

CASH RECEIPT

045921

Date 4-27-08

Received From

Hidden Valley Estates

Address

16954 - 151st Ave SE
Renton WA 98058

Dollars \$ 1925.00

For

Hidden Valley Estates Plat - Long Plat App

PW 300.00 EA 625.00 CDS 800.00 SEPA 200.00

20-17-32000-0028

ACCOUNT

HOW PAID

AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1925.00</u>	CHECK	<u>1925.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

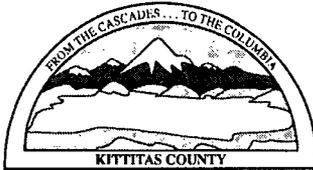
By

MR. [Signature]

KITITAS COUNTY CDS

411 N. Ruby Suite #2

ELLENSBURG, WA 99220



KITITITAS 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

AGENDA STAFF REPORT

AGENDA DATE: October 2, 2007

ACTION REQUESTED: Board approval for chair signature on mylars granting final approval to the Hidden Valley Estates Plat (P-06-19)

BACKGROUND: Plat dividing one parcel, approximately 33.37 acres in size, into a total of ten lots. Proponent: Hidden Valley Estates LLC, landowner. Location: east of Cle Elum and south of SR 970 off of Leo Lane, located in Section 32, T20N, R17E, WM Kittitas County. Map number 20-17-32000-0028.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

On November 21st, 2006, the Board of County Commissioners granted preliminary plat approval to the Hidden Valley Estates Plat through the signing of Resolution No. 2006-163.

INTERACTION: The final mylars have been reviewed and approved by the following County departments: Environmental Health, Public Works, Assessor's Office, Treasurer's Office, and Community Development Services.

RECOMMENDATION: Board approval authorizing Chair signature on mylars for final plat approval of the Hidden Valley Estates Plat (P-06-19).

HANDLING Return signed mylars to staff planner for transmittal to authorized agent for recording.

ATTACHMENTS: None. Mylars will be available for Chair signature after Agenda Session.

LEAD STAFF: Joanna Valencia, Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

P-06-19

Hidden Valley Estates

Oversize
document
to be inserted
here

Mylar Routing Form

Project Name: Hidden Valley Estates Plat P-06-19

Planner: Joanna

CDS Date Received: 7/30/07

Comments:

Public Works Date Received:

Comments: signed Final 8/9/07

RECEIVED

AUG 03 2007

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

Environmental Health Date Received:

Comments: signed CB 9/26/07

Final CDS Approval Date:

Comments:

To: Treasurer's ^{9/27/07} +
Assessor's

Return to: Joanna,
CDS

Encompass

ENGINEERING & SURVEYING

108 East 2nd Street
Cle Elum, WA 98922



Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL

1241

TO Kittitas CO CDS
Attn: Joannu

DATE	<u>7-30-07</u>	JOB NO.	<u>05751</u>
ATTENTION	<u>Joannu</u>		
RE:	<u>Hidden Valley Estates</u> <u>PLAT P-06-19</u>		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>Mylars of sheet 1 & 5 for Co. Signatures</u>
			<u>1 for County</u>
			<u>1 for Encompass</u>
<u>1</u>		<u>2</u>	<u>8 1/2 x 11 of sheet 1 & 2</u>
<u>1</u>		<u>3</u>	<u>Correspondence from Marc to you</u> <u>by e-mail dated July 25, 2007</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gregg Jensen

Marc Kirkpatrick

From: Marc Kirkpatrick
Sent: Wednesday, July 25, 2007 1:20 PM
To: 'Joanna F. Valencia'; charlespeterson@comcast.net; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: RE: Cle Elum Properties and Hidden Valley Estates Update
Attachments: 05751PLAT-(TRACTS 5,8) HIDDEN VALLEY ESTATES (7-23-07).pdf; 05751PLAT-(TRACTS 2,6,7) CE PROP PLAT (7-23-07).pdf

Hi Joanna,

Thank you for your comments. Attached are pdf's of the revised plat per your comments. We did not follow your revisions exactly, but it will have the same result.

Please see in red my response to each item below. Please review and respond with comments or approval. We will then re-submit mylars for Hidden Valley Estates. I started this email before last night's PC meeting, so who knows where they will take it from here.

Thanks again!

Marc

From: Joanna F. Valencia [mailto:joanna.valencia@co.kittitas.wa.us]
Sent: Wednesday, July 18, 2007 8:49 AM
To: charlespeterson@comcast.net; Marc Kirkpatrick; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: Cle Elum Properties and Hidden Valley Estates Update
Importance: High

Hi Everybody,

This email is to hopefully clarify the string of emails and correspondence I've seen come through regarding the Cle Elum Properties and Hidden Valley Estates Plats; especially specific to clarifying the road easements and proposed non-motorized easements, in particular relating to the below email.

First I'll cover the submitted final mylars for the Hidden Valley Estates, and the revisions for the final mylar based on the comments below and County review with CDS and Public Works Staff. Hopefully with this, it will clarify Cle Elum Properties.

In regards to the Hidden Valley Estates Final Mylar the following revisions are needed:

1. To clarify type of access to serve lots 14 and 2.

Replace current plat note "30' Non-motorized trail & utility easement. Easement shall also serve as access Lots 1 & 2 of this Plat. (See Note #6)" with "30' Easement restricted to vehicular access to Lot 14 of Cle Elum Properties Plat, P-06-15, and Lot 2 of Hidden Valley Estates Plat, P-06-19." SEE ATTACHMENT

The easement shall also be graphically distinguished from the underlying non-motorized trail and utility easement through the use of hashmarks/dots or other identifying marker.

2. To clarify location of Non-motorized trail and utility easement. SEE ATTACHMENT

Replace current plat note "30' access to lot 14 of the Cle Elum Properties Plat P-06-15 and a non-motorized trail and utility easement. Easement shall also serve as access to lots 1 & 2 of this plat (See note #6)" with "30' Non-motorized trail and utility easement."

The easement shall also be graphically distinguished from the overlay of the graphic used for the

7/30/2007

30' easement for vehicular access to lots 14 and 2.

- 3. To clarify and distinguish the end of the vehicular access to lots 14 and 2 and separation from the two 30' non-motorized trail and utility easement (one 30' being recorded through Cle Elum properties and the other 30' being recorded through Hidden Valley Estates)

A barrier of some sort (i.e. bollards or other barrier) shall be placed near the southeast corner of Lot 2 across the easement and near the northeast corner of Lot 10 across the easement to distinguish the start of the non-motorized access. A graphic representation of the barrier shall be shown on the final mylar (can be also shown as a separate detail). A plat note shall be included referencing the graphical representations of the barrier, and the plat note shall state "Barrier: easement south of the barrier is for non-motorized trail and utility easement." THE SYMBOL HAS BEEN ADDED ALONG WITH A PLAT NOTE

- 4. Access to Lot 1 and depiction of Cle Elum Properties Cul-de-Sac.
Per the email below, the access to Lot 1 shall be revised to show access off of the Cle Elum Properties Cul-de-Sac. The Cul-de-sac shall be shown on the final mylar and shall be appropriately referenced. SEE ATTACHMENT

- 5. Requirements per resolution and MDNS.
Please refer to the attached documents for additional information. In particular, I was unable to locate a plat note per the Right to Farm.
THIS NOTE WAS ALREADY ON SHEET TWO NOTE #12

With this, in regards to Cle Elum Properties, similar plat notes will be required in particular in relation to access to Lots 1, 2 and 14, where the non-motorized access and utility easements are referenced. Dan will be addressing this in a similar manner as the plat goes before the Planning Commission.

If you have any questions, please feel free to contact myself or Dan Valoff.

Thanks,

Joanna

Joanna Valencia
Planner II
Kittitas County Community Development Services
[P] 509.962.7046
[F] 509.962.7682
joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary
Sent: Friday, July 13, 2007 11:05 AM
To: Joanna F. Valencia
Subject: FW: Cle Elum Properties - Public Works Comments

I didn't know if you had seen this e-mail. I'll forward you the other e-mail I received and come over to see if we can get these moving along.

Thanks,

Randy Carbary, Planner II
Kittitas County Public Works
411 N Ruby, Suite 1

7/30/2007

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]
Sent: Wednesday, July 11, 2007 4:47 PM
To: Randy R. Carbary
Cc: Charles Peterson; Dan Valoff
Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.

Ellensburg, WA 98926

- 8) I spoke with Mr. Peterson and we decided that Lot 1 of the Hidden Valley Estates Plat does not need to have access off of the Non-motorized easement. There is adequate room to have access directly off of the cul-de-sac or further north. This is a revision we will need to make on the Hidden Valley Estates mylars. How we make that revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back to CDS. Please let me know your thoughts.

Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419
mkirkpatrick@encompasses.net
www.encompasses.net

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies. Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

7/30/2007

RECEIVED

JUN 29 2007

KITTITAS COUNTY
CDS

After recording return to:
JAMES T. DENISON, JR.
Lathrop, Winbauer, Harrel,
Slothower & Denison, L.L.P.
PO Box 1088
Ellensburg, WA 98926

DOCUMENT TITLE: EASEMENT AGREEMENT FOR INGRESS AND EGRESS AND UTILITIES

GRANTOR: STEVE LOFLIN and LESLIE LOFLIN, husband and wife; SWAUK HIGHLANDS, LLC, a Washington limited liability company; BROOKS MCBETH and DEBORAH MCBETH, husband and wife; HIDDEN VALLEY ESTATES, LLC, a Washington limited liability company

GRANTEES: STEVE LOFLIN and LESLIE LOFLIN, husband and wife; SWAUK HIGHLANDS, LLC, a Washington limited liability company; BROOKS MCBETH and DEBORAH MCBETH, husband and wife; HIDDEN VALLEY ESTATES, LLC, a Washington limited liability company

LEGAL DESCRIPTION: Ptn Sec. 32, T 20 N, R 17 E, W.M.

ASSESSOR'S TAX PARCEL NO. 17824, 17823, 17822, 17821, 17820

**EASEMENT AGREEMENT FOR
INGRESS AND EGRESS AND UTILITIES**

THIS EASEMENT AGREEMENT (hereinafter referred to as the "Easement") is made this 14th day of June, 2007, by STEVE LOFLIN and LESLIE LOFLIN, husband and wife ("Loflin"); SWAUK HIGHLANDS, LLC, a Washington limited liability company ("Swauk"); BROOKS MCBETH and DEBORAH MCBETH, husband and wife ("McBeth"); and HIDDEN VALLEY ESTATES, LLC, a Washington limited liability company ("Hidden Valley") (hereinafter collectively referred to as "Grantor").

WHEREAS, Loflin owns fee title to real property located in Kittitas County, Washington and legally described as follows:

Lot 6 and 7 of that certain Survey recorded in Book 29 of Surveys at page 80 under Auditor's File No. 200310100060, records of Kittitas County, Washington; being a portion of the East 1/2 of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tax parcel No. 17823 and 17822.

WHEREAS, Swauk owns fee title to the real property located in Kittitas County, Washington and legally described as follows:

Lot 5 of that certain Survey recorded in Book 29 of Surveys at page 80 under Auditor's File No. 200310100060, records of Kittitas County, Washington; being a portion of the East ½ of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tax parcel No. 17821.

WHEREAS, Hidden Valley owns fee title to real property located in Kittitas County, Washington and legally described as follows:

Lot A of that certain Survey recorded in Book 29 of Surveys at page 80 under Auditor's File No. 200310100060, records of Kittitas County, Washington; being a portion of the East ½ of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tax parcel No. 17824.

WHEREAS, McBeth owns fee title to real property located in Kittitas County, Washington and legally described as follows:

Lot 4 of that certain Survey recorded in Book 29 of Surveys at page 80 under Auditor's File No. 200310100060, records of Kittitas County, Washington; being a portion of the East ½ of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tax parcel No. 17820.

WHEREAS, the Grantor and the Grantee desire to create an easement across each of the above Properties for the benefit of all the above properties;

NOW, THEREFORE, in consideration of the benefits contained and derived hereunder, the Grantor, for and on behalf of themselves and their respective successors in interest and assigns, does hereby grant, declare, convey and establish the following:

1. **Easement.**

1.1 **Description.** See attached Exhibit A for legal description of easement. Exhibit A is incorporated herein by reference as though fully set forth herein.

1.2 **Use.** The purpose of the Easement is to provide a non-exclusive right of access for ingress and egress and utilities for residential and agricultural purposes.

2. **Indemnification.** The parties hereto agree to indemnify, protect and hold each other harmless from and against any and all claims, causes of action, or other assertion of liability, including attorney fees and costs, arising out of any negligence, intentional acts or omissions of the other parties.

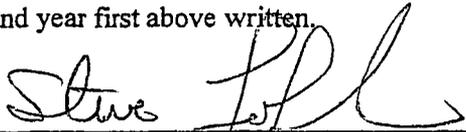
3. **Eminent Domain.** If the Easement, or any part thereof, are taken by any governmental agency in the exercise of its power of eminent domain, the award granted under such proceedings, or any settlement in lieu thereof, for the taking of such property shall be payable to the fee owner of the portion of the

Easement area which is taken. If all or any part of the Easement area is taken, this grant shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement area so condemned; provided, however, that nothing herein prevents the owners of the property benefited by the Easements from seeking compensation from the condemning agency, only, for loss of the Easement.

4. **Easement Runs with the Land.** The Easement granted herein, the restrictions established herein and the covenants on the part of the Parties shall run with the Property, and shall bind and be obligatory upon the Property; provided that, anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby.

