100.00				
L46	N77°01'	181.25				
L47	S83°58'	302.17				
L48	N77°01'	181.25				
L49	S89°27'41"W	100.00				
L50	N77°01'	181.25				
L51	S83°58'	302.17				
L52	N77°01'	181.25				
L53	S89°27'41"W	100.00				
L54	N77°01'	181.25				
L55	S83°58'	302.17				
L56	N77°01'	181.25				
L57	S89°27'41"W	100.00				
L58	N77°01'	181.25				
L59	S83°58'	302.17				
L60	N77°01'	181.25				
L61	S89°27'41"W	100.00				
L62	N77°01'	181.25				
L63	S83°58'	302.17				
L64	N77°01'	181.25				
L65	S89°27'41"W	100.00				
L66	N77°01'	181.25				
L67	S83°58'	302.17				
L68	N77°01'	181.25				
L69	S89°27'41"W	100.00				
L70	N77°01'	181.25				
L71	S83°58'	302.17				
L72	N77°01'	181.25				
L73	S89°27'41"W	100.00				
L74	N77°01'	181.25				
L75	S83°58'	302.17				
L76	N77°01'	181.25				
L77	S89°27'41"W	100.00				
L78	N77°01'	181.25				
L79	S83°58'	302.17				
L80	N77°01'	181.25				
L81	S89°27'41"W	100.00				
L82	N77°01'	181.25				
L83	S83°58'	302.17				
L84	N77°01'	181.25				
L85	S89°27'41"W	100.00				
L86	N77°01'	181.25				
L87	S83°58'	302.17				
L88	N77°01'	181.25				
L89	S89°27'41"W	100.00				
L90	N77°01'	181.25				
L91	S83°58'	302.17				
L92	N77°01'	181.25				
L93	S89°27'41"W	100.00				
L94	N77°01'	181.25				
L95	S83°58'	302.17				
L96	N77°01'	181.25				
L97	S89°27'41"W	100.00				
L98	N77°01'	181.25				
L99	S83°58'	302.17				
L100	N77°01'	181.25				

CURVE	DELTA	CHORD	LENGTH
C1	92°27'30"	124.43	122.02
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C7	38°28'06"	212.40	148.22
C8	2°20'31"	318.04	12.00
C9	38°28'06"	212.40	148.22
C10	92°27'30"	124.43	122.02

GENERAL NOTES

- THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE POLICY NO. 72030-4379 DATED FEBRUARY 22, 2006 AT 8:00 A.M.
- INSTRUMENTATION FOR THIS SURVEY WAS AS SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGRESS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY.
- ENTIRE PLAT ROAD SHALL ACHIEVE 85% 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 PERMITS FOR THIS PLAT.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- MARKERS SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
- 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.
- ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
- ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS.
- EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM FOR SEWAGE, WELLS FOR POTABLE WATER AND INFILTRATION FOR STORM DRAINAGE.
- NO KNOWN CRITICAL AREAS EXIST ON SITE
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. 99WC 38.70 A.06(1) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.



SET 3/4" X 24" STEEL ROD W/
 2-1/2" ALUMINUM CAP
 "GEODATUM, INC."
 "HOLDENORFF PLOG"
 "38884 / 31976"



**EVERGREEN PARK
 PLAT**
BACK COUNTRY RESOURCES
 301 W. FIRST ST. #B
 CLE ELUM, WA 98922



GeoDatum Inc
 SURVEY-CIVIL-STRUCTURAL
 27525 SE 64th N #766
 MSHAM, WA 98027
 (425) 837-8083
 PROJECT SHEET: 2
 2005-045 OF: 3



SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description Of Proposal: Evergreen Park Performance Based Cluster Plat (P-06-13)

Proponents: Back Country Resources, LLC
301 West First Street #B
Cle Elum, WA 98922

Location Located south of Woods & Steele Road and east of Forest Service Road 4510, Cle Elum, WA 98922 located in SW ¼ Section 7, T. 19N. R. 15E, W.M., in Kittitas County. Tax Parcel number 19-15-07000-0028.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

- I. Water and Septic
 - a. The applicant will develop a Class "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
 - b. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the

- proposed use.
- c. The applicant will provide a community septic system for the project. The community septic system will be designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department or the Washington State Department of Health shall be in place prior to final plat approval.
 - d. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
 - e. Flow meters must be installed both at the well head and each individual lot.

II. Land Use and Recreation

- a. The applicant will place 25% of the land, 6.25 acres, in Open Space for perpetuity and designate the open space area on the final Mylar.
- b. Prior to final plat approval the applicant will provide a forest management plan for the proposed open space forestry use to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval.
- c. The applicant will place 5.0 acres as a sno park. The location will be designated on the final Mylar. Prior to transfer of the property to any individual or entity, a conditional use permit for the sno park must be acquired and approved.
- d. To discourage pedestrians from trespassing onto adjoining properties, a vegetative buffer or fence shall surround the proposed sno park boundaries, except where the connectivity to the trailhead is proposed.
- e. The applicant will provide active recreation activities such as trails throughout the designated open space area and showing connectivity with the internal road system.
- f. The applicant will provide a trail easement to be placed adjacent to the roadways for connectivity to the USFS system.
- g. Proposed Restrictive Covenants (CCRs), Homeowner's Association Bylaws and applicable documents, and proposals related to roads, Group B Well System, On Site Sewage, recreation and open space need to be reviewed, approved and recorded as appropriate for consistency with the applicant's proposal and KCC 16.09 for final approval. Any conditions of approval of the Group B Well System and On Site Sewage shall be a condition of the final plat approval and included as a plat note as appropriate.

III. Transportation

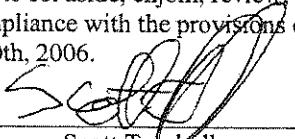
- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop.
- c. Access to the proposed preliminary plat shall not exceed 12% in grade and will meet all Kittitas County fire standards.
- d. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

IV. Cultural

- a. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.

This Mitigated DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, June 20th, 2006.

**Responsible
Official:**



Scott Turnbull

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 Fax 962-7682

Date: June 1, 2006

**EXHIBIT B: EVERGREEN PARK 14-LOT PERFORMANCE BASED CLUSTER
PRELIMINARY PLAT (P-06-13) CALCULATIONS**

The applicant has demonstrated the Public Benefit Rating System (PBRs) with the following elements:

Element	Points	
Place 25% of the land, 11.25 acres, in Open Space for perpetuity	25	
25 Yr Historic Use of Open Space as Forestry	14	
Develop a Class B Water System	25	
Connectivity of Transportation	35	
Muti-Modal Access for Transportation	25	
Provide for active recreation via a trail system with connectivity to public trails on USFS lands.	20	
Provide for passive recreation via parking area for the SnoPark	35	
	169	Total Points

Total bonus density points = 169 points → Total bonus density percentage = 169%

Density bonus limit in the Rural-3 zone for this proposal is 100%.

Calculations for project:

Current zone for project is Rural-3 (R-3)

Allowed density for the R-3 zone is 1 unit per 3 acres.

Subject parcel is a total of 45.00 acres.

Lots allowed under current zoning = $45.00 \text{ acres} / 3 \text{ acres} = 15$ (approximate lots allowed under current zoning)

Number of lots allowed with density bonus of 100% = **15** (lots allowed under current zoning) + **15** (lots for 100% density bonus) = **30** lots (total for Performance Based Cluster Plat)