5. **Legal Expenses.** If a party is required to bring or maintain any action (including assertion of any counterclaim or cross-claim, or claim in any proceedings in bankruptcy, receivership, or any other proceeding instituted by a party hereto or by others, or otherwise refers this Easement Agreement to an attorney for the enforcement of any of the terms and conditions of this Easement Agreement, the prevailing party in such action shall, in addition to all other payments required, receive from the other all the costs incurred by the prevailing party, including reasonable attorney fees and such costs and reasonable attorney fees which the prevailing party may incur on any appeal. Venue of any such action shall be Kittitas County, Washington

IN WITNESS WHEREOF, the Grantor and Grantee have executed this grant of easement as of the day and year first above written.



STEVE LOFLIN

SWAUK HIGHLANDS, LLC,



LESLIE LOFLIN

By: _____

Its: _____

BROOKS MCBETH,

HIDDEN VALLEY ESTATES, LLC,

DEBORAH MCBETH,

By: _____

Its: _____

Easement area which is taken. If all or any part of the Easement area is taken, this grant shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement area so condemned; provided, however, that nothing herein prevents the owners of the property benefited by the Easements from seeking compensation from the condemning agency, only, for loss of the Easement.

4. **Easement Runs with the Land.** The Easement granted herein, the restrictions established herein and the covenants on the part of the Parties shall run with the Property, and shall bind and be obligatory upon the Property; provided that, anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby.

5. **Legal Expenses.** If a party is required to bring or maintain any action (including assertion of any counterclaim or cross-claim, or claim in any proceedings in bankruptcy, receivership, or any other proceeding instituted by a party hereto or by others, or otherwise refers this Easement Agreement to an attorney for the enforcement of any of the terms and conditions of this Easement Agreement, the prevailing party in such action shall, in addition to all other payments required, receive from the other all the costs incurred by the prevailing party, including reasonable attorney fees and such costs and reasonable attorney fees which the prevailing party may incur on any appeal. Venue of any such action shall be Kittitas County, Washington

IN WITNESS WHEREOF, the Grantor and Grantee have executed this grant of easement as of the day and year first above written.

STEVE LOFLIN,

SWAUK HIGHLANDS, LLC,

LESLIE LOFLIN,

By: _____

Its: _____

Brooks MCBETH
BROOKS MCBETH,

HIDDEN VALLEY ESTATES, LLC,

Debbie MCBETH
DEBORAH MCBETH,

By: _____

Its: _____

Easement area which is taken. If all or any part of the Easement area is taken, this grant shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement area so condemned; provided, however, that nothing herein prevents the owners of the property benefited by the Easements from seeking compensation from the condemning agency, only, for loss of the Easement.

4. **Easement Runs with the Land.** The Easement granted herein, the restrictions established herein and the covenants on the part of the Parties shall run with the Property, and shall bind and be obligatory upon the Property; provided that, anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby.

5. **Legal Expenses.** If a party is required to bring or maintain any action (including assertion of any counterclaim or cross-claim, or claim in any proceedings in bankruptcy, receivership, or any other proceeding instituted by a party hereto or by others, or otherwise refers this Easement Agreement to an attorney for the enforcement of any of the terms and conditions of this Easement Agreement, the prevailing party in such action shall, in addition to all other payments required, receive from the other all the costs incurred by the prevailing party, including reasonable attorney fees and such costs and reasonable attorney fees which the prevailing party may incur on any appeal. Venue of any such action shall be Kittitas County, Washington

IN WITNESS WHEREOF, the Grantor and Grantee have executed this grant of easement as of the day and year first above written.

STEVE LOFLIN,

SWAUK HIGHLANDS, LLC,

LESLIE LOFLIN,

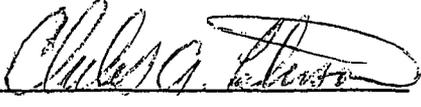
By: 

Its: Manager

BROOKS MCBETH,

HIDDEN VALLEY ESTATES, LLC,

DEBORAH MCBETH,

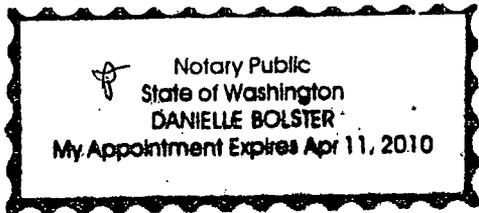
By: 

Its: Manager

STATE OF WASHINGTON)
) ss.
County of Kittitas Pierce)

I certify that I know or have satisfactory evidence that STEVE LOFLIN and LESLIE LOFLIN are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19 day of June 2007.

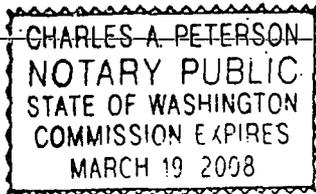


Danielle Bolster
Print Name: Danielle Bolster
Notary Public in and for the State of Washington
My commission expires: 4/11/2010

STATE OF WASHINGTON)
) ss.
County of Kittitas King)

I certify that I know or have satisfactory evidence that BROOKS MCBETH and DEBORAH MCBETH are individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 16th day of June 2007.

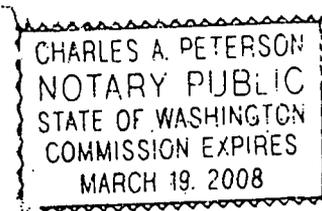


Charles A. Peterson
Print Name: Charles Peterson
Notary Public in and for the State of Washington
My commission expires: 3-19-08

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that C. Aaron Peterson, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as SWAUK HIGHLANDS, LLC, a Washington limited liability company, the company that executed this instrument as the free and voluntary act of LLC for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16th day of June 2007.

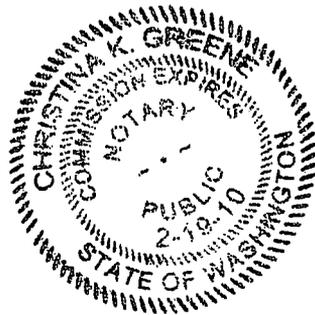


Charles Peterson
Print Name: Charles Peterson
Notary Public in and for the State of Washington
My commission expires: 3-19-2008

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that Charles Peterson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as HIDDEN VALLEY ESTATES, LLC, a Washington limited liability company, the company that executed this instrument as the free and voluntary act of LLC for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 2nd day of June 2007.



Christina K. Greene
Print Name: Christina K. Greene
Notary Public in and for the State of Washington
My commission expires: 2-19-2010

Encompass

ENGINEERING & SURVEYING

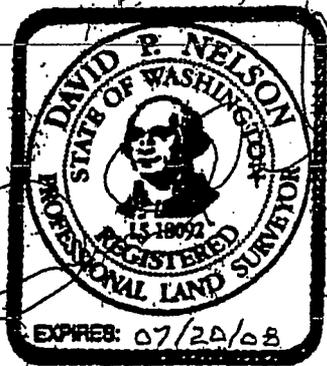


LEGAL DESCRIPTION INGRESS, EGRESS & UTILITY EASEMENT "W"

A 60.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT TO SERVE TAX PARCEL NUMBERS 20-17-32000-0028 (17824), 20-17-32000-0027 (17823), 20-17-32000-0026 (17822), 20-17-32000-0025 (17821) AND 20-17-32000-0024 (17820) BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

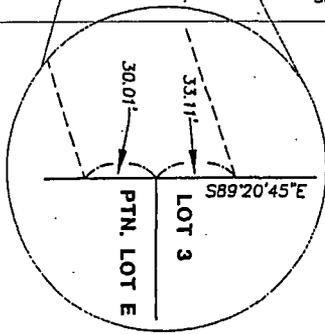
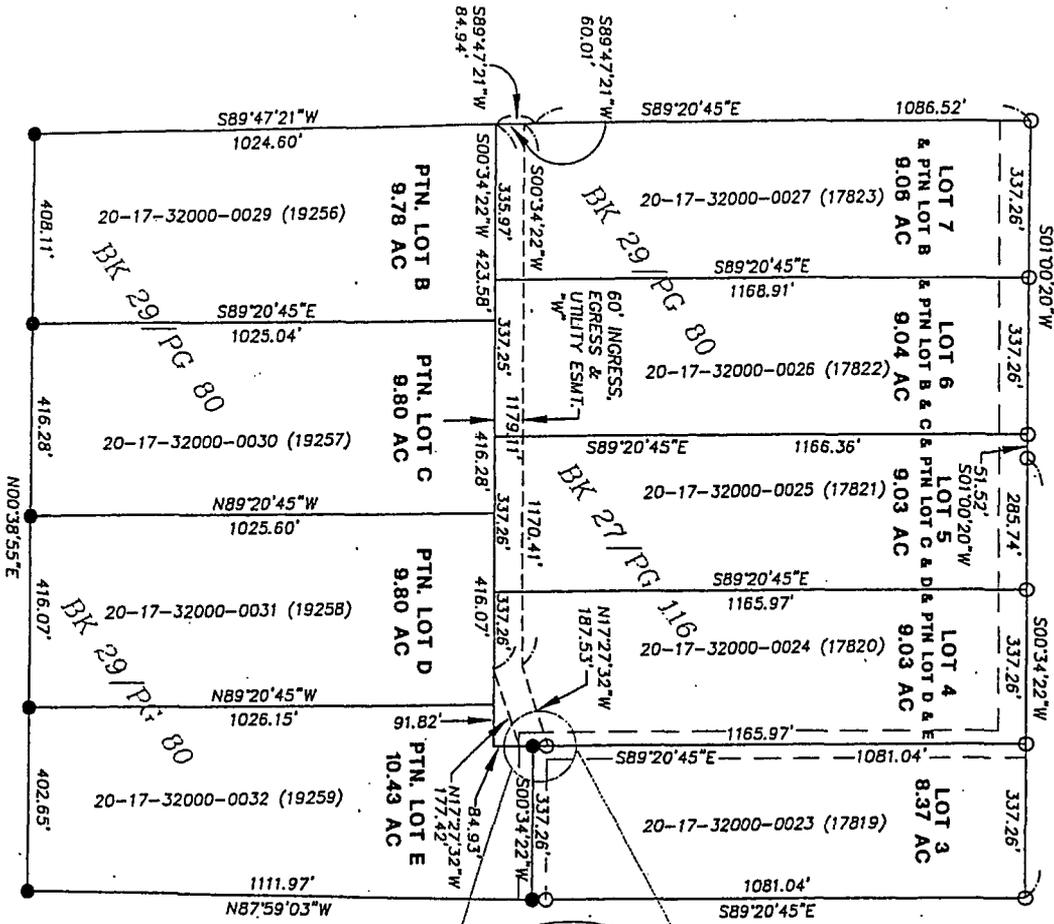
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 3 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN BOOK 29 OF SURVEYS AT PAGE 80, AUDITOR'S FILE NUMBER 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS THE TRUE POINT OF BEGINNING OF SAID EASEMENT LINE; THENCE NORTH 89°20'45" WEST, 30.01 FEET; THENCE NORTH 17°27'32" WEST, 177.42 FEET; THENCE NORTH 00°34'22" EAST, 1179.11 FEET; THENCE NORTH 89°47'21" EAST, 60.01 FEET; THENCE SOUTH 00°34'22" WEST, 1170.41 FEET; THENCE SOUTH 17°27'32" EAST, 187.53 FEET; THENCE NORTH 89°20'45" WEST, 33.11 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID EASEMENT.

SITUATED IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.



BK 32/PG 65
 20-17-32000-0028 (17824)

EASEMENT EXHIBIT
 N.T.S.



Encompass

ENGINEERING & SURVEYING

108 East 2nd Street
Cle Elum, WA 98922



LETTER OF TRANSMITTAL

1243

Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kittitas CO CDs
Attn: Jawnn

DATE	8-2-7	JOB NO.	05751
ATTENTION	Jawnn		
RE:	Hidden Valley Estates PLAT		
	P-06-19		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
1		5	COPIES of PLAT

THESE ARE TRANSMITTED as checked below:

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 Approved as submitted
 Resubmit _____ copies for approval
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 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gmeyer 

Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kittitas CO CDS
Attn: Joanna

DATE	6-29-07	JOB NO.	05751
ATTENTION	Joanna		
RE:	Hidden Valley Estates PLAT 06-19		

RECEIVED

JUN 29 2007

the following items:
KITTITAS COUNTY CDS

WE ARE SENDING YOU Attached Under separate cover via _____

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			Mylands of sheet 1 of 5 for signatures
			1 for CD
			1 for Encompass
2			Document - E2mt Agreement Afn 200706250093
			1 for CDS, 1 for P.W.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

sheets 2 thru 5 have no
changes from one last
submittal.

COPY TO _____

SIGNED: Gmyer

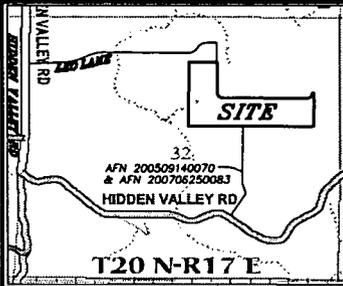
NOTES:

1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65 AND THE SURVEYS REFERENCED THEREON.
3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 8 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. 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.
5. ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LEO LANE.
6. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
7. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.

KITTITAS COUNTY, WASHINGTON



APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES 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____

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-17-32000-002B (17824)
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-002B
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY ASSESSOR _____

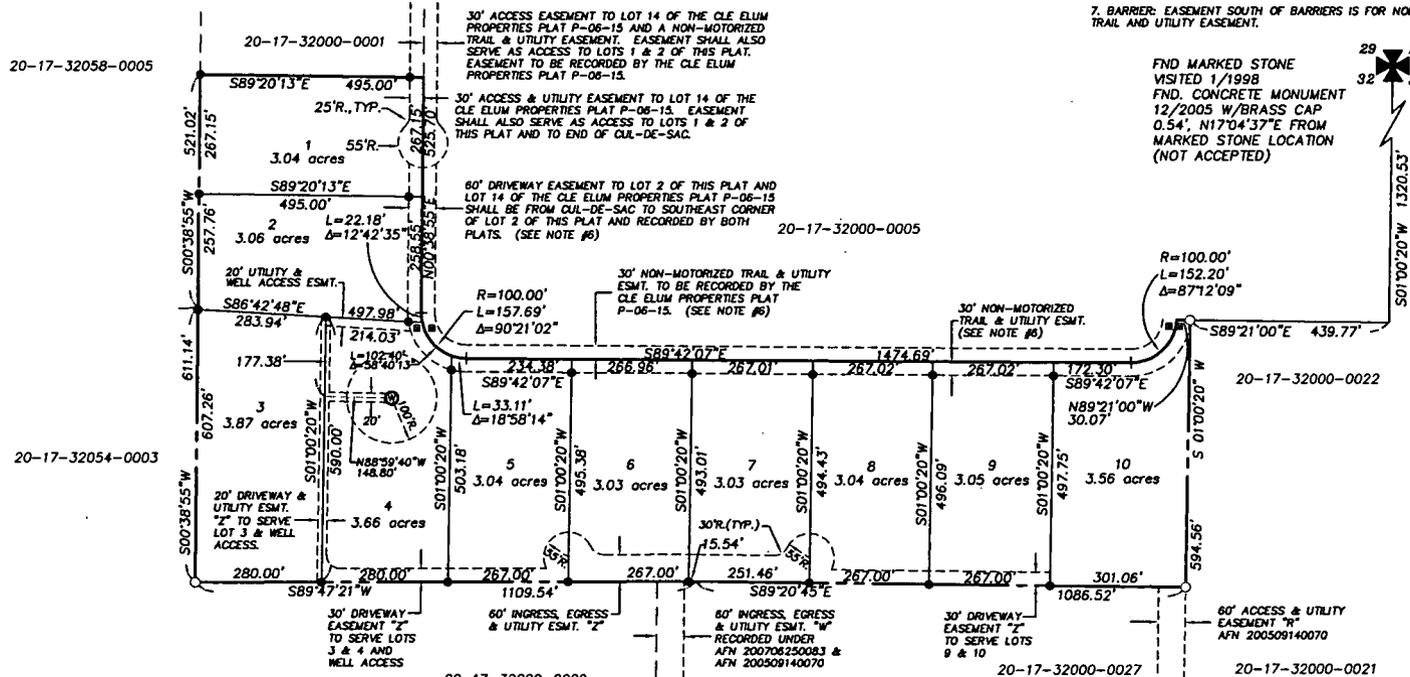
KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

By: _____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

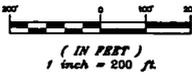


FIND MARKED STONE VISITED 1/1998
 FND. CONCRETE MONUMENT 12\"/>

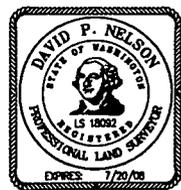
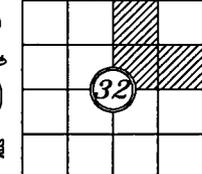
LEGEND

- ✱ A SECTION CORNER
- SET 1/2 REBAR L5# 10098
- FOUND REBAR
- ⊙ WELL
- REMOVABLE DOLLARDS OR BARRIER

GRAPHIC SCALE



INDEX LOCATION:
 SEC. 32 T. 20N. R. 17E. W.M.



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...HIDDEN VALLEY ESTATES, LLC..... in...FEB.....2006.

DAVID P. NELSON DATE
 Certificate No.....18092.....

Encompass
 ENGINEERING & SURVEYING

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

HIDDEN VALLEY ESTATES PLAT		
PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON		
DWN BY G. WEISER	DATE 05/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

OWNER:
 HIDDEN VALLEY ESTATES LLC
 16954 151ST AVE SE
 RENTON WA 98058
 WATER SOURCE: INDIVIDUAL WELL
 SEWER SOURCE: SEPTIC & DRAINFIELD
 DRAINAGE IMPROVEMENTS: NONE PLANNED
 EXISTING TAX PARCEL NO. 20-17-32000-0028
 ORIGINAL PARCEL AREA: 32.37 ACRES
 ZONE: AG-3

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON

ADJACENT OWNERS:

- 20-17-32000-0001
KITTITAS FOOTHILLS LLC
507 N WELLS
RENTON WA 98055
- 20-17-32000-0005
CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA WA 98407
- 20-17-32058-0005
DONNA J SCOTT
8142 NE 145TH PL
KENMORE WA 98028
- 20-17-32054-0003
BARBARA J NOONAN
7715 CHESTNUT WAY
PLEASANTON CA 94588
- 20-17-32000-0029
MATTHEW D COE
983 RADER RD
ELLENSBURG WA 98926
- 20-17-32000-0027
STEVE LOFLIN ETUX
1719 BEACH DR NE
TACOMA WA 98422
- 20-17-32000-0021
DOUG SUTHERLAND
CRAIG MABIE
10402 39TH AVE SW
SEATTLE WA 98146
- 20-17-32000-0022
JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE WA 98117

EXISTING LEGAL DESCRIPTION:

TRACTS 5 AND 8 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED FEBRUARY 13, 2006 IN BOOK 32 OF SURVEYS, PAGE 65, UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ABBREVIATED LEGAL: BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

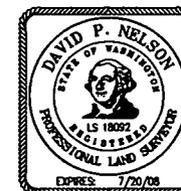
NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS AND GOAT GRASS. 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 SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
6. 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.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. 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 PLAT.
11. 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.
12. 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).

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



DEDICATION

KNOW ALL MEN BY THESE PRESENT That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

HIDDEN VALLEY ESTATES, LLC

NAME _____	NAME _____	DATE _____
TITLE _____	TITLE _____	

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF _____) s.s.

On this _____ day of _____, 200____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ to me known to be the _____ 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 _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

MATTHEW D. COE _____ DATE _____

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 _____

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 <u>HIDDEN VALLEY ESTATES, LLC</u> in.. <u>FEB</u>20 <u>08</u> .		
DAVID P. NELSON		DATE
Certificate No. <u>18092</u>		
ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419		
HIDDEN VALLEY ESTATES PLAT PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON		
DWN BY G. WEISER	DATE 05/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 of 5

Joanna F. Valencia

From: Marc Kirkpatrick [MKirkpatrick@encompasses.net]
Sent: Wednesday, July 25, 2007 1:20 PM
To: Joanna F. Valencia; charlespeterson@comcast.net; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: RE: Cle Elum Properties and Hidden Valley Estates Update
Attachments: 05751PLAT-(TRACTS 5,8) HIDDEN VALLEY ESTATES (7-23-07).pdf; 05751PLAT-(TRACTS 2,6,7) CE PROP PLAT (7-23-07).pdf

Hi Joanna,

Thank you for your comments. Attached are pdf's of the revised plat per your comments. We did not follow your revisions exactly, but it will have the same result. Please see in red my response to each item below. Please review and respond with comments or approval. We will then re-submit mylars for Hidden Valley Estates. I started this email before last night's PC meeting, so who knows where they will take it from here.

Thanks again!

Marc

From: Joanna F. Valencia [mailto:joanna.valencia@co.kittitas.wa.us]
Sent: Wednesday, July 18, 2007 8:49 AM
To: charlespeterson@comcast.net; Marc Kirkpatrick; Noah Goodrich
Cc: Dan Valoff; Randy R. Carbary; Darryl Piercy
Subject: Cle Elum Properties and Hidden Valley Estates Update
Importance: High

Hi Everybody,

This email is to hopefully clarify the string of emails and correspondence I've seen come through regarding the Cle Elum Properties and Hidden Valley Estates Plats; especially specific to clarifying the road easements and proposed non-motorized easements, in particular relating to the below email.

First I'll cover the submitted final mylars for the Hidden Valley Estates, and the revisions for the final mylar based on the comments below and County review with CDS and Public Works Staff. Hopefully with this, it will clarify Cle Elum Properties.

In regards to the Hidden Valley Estates Final Mylar the following revisions are needed:

1. To clarify type of access to serve lots 14 and 2.
 Replace current plat note "30' Non-motorized trail & utility easement. Easement shall also serve as access Lots 1 & 2 of this Plat. (See Note #6)" with "30' Easement restricted to vehicular access to Lot 14 of Cle Elum Properties Plat, P-06-15, and Lot 2 of Hidden Valley Estates Plat, P-06-19." SEE ATTACHMENT

 The easement shall also be graphically distinguished from the underlying non-motorized trail and utility easement through the use of hashmarks/dots or other identifying marker.
2. To clarify location of Non- motorized trail and utility easement. SEE ATTACHMENT
 Replace current plat note "30' access to lot 14 of the Cle Elum Properties Plat P-06-15 and a non-motorized trail and utility easement. Easement shall also serve as access to lots 1 & 2 of this plat (See note #6)" with "30' Non-motorized trail and utility easement."

The easement shall also be graphically distinguished from the overlay of the graphic used for the

30' easement for vehicular access to lots 14 and 2.

3. To clarify and distinguish the end of the vehicular access to lots 14 and 2 and separation from the two 30' non-motorized trail and utility easement (one 30' being recorded through Cle Elum properties and the other 30' being recorded through Hidden Valley Estates)

A barrier of some sort (i.e. bollards or other barrier) shall be placed near the southeast corner of Lot 2 across the easement and near the northeast corner of Lot 10 across the easement to distinguish the start of the non-motorized access. A graphic representation of the barrier shall be shown on the final mylar (can be also shown as a separate detail). A plat note shall be included referencing the graphical representations of the barrier, and the plat note shall state "Barrier: easement south of the barrier is for non-motorized trail and utility easement." THE SYMBOL HAS BEEN ADDED ALONG WITH A PLAT NOTE

4. Access to Lot 1 and depiction of Cle Elum Properties Cul-de-Sac.
Per the email below, the access to Lot 1 shall be revised to show access off of the Cle Elum Properties Cul-de-Sac. The Cul-de-sac shall be shown on the final mylar and shall be appropriately referenced. SEE ATTACHMENT

5. Requirements per resolution and MDNS.
Please refer to the attached documents for additional information. In particular, I was unable to locate a plat note per the Right to Farm.
THIS NOTE WAS ALREADY ON SHEET TWO NOTE #12

With this, in regards to Cle Elum Properties, similar plat notes will be required in particular in relation to access to Lots 1, 2 and 14, where the non-motorized access and utility easements are referenced. Dan will be addressing this in a similar manner as the plat goes before the Planning Commission.

If you have any questions, please feel free to contact myself or Dan Valoff.

Thanks,

Joanna

Joanna Valencia

Planner II
Kittitas County Community Development Services
[P] 509.962.7046
[F] 509.962.7682
joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary
Sent: Friday, July 13, 2007 11:05 AM
To: Joanna F. Valencia
Subject: FW: Cle Elum Properties - Public Works Comments

I didn't know if you had seen this e-mail. I'll forward you the other e-mail I received and come over to see if we can get these moving along.

Thanks,

Randy Carbary, Planner II

Kittitas County Public Works

411 N Ruby, Suite 1

7/30/2007

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]
Sent: Wednesday, July 11, 2007 4:47 PM
To: Randy R. Carbary
Cc: Charles Peterson; Dan Valoff
Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.

- 8) I spoke with Mr. Peterson and we decided that Lot 1 of the Hidden Valley Estates Plat does not need to have access off of the Non-motorized easement. There is adequate room to have access directly off of the cul-de-sac or further north. This is a revision we will need to make on the Hidden Valley Estates mylars. How we make that revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back to CDS. Please let me know your thoughts.

Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419
mkirkpatrick@encompasses.net
www.encompasses.net

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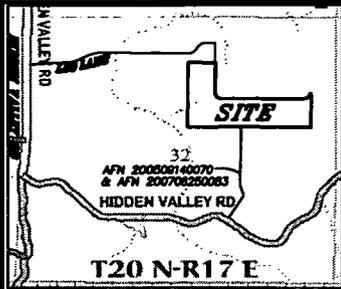
7/30/2007

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.
KITITAS COUNTY, WASHINGTON

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7. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.



APPROVALS

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

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES 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

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

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

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF 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. 20-17-32000-0028 (17824)

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

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0028

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

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

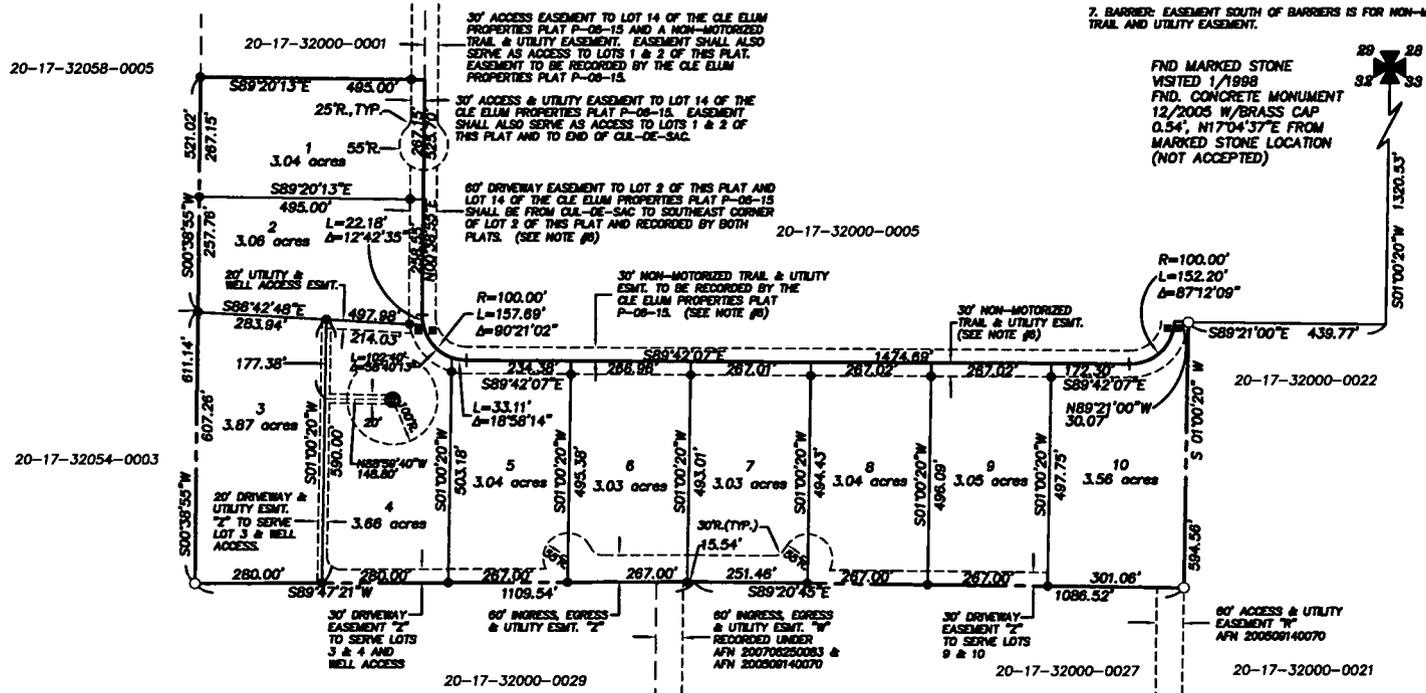
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



FIND MARKED STONE VISITED 1/1998
FIND CONCRETE MONUMENT 12/2005 W/BRASS CAP 0.54", N17°04'37"E FROM MARKED STONE LOCATION (NOT ACCEPTED)

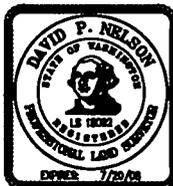
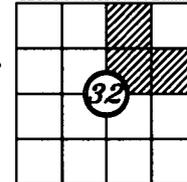
LEGEND

- ✦ SECTION CORNER
- SET 1/2" REBAR LSH 1000
- FOUND REBAR
- WELL
- REMOVABLE BOLLARDS OR BARRIER

GRAPHIC SCALE



INDEX LOCATION:
SEC. 32 T. 20N. R. 17E. W.M.



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 HIDDEN VALLEY ESTATES, LLC in _____, FEB. 2008.

DAVID P. NELSON DATE
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

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

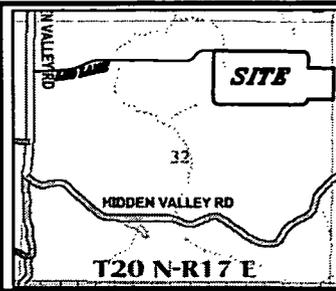
HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC. 32, T. 20N., R. 17E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 05/07	JOB NO. 05751
CRKD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

CLE ELUM PROPERTIES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.
KITITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S. APPROVALS

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

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER 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

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF 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. 20-17-32000-0005 (12992)
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE CLE ELUM PROPERTIES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NO. 20-17-32000-0005
DATED THIS _____ DAY OF _____ A.D., 200__

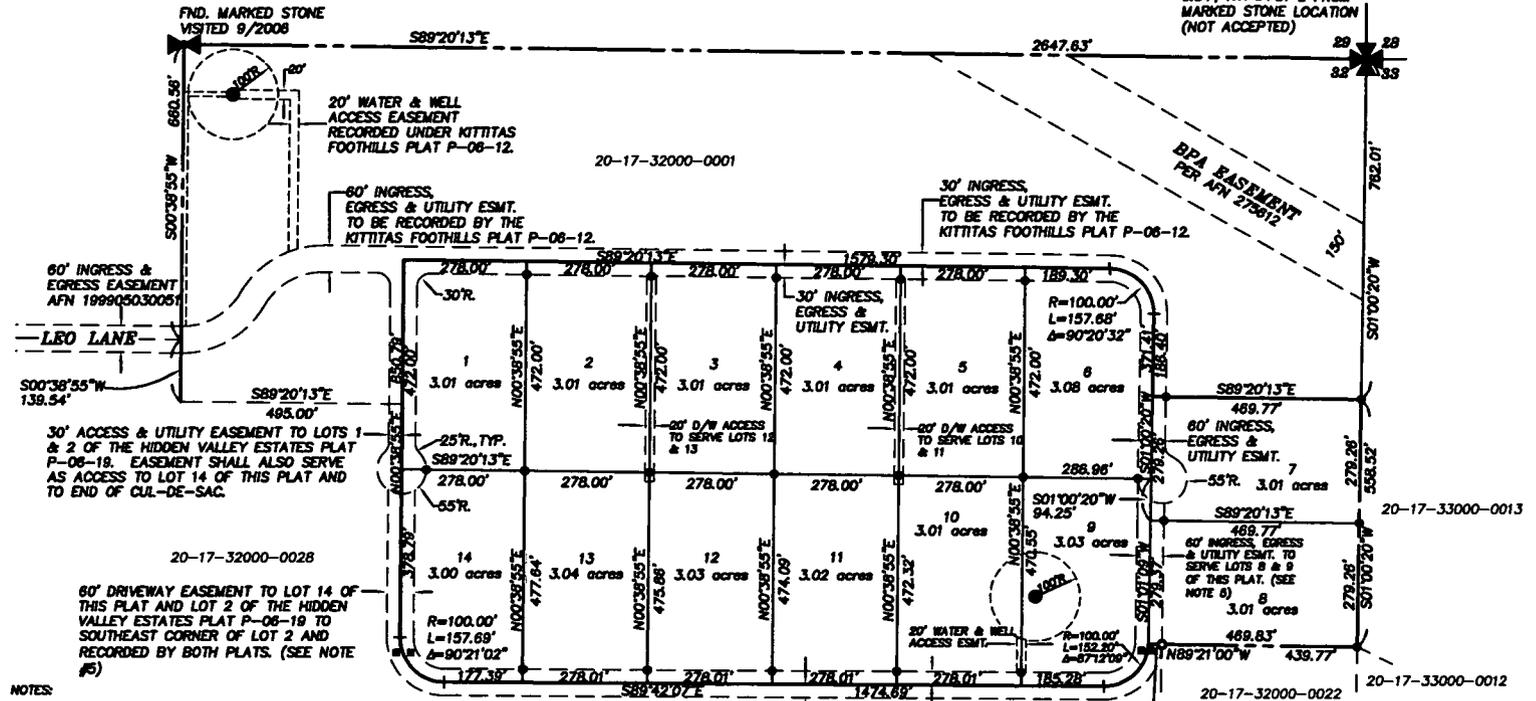
KITITAS COUNTY ASSESSOR

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

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

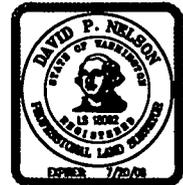
BY: _____
CHAIRMAN
ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



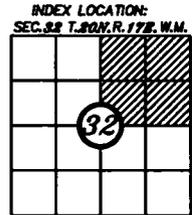
NOTES:

- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10; BOOK 27 OF SURVEYS, PAGE 181; BOOK 29 OF SURVEYS, PAGE 80; BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 2, 6 & 7 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130048, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- 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.
- EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
- BARRIER EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.



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

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 PROPERTIES LLC** on _____ in _____, FEB. 2008.
DAVID P. NELSON DATE
 Certificate No. 18092



FIND MARKED STONE VISITED 1/1998
FIND CONCRETE MONUMENT 12/2005 W/BRASS CAP 0.54', N17°04'37"E FROM MARKED STONE LOCATION (NOT ACCEPTED)

BPA EASEMENT PER AFN 275612

60' INGRESS, EGRESS & UTILITY ESMT. TO SERVE LOTS 8 & 9 OF THIS PLAT. (SEE NOTE 6)

- ### LEGEND
- ▲ SECTION CORNER
 - ◆ QUARTER CORNER
 - SET 1/4" REBAR L&S 100#
 - FOLDED REBAR
 - WELL
 - REMOVABLE BOLLARDS OR BARRIER

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

CLE ELUM PROPERTIES PLAT		
PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITITAS COUNTY, WASHINGTON		
DWN BY G. WEISER	DATE 03/07	JOB NO. 05751
CHD BY D. NELSON	SCALE 1"=200'	SHEET 1 of 5

Joanna F. Valencia

From: Randy R. Carbary
Sent: Thursday, July 12, 2007 8:15 AM
To: Joanna F. Valencia
Cc: Dan Valoff
Subject: FW: Cle Elum Properties - Public Works Comments

Joanna,

FYI – Here is the e-mail I received yesterday – Do you have time to get together this morning and go over this?

Randy Carbary, Planner II
Kittitas County Public Works
411 N Ruby, Suite 1
Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]
Sent: Wednesday, July 11, 2007 4:47 PM
To: Randy R. Carbary
Cc: Charles Peterson; Dan Valoff
Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.
- 8) I spoke with Mr. Peterson and we decided that Lot 1 of the Hidden Valley Estates Plat does not need to have access off of the Non-motorized easement. There is adequate room to have access directly off of the cul-de-sac or further north. This is a revision we will need to make on the Hidden Valley Estates mylars. How we make that revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back to CDS. Please let me know your thoughts.

Thank you!

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419

8/1/2007

mkirkpatrick@encompasses.net
www.encompasses.net

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Joanna F. Valencia

From: Joanna F. Valencia
Sent: Wednesday, July 18, 2007 8:49 AM
To: Charles Peterson [charlespeterson@comcast.net] (charlespeterson@comcast.net); Marc Kirkpatrick; 'Noah Goodrich'
Cc: Dan Valoff; Randy R. Carbar; Darryl Piercy
Subject: Cle Elum Properties and Hidden Valley Estates Update
Importance: High

Hi Everybody,

This email is to hopefully clarify the string of emails and correspondence I've seen come through regarding the Cle Elum Properties and Hidden Valley Estates Plats; especially specific to clarifying the road easements and proposed non-motorized easements, in particular relating to the below email.

First I'll cover the submitted final mylars for the Hidden Valley Estates, and the revisions for the final mylar based on the comments below and County review with CDS and Public Works Staff. Hopefully with this, it will clarify Cle Elum Properties.

In regards to the Hidden Valley Estates Final Mylar the following revisions are needed:

1. To clarify type of access to serve lots 14 and 2.

Replace current plat note *"30' Non-motorized trail & utility easement. Easement shall also serve as access Lots 1 & 2 of this Plat. (See Note #6)"* with *"30' Easement restricted to vehicular access to Lot 14 of Cle Elum Properties Plat, P-06-15, and Lot 2 of Hidden Valley Estates Plat, P-06-19."*

The easement shall also be graphically distinguished from the underlying non-motorized trail and utility easement through the use of hashmarks/dots or other identifying marker.

2. To clarify location of Non- motorized trail and utility easement.

Replace current plat note *"30' access to lot 14 of the Cle Elum Properties Plat P-06-15 and a non-motorized trail and utility easement. Easement shall also serve as access to lots 1 & 2 of this plat (See note #6)"* with *"30' Non-motorized trail and utility easement."*

The easement shall also be graphically distinguished from the overlay of the graphic used for the 30' easement for vehicular access to lots 14 and 2.

3. To clarify and distinguish the end of the vehicular access to lots 14 and 2 and separation from the two 30' non-motorized trail and utility easement (one 30' being recorded through Cle Elum properties and the other 30' being recorded through Hidden Valley Estates)

A barrier of some sort (i.e. bollards or other barrier) shall be placed near the southeast corner of Lot 2 across the easement and near the northeast corner of Lot 10 across the easement to distinguish the start of the non-motorized access. A graphic representation of the barrier shall be shown on the final mylar (can be also shown as a separate detail). A plat note shall be included referencing the graphical representations of the barrier, and the plat note shall state "Barrier: easement south of the barrier is for non-motorized trail and utility easement."

4. Access to Lot 1 and depiction of Cle Elum Properties Cul-de-Sac.

Per the email below, the access to Lot 1 shall be revised to show access off of the Cle Elum Properties Cul-de-Sac. The Cul-de-sac shall be shown on the final mylar and shall be appropriately referenced.

5. Requirements per resolution and MDNS.

Please refer to the attached documents for additional information. In particular, I was unable to

locate a plat note per the Right to Farm.

With this, in regards to Cle Elum Properties, similar plat notes will be required in particular in relation to access to Lots 1, 2 and 14, where the non-motorized access and utility easements are referenced. Dan will be addressing this in a similar manner as the plat goes before the Planning Commission.

If you have any questions, please feel free to contact myself or Dan Valoff.

Thanks,

Joanna

Joanna Valencia

Planner II

Kittitas County Community Development Services

[P] 509.962.7046

[F] 509.962.7682

joanna.valencia@co.kittitas.wa.us

From: Randy R. Carbary

Sent: Friday, July 13, 2007 11:05 AM

To: Joanna F. Valencia

Subject: FW: Cle Elum Properties - Public Works Comments

I didn't know if you had seen this e-mail. I'll forward you the other e-mail I received and come over to see if we can get these moving along.

Thanks,

Randy Carbary, Planner II

Kittitas County Public Works

411 N Ruby, Suite 1

Ellensburg, WA 98926

(509)962-7019

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]

Sent: Wednesday, July 11, 2007 4:47 PM

To: Randy R. Carbary

Cc: Charles Peterson; Dan Valoff

Subject: Cle Elum Properties - Public Works Comments

Hi Randy,

I've reviewed your comments and agree with most.

Below is clarification on a couple items:

7/18/2007

- 3) The original Leo Lane easement is to serve the "real property" of the original survey. This means that it does not follow the parcel numbers, but the original property lines. Therefore, Lots 1 and 2 of the Hidden Valley Estates Plat need to be served off of Leo Lane.

- 8) I spoke with Mr. Peterson and we decided that Lot 1 of the Hidden Valley Estates Plat does not need to have access off of the Non-motorized easement. There is adequate room to have access directly off of the cul-de-sac or further north. This is a revision we will need to make on the Hidden Valley Estates mylars. How we make that revision will be determined on where the mylars are in the County process. Therefore Lot 2 and 14 will be the only 2 served by the easement.

I think it would be a good idea to revise your comments if you agree with my statements above and re-submit them back to CDS. Please let me know your thoughts.

Thank you!

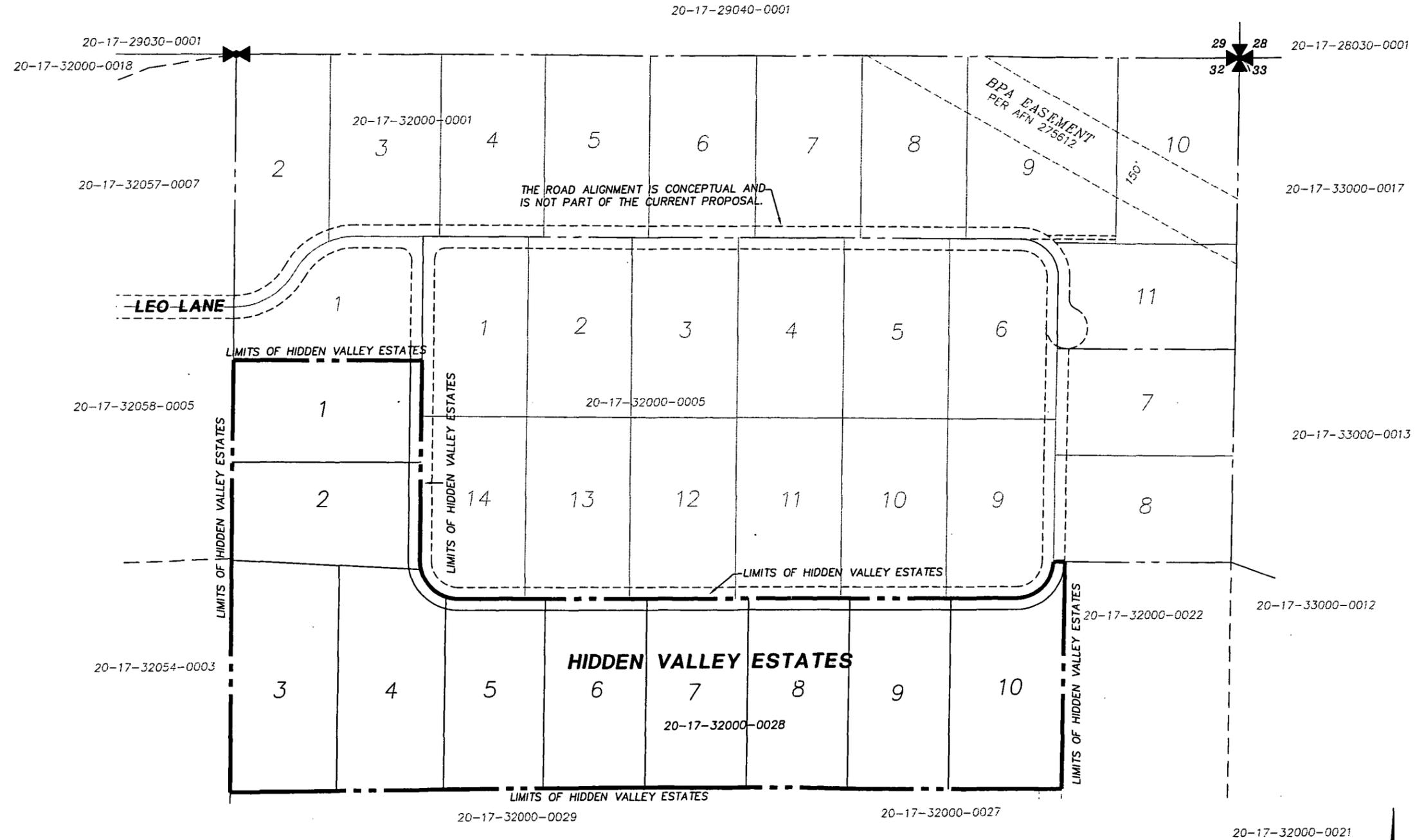
Marc K. Kirkpatrick
Encompass Engineering & Surveying
Ph: (509) 674-7433 x224
Fx: (509) 674-7419
mkirkpatrick@encompasses.net
www.encompasses.net

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**HIDDEN VALLEY ESTATES PLAT
SHADOW PLAN**

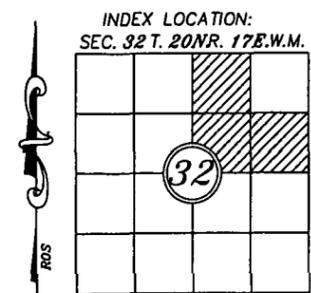
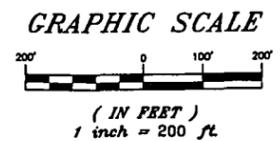
A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

NOTE:
THE OFFSITE ROAD INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS IN NO WAY TO BE CONSIDERED PART OF THE
HIDDEN VALLEY ESTATES PROPOSED PROJECT. THE PURPOSE OF THIS INFORMATION IS TO SHOW HOW A POSSIBLE ROAD ALIGNMENT COULD PROVIDE ACCESS
TO ADJOINING PROPERTIES AND SHOULD NOT BE USED IN THE REVIEW AND ANALYSIS OF IMPACTS FOR THE HIDDEN VALLEY ESTATES PRELIMINARY PLAT.



Encompass
ENGINEERING & SURVEYING

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



Easement restricted to

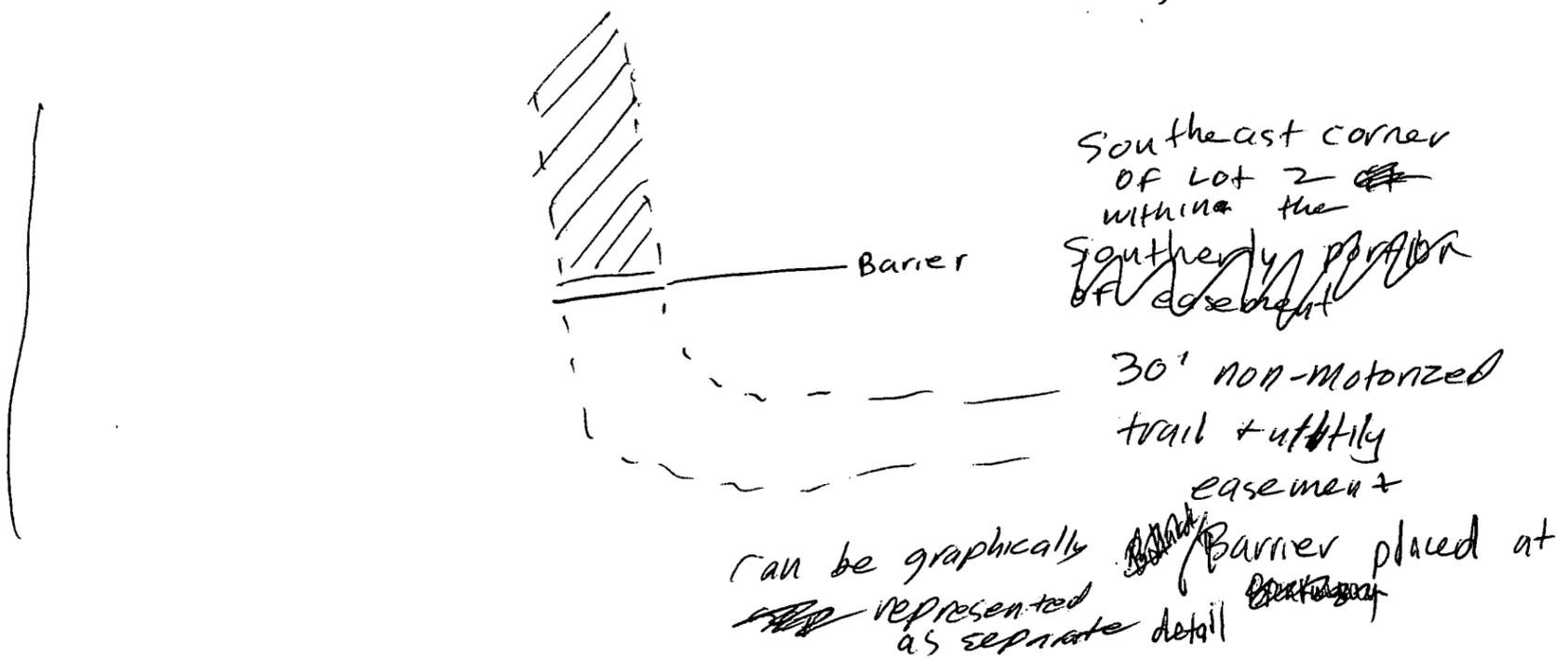


30' Access - to Lot 14 of Cle Elum Properties Plat P-06-15 and Lot 2 of Hidden Valley Estates Plat P-06-19

vehicular

30' Non-motorized trail + utility easement.

--- Non-motorized Trail + utility easement



Lot 2 only

Barrier from end of service to Lot 2

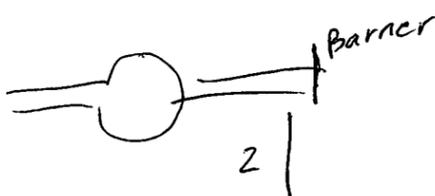
~~at~~

- Need other sheets 2-5

- show cul-de-sac

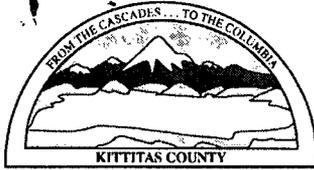
~~Barrier~~

graphically distinguish Lot 2 vehicular access from non-motorized



The following document of
Cle Elum Properties Plat-P-06-15
was found in the folder
and documents of
Hidden Valley Estates-P-06-19.
It will be filmed where it was found.

Oversize
document
to be inserted
here



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

MEMORANDUM

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Noah Goodrich, Staff Planner

DATE: November 29, 2006

SUBJECT: Notice of Decision
Hidden Valley Estates Preliminary Plat (P-06-19)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Hidden Valley Estates Plat on November 21, 2006. The project consists of the division of parcel number 20-17-32000-0028 (33.37 acres) into 10 lots ranging in size from 3.02 to 3.87 acres. The subject property is located east of the City of Cle Elum and south of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County.

Copies of the Kittitas County Board of Commissioners Resolution 2006-163 (see attached) and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

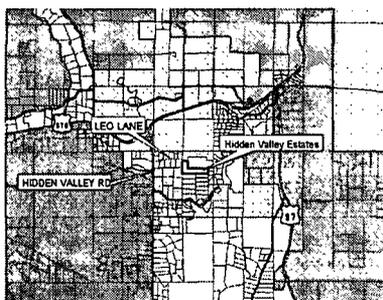
COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Notice of Decision

Preliminary Approval of the Hidden Valley Estates Plat P-06-19

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Highlands of Cle Elum Plat on November 21, 2006. The project consists of the division of parcel number 20-17-32000-0028 into 10 lots ranging in size from 3.02 to 3.87 acres. The subject property is located east of the City of Cle Elum and south of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2006-163 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Dated: November 29, 2006, Publish: December 1, 2006 Daily Record



BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 2006- 105

To give preliminary plat approval to the

Hidden Valley Estates Properties Plat (P-06-19)

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 August 29, 2006 for the purpose of considering a preliminary plat known as the Hidden Valley Estates Properties Plat and described as follows:

Division of parcel number 20-17-32000-0028 (33.37 acres) into 10 lots ranging in size from 3.02 to 3.87 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

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 **denial** of said proposed subdivision in a 5-0 decision and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Hidden Valley Estates LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 33.37 acres into 10 lots ranging in size from 3.02 acres to 3.87 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and that said notice solicited comments from jurisdictional agencies and

landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Hidden Valley Estates Plat (P-06-19) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform 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. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane, based on Kittitas County Road standards require that if a development or group of developments are serving more than 40 lots, a secondary access will be required. All other Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-19.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0028.

8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

ADOPTED this 21st day of November 2006.

**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

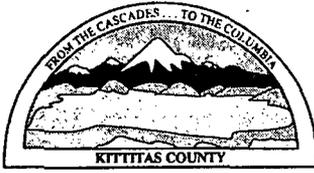


ATTEST
CLERK OF THE BOARD

Julie A. Kjorsvik
Julie A. Kjorsvik

APPROVED AS TO FORM:

James Hurson
James Hurson, Prosecuting Attorney
(WSBA#12686)



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 23, 2007

Charlie Peterson
16954 151st Ave SE
Renton, WA 98058

RE: Kittitas Foothills (P-06-12) and Cle Elum Properties (P-06-15)

Dear Charlie:

Kittitas County Community Development Services and Kittitas County Public Works has reviewed the final mylars submitted for Kittitas Foothills (P-06-12) and Cle Elum Properties (P-06-15) and has determined that these plats are not eligible for final approval for the following reason: The roads and access depicted on the final mylars are inconsistent with the roads and access configuration granted by preliminary plat approval.

In order to receive approval for the current road and access configuration, the project must be brought back before the Planning Commission to facilitate public comment and provide opportunity for Kittitas County to conduct further review of the proposed changes.

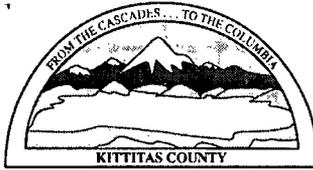
Sincerely,

Noah Goodrich
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

MEMORANDUM

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Noah Goodrich, Staff Planner

DATE: December 12, 2006

SUBJECT: Notice of Decision
Kittitas Foothills Preliminary Plat (P-06-12)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Kittitas Foothills Plat on December 5, 2006. The project consists of the division of parcel number 20-17-32000-0001 (35.69 acres) into 11 lots ranging in size from 3.02 to 4.35 acres. The subject property is located east of the City of Cle Elum and South of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County.

Copies of the Kittitas County Board of Commissioners Resolution 2006-172 (see attached) and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

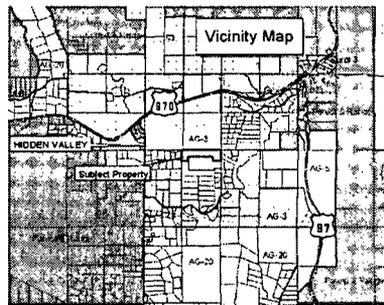
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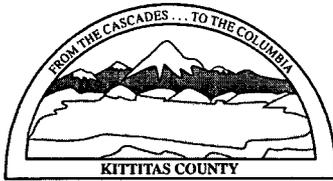
Notice of Decision

Preliminary Approval of the Kittitas Foothills Plat P-06-12

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that the Kittitas County Board of County Commissioners gave Preliminary Approval to the Kittitas Foothills Plat on December 5, 2006. The project consists of the division of parcel number 20-17-32000-0001 into 11 lots ranging in size from 3.02 to 4.35 acres. The subject property is located east of the City of Cle Elum and south of SR 970 off of Leo Lane, Cle Elum, WA 98922 located in Section 32, T. 20N., R. 17E., W.M. in Kittitas County. Copies of the Kittitas County Board of Commissioners Resolution 2006-172 and related file documents may be examined at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506. Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days.

Dated: December 12, 2006, Publish: December 15, 2006 Daily Record





KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Noah Goodrich, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: April 18, 2007
SUBJECT: Kittitas Foothills Plat

RECEIVED
APR 18 2007
KITTTITAS COUNTY
CDS

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 12% rolling or mountainous.

Page 1 of 4

- e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
3. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Lot 10 - Driveway or Joint-Access: Lot 10 shall be served via the 20' access easement, as shown on the face of the plat. A single or joint-use driveway shall serve lot 10 of the Kittitas Foothills Plat. The access shall serve no more than two tax parcels.
- 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.
5. Number of Lots Served by Leo Lane: The total lot count served by this private road is 40 lots. Any additional lots served by this access shall require a second access, as required by current Kittitas County Road Standards:
6. Plat Notes: Plat notes shall reflect the following:
- a. 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 building permit for this plat.

- b. 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. 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
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 Marshall 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

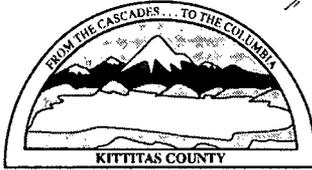
12.12.010 General

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.



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Fax (509) 962-7682

AGENDA STAFF REPORT

AGENDA DATE: November 21, 2006

ACTION REQUESTED: Sign the Resolution giving Preliminary Plat approval to the Hidden Valley Estates Preliminary Plat (P-06-19) at 2:00 p.m., Commissioner's Auditorium.

BACKGROUND: *A corrected staff report was forwarded to the Commissioners office yesterday*
Mark Kirkpatrick, authorized agent for Hidden valley Estates LLC., landowner, has submitted an application for a 10 lot plat on approximately 33.37 acres. The lots range in size from 3.02 to 3.87 acres a piece. *10/3/06*

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0028.

A complete application was submitted to the Community Development Services Department on April 24, 2006. A Notice of application was issued on July 3, 2006. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. All three plats (Kittitas Foothills, Cle Elum Properties & Hidden Valley Estates) were noticed at the same time to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Hidden Valley Estates Preliminary Plat with a 5-0 recommendation of denial to the BOCC.

INTERACTION: The BOCC held a Closed Record Meeting on October 17, 2006 and directed staff to prepare enabling documents for preliminary plat approval. *Before you today for consideration are those documents*

RECOMMENDATION: Review and sign the attached resolution giving preliminary plat approval to the Hidden Valley Estates Preliminary Plat.

ATTACHMENTS: Resolution approving the Hidden Valley Estates Preliminary Plat.

LEAD STAFF: Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION

NO. 2006-

To give preliminary plat approval to the

Hidden Valley Estates Properties Plat (P-06-19)

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 August 29, 2006 for the purpose of considering a preliminary plat known as the **Hidden Valley Estates Properties Plat** and described as follows:

Division of parcel number 20-17-32000-0028 (33.37 acres) into 10 lots ranging in size from 3.02 to 3.87 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

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 **denial** of said proposed subdivision in a 5-0 decision and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Hidden Valley Estates LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 33.37 acres into 10 lots ranging in size from 3.02 acres to 3.87 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and that said notice solicited comments from jurisdictional agencies and

landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the **Hidden Valley Estates Plat (P-06-19)** with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform 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. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane, based on Kittitas County Road standards require that if a development or group of developments are serving more that 40 lots, a secondary access will be required. All other Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-19.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0028.

8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

ADOPTED this _____ day of _____ 2006.

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

David B. Bowen, Chairman

Alan A. Crankovich, Vice-Chairman

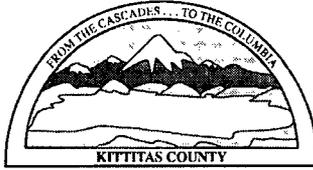
Perry D. Huston, Commissioner

**ATTEST:
CLERK OF THE BOARD**

APPROVED AS TO FORM:

Julie A. Kjorsvik

James Hurson, Prosecuting Attorney
(WSBA#12686)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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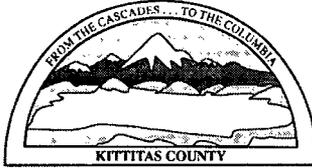
AGENDA STAFF REPORT

- AGENDA DATE:** October 17, 2006
- ACTION REQUESTED:** Conduct the Closed Record Meeting for the Hidden Valley Estates Preliminary Plat (P-06-19) at 2:00 p.m., Commissioner's Auditorium.
-
- BACKGROUND:**
- Mark Kirkpatrick, authorized agent for Hidden valley Estates LLC., landowner, has submitted an application for a 10 lot plat on approximately 33.37 acres. The lots range in size from 3.02 to 3.87 acres a piece.
- The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.
- The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0028.
- A complete application was submitted to the Community Development Services Department on April 24, 2006. A Notice of application was issued on July 3, 2006. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. All three plats (Kittitas Foothills, Cle Elum Properties & Hidden Valley Estates) were noticed at the same time to address cumulative impacts. The deadline to submit comments was July 19, 2006.
- A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.
- The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Kittitas Foothills Preliminary Plat with a 5-0 recommendation of denial to the BOCC.
- INTERACTION:** The BOCC did on October 5, 2006 set a Closed Record Meeting for the October 17, 2006 agenda.
- RECOMMENDATION:** Conduct the Closed Record Meeting of the Hidden Valley Estates Preliminary Plat.
- ATTACHMENTS:** Full project record was prepared and delivered to the BOCC as part of the October 5, 2006 agenda.
- LEAD STAFF:** Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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AGENDA STAFF REPORT

AGENDA DATE: October 5, 2006

ACTION REQUESTED: Set Closed Record Meeting for the Hidden Valley Estates Preliminary Plat (P-06-19) for October 17, 2006 at 2:00 p.m., Commissioner's Auditorium

BACKGROUND: Mark Kirkpatrick, authorized agent for Hidden valley Estates LLC., landowner, has submitted an application for a 10 lot plat on approximately 33.37 acres. The lots range in size from 3.02 to 3.87 acres a piece.

The property is zoned Ag-3 and the Comprehensive Plan Land Use Designation is Rural.

The subject property is located East of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T. 20N. R 17E, W.M., in Kittitas County. Tax Parcel number 20-17-32000-0028.

A complete application was submitted to the Community Development Services Department on April 24, 2006. A Notice of application was issued on July 3, 2006. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. All three plats (Kittitas Foothills, Cle Elum Properties & Hidden Valley Estates) were noticed at the same time to address cumulative impacts. The deadline to submit comments was July 19, 2006.

A SEPA Determination of Non Significance was issued on July 24, 2006 with an August 4, 2006 appeal deadline. No appeals were filed for this project.

INTERACTION: The Kittitas County Planning Commission held a public hearing on August 29, 2006 and voted to forward Kittitas Foothills Preliminary Plat with a 5-0 recommendation of denial to the BOCC.

RECOMMENDATION: Set Closed Record Meeting for October 17, 2006.

ATTACHMENTS: Staff Report
Written Record
Planning Commission Minutes
Planning Commission Audio Tapes Available Upon Request

LEAD STAFF: Noah Goodrich, Staff Planner 1

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, August 29, 2006 @ 6:30 P.M.
COMMISSIONER'S AUDITORIUM - 205 W. Fifth Street, Ellensburg

Those present: Chairman David Black, Doug Harris, Grant Clark, Don Williamson, and Scott Perna.

Also present: Community Development Services Director Darryl Piercy, Community Development Services Assistant Director Allison Kimball, Staff Planners Patrick Butler, Noah Goodrich, Joanna Valencia and Scott Turnbull, Public Works Planner Randy Carbar, Planning Commission Clerk Susan Barret and approximately 20 individuals representing applicant and public interest.

IV. New Business

F. HIDDEN VALLEY ESTATES PRELIMINARY PLAT (P-06-19)

The Chair opened the hearing to Staff presentation; Staff Planner Noah Goodrich presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Mark Kirkpatrick, 108 East 2nd Street, Cle Elum, representing Encompass Engineering and Surveying and the applicant, stated that this project meets the designated zoning of ag-3 and will, with mitigation, meet county road standards. He said that in pre-application meetings with the three landowners the overall agreement was to do a loop system. A year ago they thought that was a way to mitigate the secondary access. He gave some examples of possible mitigation solutions including turn lanes and various other possible connections; making roads public; accessible adjacent terrain and plat alterations. He stated their one concern is in creating a through road, with the development that has already occurred it is very difficult for a private owner to take the lead and make this happen and that the county should work out a solution. Kirkpatrick stated that he generally advises clients to not drill wells or to spend a lot of money before preliminary plat approval is granted, but in this situation they went ahead in an effort to present more concrete information. He went on to say it is possible to design an adequate water system to service this plat based on what they have found.

Williamson questioned the proposed access to lot 3. Kirkpatrick stated it would be a joint use access. He explained the reason for presenting these projects as separate applications is because of water restrictions, and went into brief detail to discuss the water plans.

The Chair opened the hearing to Public testimony

John Hanson, 1302 Swauk Prairie Road, spoke to the Class B well system and gave background on the Swauk Prairie being a terminal moraine, giving details of the pockets of water that exist in the area and spoke to the history of wells in the area. He stated there are few good wells in the area. He commented on road access, sight distance issues and explained some of the difficulties facing the Department of Transportation to create safe accesses without doing something drastic.

Goodrich stated that he spoke with the Department of Transportation and that they have some possibilities for access points but not one pinned down. A condition could be imposed to require the secondary access.

Williamson questioned Carbary over the letter that he submitted with requirements. **Carbary** spoke to the 40 lot threshold and the requirements of meeting road standards and feasibility; there are several obstacles at this time, one of which would be the plat alterations. Carbary stated that this will take some work to address these requirements. He stated there are some possible mitigation measures available.

Goodrich stated that over 40 lots they applicant must provide the secondary access for final approval. **Black** comments on what he feels what must be done, that water should be proven; that the secondary access should be set.

Charles Peterson addressed the adequacy of water by stating he has the rights to a 66 gallon per minute well that he can access if necessary. In regards to building out any other lots on Leo Lane, he stated that to divide further there has to be a plat alteration and the current owners do not feel that would be in their best interest. He stated that the access issue is very complicated but they do not mind having a condition placed on the project to assure the secondary access.

The Chair opened the hearing to Planning Commission deliberation and motion

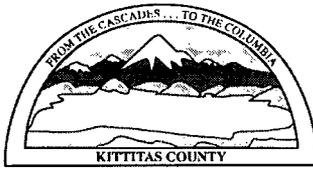
Clark stated that he would like an explanation of how the applicant plans to meet the code and without an explanation for how they plan compliance he doesn't feel this should move forward. **Harris** stated that this build out will have problems with water. **Black** concurred with Clark and stated that there are too many loose ends. **Williamson** commented that conditions should not have to be made when it is part of the code. The project should meet the code.

David Black moved to pass the HIDDEN VALLEY ESTATES PRELIMINARY PLAT (P-06-19) forward to the Board of County Commissioners with a recommendation for denial. Don Williamson seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the addition of a seventh and eighth finding.

The meeting was adjourned at 11:08 p.m. The next scheduled meeting is September 12, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Susan Barret, Planning Commission Clerk



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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Noah Goodrich
Kittitas County Community Development Services
Planner I

DATE: July 31, 2006

SUBJECT: **Hidden Valley Estates Preliminary Plat (P-06-19)**

I. BACKGROUND INFORMATION

Proposal: Hidden Valley Estates Preliminary Plat Application to divide 32.37 acres into 10 lots in the Ag-3 zone. These lots range from 3.02 acres in size to 3.87 acres. Proponent: Hidden Valley Estates LLC., landowner.

Location: South of Hwy 970 and east of Hidden Valley road, off of Leo Lane, Cle Elum, WA. 98922, within the NE ¼ of Section 32, T.20N., R.17E., W.M. in Kittitas County, tax parcel number 20-17-32000-0028. (See attached maps)

Environmental Health: Individual wells and onsite individual septic systems are proposed.

Transportation: Access to the plat will be via private access easements off of Leo Lane which again comes off of Hidden Valley road. This proposal must adhere to all current road standards required by Kittitas County Department of Public Works. This proposal must also comply with all guidelines set forth within the International Fire Code (IFC) and all its appendices.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Zoning Code: The property is currently zoned Ag-3. The purpose and intent of the agricultural (Ag-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. Ag-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Minimum Lot Size: KCC 17.28.030 the minimum residential lot size shall be three acres in the agricultural zone. The overall density of any residential development shall not exceed one dwelling for each three acres. Structural Setback requirements: KCC 17.28.040- 25' from the front, 5' from the sides, and 25' from the rear property lines.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services Department on April 24, 2006. A Notice of application was issued on July 3, 2006. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Deadline to submit all comments was July 19, 2006.

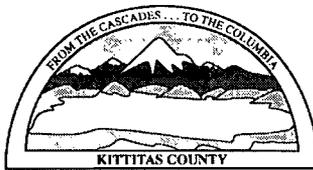
Written Testimony: Comments were received from the KC Environmental Health Department, WA. St. Department of Ecology, WA. St. Department of Transportation, KC Enforcement and Investigation, Lila Hanson and Steve & Leslie Loflin.

State Environmental Policy Act: Based on a review and 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 July 24, 2006.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Hidden Valley Estates LLC., landowner, submitted a complete application to the Community Development Services Department on April 24, 2006.
2. The Planning Commission also finds that said development application included a preliminary plat (Hidden Valley Estates Plat P-06-19) depicting the division 32.37 acres into 10 lots. The lots range in size from 3.02 acres to 3.87 acres in size.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

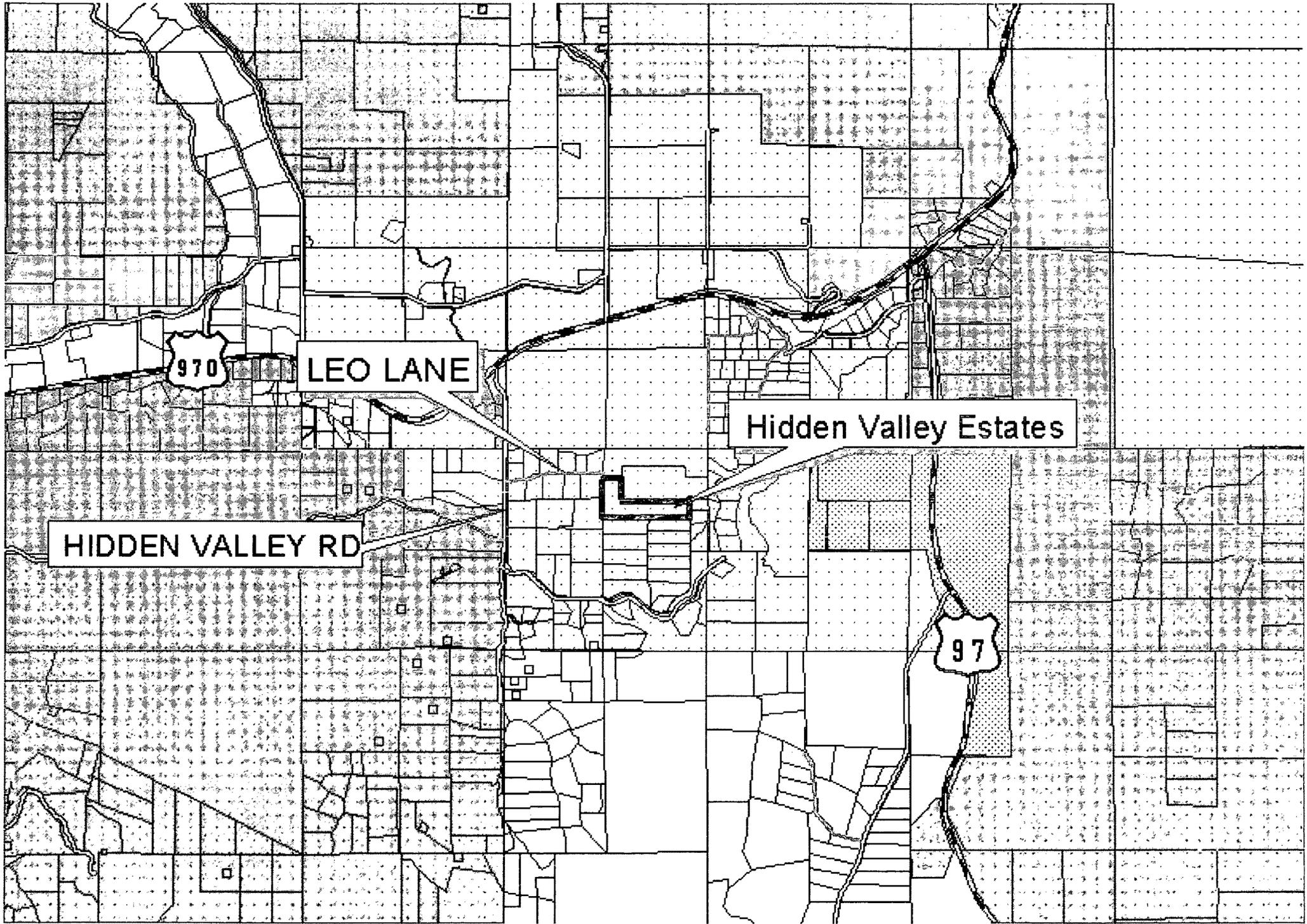
Fax (509) 962-7682

3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 3, 2006. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners as required by law.
4. The Planning Commission finds that 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 July 24, 2006.
5. The Planning Commission finds that an open record hearing was held on August 8, 2006 to consider this matter 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.
6. The Planning Commission finds that additional conditions are not necessary to protect the public's interest.
7. This application did not meet Kittitas County road Standards
8. No adverse testimony was heard.

DARRYL PIERCY, DIRECTOR

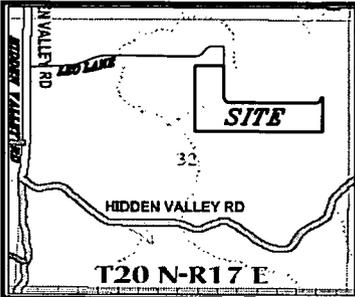
ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITITAS COUNTY, WASHINGTON



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM THREE SECOND 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. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 6 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. 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.

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 THE HIDDEN VALLEY ESTATES 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

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

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

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF 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. 20-17-32000-0028

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

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0028

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

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

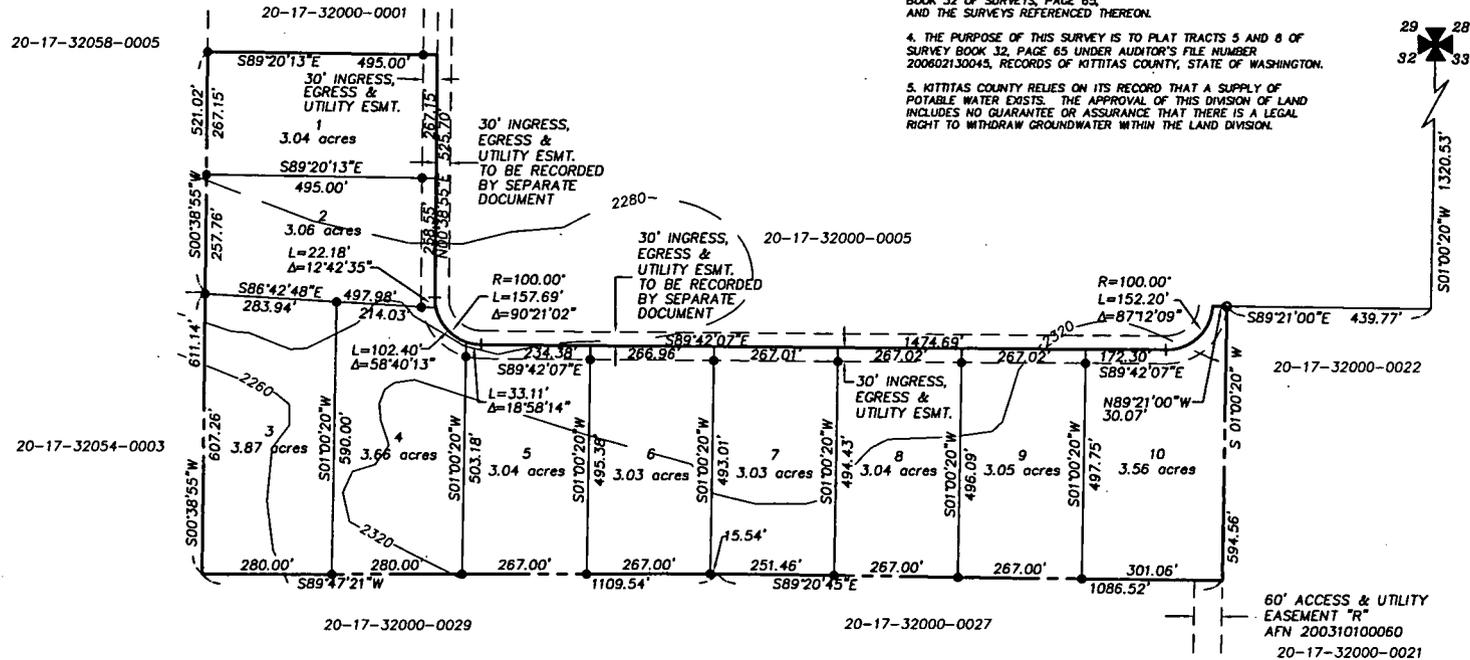
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



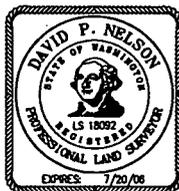
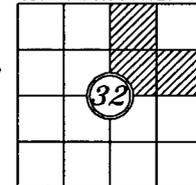
LEGEND

- ✦ SECTION CORNER
- ⊙ SET 1/2" REBAR LSN 18092
- FOUND REBAR

GRAPHIC SCALE



INDEX LOCATION:
SEC. 32 T. 20N. R. 17E. W.M.



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...HIDDEN VALLEY ESTATES, LLC... in...FEB...2006.

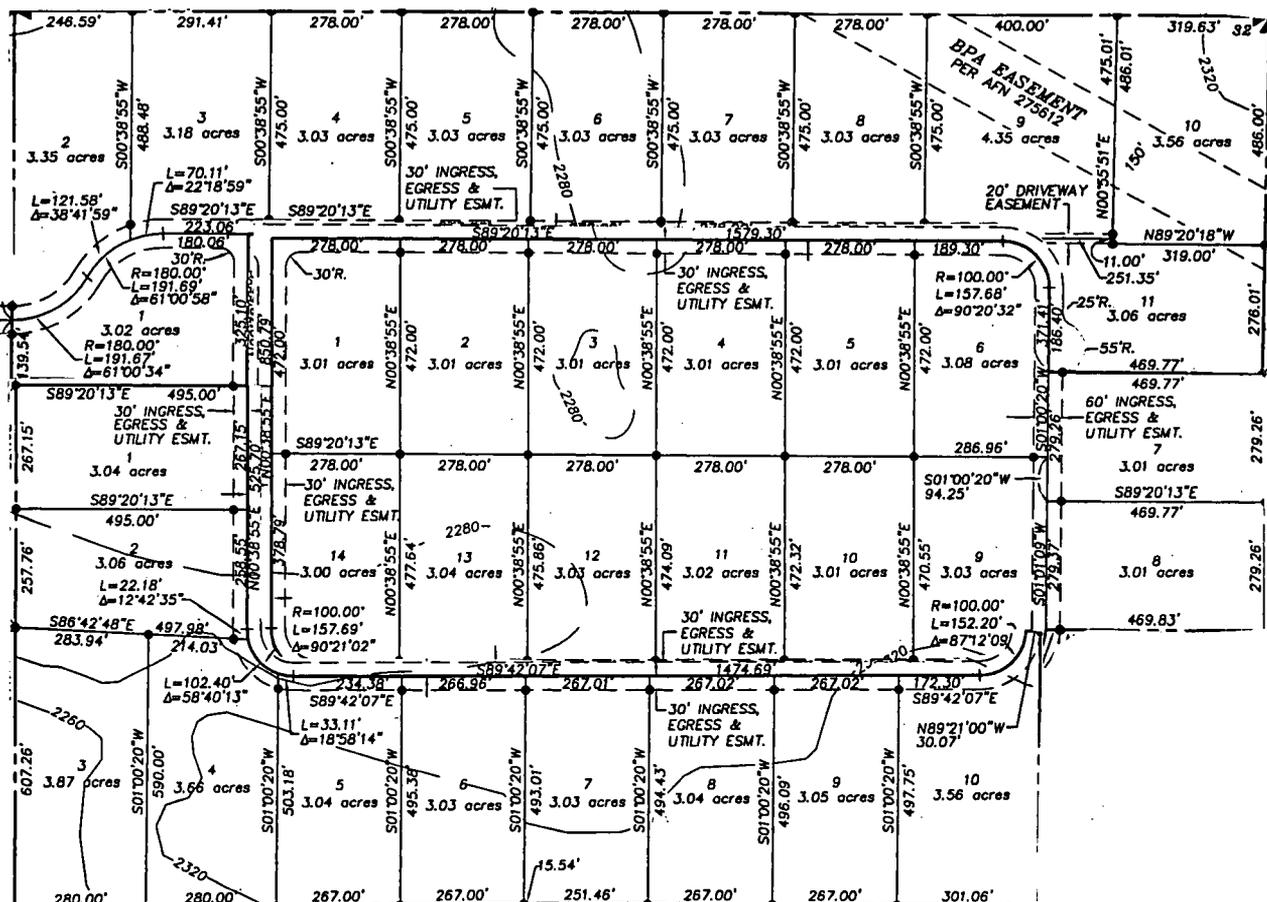
DAVID P. NELSON DATE
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

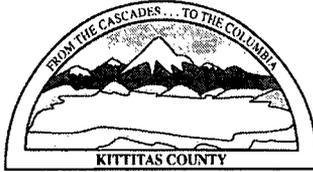
108 EAST 2ND STREET
CLE ELUM, WA 98822
PHONE: (509) 674-7433
FAX: (509) 674-7419

HIDDEN VALLEY ESTATES PLAT PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M. KITITAS COUNTY, WASHINGTON		
OWN BY	DATE	JOB NO.
G. WEISER	04/06	05751
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

KITTITAS FOOTHILLS PLAT
 PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON



HIDDEN VALLEY ESTATES PLAT
 PORTION OF THE NE 1/4, SEC.32, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON



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

MEMORANDUM

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources - Ellensburg
WA Department of Fish and Wildlife - Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Fire District #7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
School District 404
CWU Library
Cascade Irrigation District
Adjacent Property Owners
Applicant

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: July 3, 2006

Subject: **APPLICATION FOR A 10 LOT PRELIMINARY PLAT – Hidden Valley Estates (P-06-19):** Hidden Valley Estates LLC., has applied for a 10-lot preliminary plat on approximately 32.37 acres of land that is zoned Kittitas County AG-3, located south of the SR 970, east of Hwy 97 and is off of Hidden Valley road in the NE 1/4 Section 32, T. 20N., R 17E., in Kittitas County. Assessor's tax parcel #20-17-32000-0028.

Enclosed please find a Notice of Application, and photocopy of the referenced preliminary plat. Please retain these items for future reference. Interested parties may obtain copies of the submitted environmental checklist and related file documents by contacting our office.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA. Written comments may be submitted to Kittitas County Community Development Services, 411 North Ruby Suite 2, Ellensburg, WA, 98926.

Please send comments regarding SEPA prior to July 19, 2006 @ 5:00 p.m. A public hearing before the Kittitas County Planning Commission has been tentatively set for Tuesday, August 8, @ 6:30 p.m. at the Commissioners Auditorium, 205 W 5th Ave Ellensburg, WA 98926. Interested parties should verify date and place prior to attendance

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Notice of Application
Hidden Valley Estates Preliminary Plat
P-06-19

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on April 24, 2006 receive a complete application from Hidden Valley Estates LLC., landowner for a 10-lot preliminary plat on approximately 32.37 acres of land zoned Kittitas County Ag-3, located south of SR 970, west of the Hwy 97, off of Hidden Valley road, tax parcel # 20-17-32000-0028, comprising a portion of NE ¼ Section 32, T. 20N., R 17E., W.M., in Kittitas County.

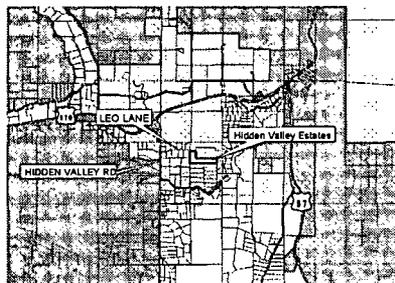
Written comments on environmental impacts from the public may be submitted to the Kittitas County Community Development Services (CDS) no later than July 19, 2006, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional 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 measure 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.

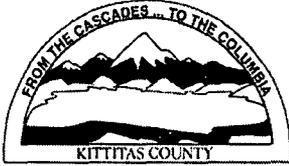
Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County CDS. The submitted application and related filed documents may be examined by the public at the CDS office weekdays between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506. Staff Planner: Noah Goodrich.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission. The hearing is tentatively set for August 8, 2006 @ 6:30 @ the Commissioners Auditorium. Interested parties should call to verify the date and place.

Date: July 3, 2006

Publish: July 5, 2006 Daily Record Publish





**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more. Please pick up a copy of the Checklist if required)

FEES: (one check payable to KCCDS)

\$200 plus \$10 per lot to Public Works Department;

\$625 plus \$50 per hour over 12.5 hours to Environmental Health Department;

\$800 to Community Development Services Department, PLUS \$200 if SEPA Checklist is required

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

x M. Reel

DATE:

4/24/06

RECEIPT #

045921

NOTES:

RECEIVED
DATE STAMP
APR 24 2006
HERE
KITTTAS COUNTY
CDS

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

Name: HIDDEN VALLEY ESTATES LLC
Mailing Address: 16954 151ST AVE SE
City/State/ZIP: RENTON WA 98058
Day Time Phone: 425-235-1138

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

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: HIDDEN VALLEY ROAD
City/State/ZIP: CLE ELUM WA 98922

5. Legal description of property:

TRACTS 5 & 8 OF SURVEY BOOK 32, PAGE 65 AFN# 200602130045 SEC,32, TWN.20N., RGE.17E.

6. Tax parcel number(s): 20-17-32000-0028

7. Property size: 32.37 (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

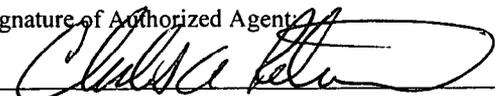
10 LOT PLAT, WATER SOURCE: INDIVIDUAL WELLS, SEWER SOURCE: SEPTIC, ZONE: AG-3

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

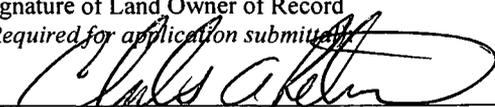
10. What County maintained road(s) will the development be accessing from? Hidden Valley RD

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

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent
X 

Date:
-4-24-06

Signature of Land Owner of Record
(Required for application submission)
X 

Date:



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

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 of your proposal are significant, requiring preparation of 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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

FOR STAFF USE

A. BACKGROUND

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

It is proposed that the long plat will be effective as soon as possible.

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

NONE AT THIS TIME.

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

I know of 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.

I know of none.

RECEIVED

APR 24 2006

KITTITAS COUNTY
CDS

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

Kittitas County will approve the long plat. The approval will be by resolution passed by the Board of Commissioners.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Rolling

b. What is the steepest slope on the site (approximate percent slope)?

30%

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.

Mostly clay

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

None known

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

The private road will require grading and gravel from one of the local pits. A BALANCE OF CUT AND FILLS.

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

No

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

After homes are built and roads constructed about 4%

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

No erosion expected

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 would be dust when the road is constructed and there would be some automobile traffic.

b. 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:

Specific measures to control emissions from potential development will be addressed during review of individual project permit applications. WATER TRUCKS WILL BE AVAILABLE TO REDUCE DUST.

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.

No.

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.

Not applicable.

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.

Not applicable

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

No.

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.

INDIVIDUAL OR CLASS B WELL WILL BE PROPOSED FOR THE PLAT

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 sewage from a potential of 11 homes, each with its own septic system.

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 will follow the natural contours of the land.

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

Very unlikely

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

Will be addressed during review of individual project permit applications.

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, celgrass, milfoil, other
- other types of vegetation: _____

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

Some small pine trees will be removed along with grasses and weeds.

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

None known.

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

None planned.

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.

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

No

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

Any necessary measures will be addressed during the application process.

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.

Electricity will 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.

None at this time.

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.

Not applicable

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

Not applicable

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

None

- 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.

Road Building during normal work hours.

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

None planned.

8. LAND AND SHORELINE USE

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

Rural residential homesites and pasture and farmland.

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

Probably used as pasture and/or farmland, but probably not in the past 10 years.

- 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?

Agricultural 3.

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

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

Not applicable.

- 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?

10 Families

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

Not applicable.

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

Project being submitted for approval from the county.

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

10 Middle to High

- 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.

Not really applicable.

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?

Up to the county approved height guidelines
Wood exteriors.

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

None

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

CC & RS would control aesthetic impacts.

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

12. RECREATION

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

Hiking, Bird watching, Bicycling

- 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

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.

Not applicable

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.

Hidden Valley Road

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

No - 9 miles

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

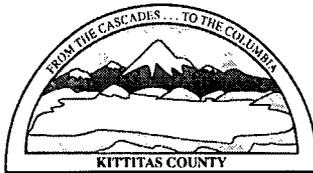
Project would not eliminate parking spots. Some would be created if homes were built.

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).

A private road would need to be built to serve the new plot.

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

No



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

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
Cle Elum- Roslyn School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas County Fire District #6
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Bonneville Power
CWU Library
Adjacent Property Owners
Applicant

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: July 24, 2006

Subject: SEPA NOTICE OF ACTION

Hidden Valley Estates 12-Lot Plat (P-06-19): Application from Hidden Valley Estates LLC., for a 10-lot plat on 32.37 acres of land that is zoned Ag-3, located south of Hwy 970 and east of Hidden Valley road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County. Tax parcel #20-17-32000-0028.

Enclosed please find a SEPA Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced project permit application (File No. P-06-19). Copies of the submitted application, environmental checklist, and other related materials were routed to you with a Notice of Application on July 3, 2006. If you did not receive any of these documents, or require additional information, please contact our office.

A public hearing on said application has been scheduled to go before the Kittitas County Planning Commission for Tuesday, August 8, 2006 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Notice of SEPA Action/Public Hearing

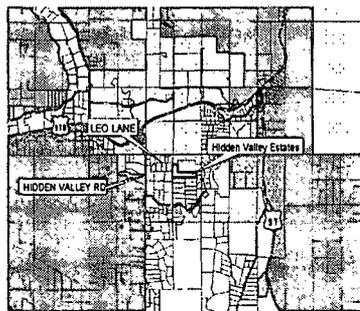
Hidden Valley Estates P-06-19

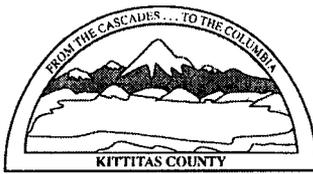
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on July 24, 2006 make a Determination of Mitigated Non-Significance (MDNS) on an application from Hidden Valley Estates LLC., for a 10-lot plat on 32.37 acres of land that is zoned A-3, located south of Hwy 970 and east of Hidden Valley Road comprising a portion of the NE 1/4 of Section 32, T. 20N., R 17E., W.M. in Kittitas County, tax parcel # 20-17-32000-0028.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before August 4, 2006 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (P-06-19) may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926. Staff Planner: Noah Goodrich.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Planning Commission has been scheduled for Tuesday, August 8, 2006 at 6:30 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Date: July 24, 2006, Publish: July 26, 2006 and August 2, 2006 Daily Record





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Hidden Valley Estates Preliminary Plat for 10 building lots totaling approximately 32.37 acres in the Ag-3 Zone - #P-06-19

PROPONENT: Hidden Valley Estates LLC.
16954 151st Ave St
Renton, WA 98055

LOCATION OF PROPOSAL: Located south of the Hwy 970, east of the Hidden Valley Rd, off of Leo Lane, Cle Elum, WA. in Section 21 of Township 20N., Range 17E., WM. Tax parcel number 20-17-32000-0028.

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 all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

Environmental Health

- Dust and Emissions Reduction and Control*
During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne. The operator shall conduct construction activities to minimize emissions.
- Potable Water*
Individual Wells: Prior to final approval the applicant must 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 filed of hydrology or by a licensed Hydrogeologist.
or
Group B Well: All proposed Group B wells proposed by the applicant must comply with the Washington State Department of Ecology and must be reviewed and approved by the Washington State Department of Health prior to final plat approval.
- Sewage*
Prior to final approval: Soil logs will need to be scheduled and dug at a mutually convenient time. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soils 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.
- Water Quality and Erosion Control*
Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

The developer should contact Ray Latham, at Dept. of Ecology (509) 575-2807, to obtain the stormwater construction permit.

Aesthetics

1. No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height pursuant to KCC 17.16.050.
2. The ground area covered by all building, including accessory buildings shall not exceed thirty percent of the lot area pursuant to KCC 17.20.040.

Transportation

1. All road improvements will be subject to Kittitas County Road Standards.
2. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane, based on county road standards require that if a development or group of developments are serving more that 40 lots, a secondary access will be required.

Planning

1. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.
2. All proposals of the applicant, as contained in their application that are not in conflict with these SEPA mitigations, shall be conditions of approval and shall be considered as mitigations.
3. Turnarounds are required at each of the following corners:
 - a) Where lots 1, 1, 3 and 4 intersect.
 - b) Where lots 11, 9 and 10 intersect.
 - c) Where lots 8, 9 and 10 intersect.
 - d) Where lots 2, 14, 4 and 5 intersect.
4. This plat must comply with the International Fire Code (IFC) and Appendices.

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., August 4, 2006, accompanied with a fee of \$300.00. Contact the Community Development Services Department or the Board of County Commissioners Office for more information on the appeal process.

A public hearing before the Kittitas County Planning Commission has been set for Tuesday, August 8, 2006 @ 6:30 p.m., Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926.

RESPONSIBLE OFFICIAL:



Noah Goodrich, Staff Planner

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

DATE: July 24, 2006



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

July 12, 2006

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the optional determination of nonsignificance for the Hidden Valley Estates, Proposed by Hidden Valley Estates LLC, [P-06-19]. We have reviewed the documents and have the following comments.

Water Resources

Ecology has previously submitted comments on the Kittitas Foothills LLC and the Cle Elum Properties LLC in April and May 2006. Ecology comments for the Cle Elum Properties checklist included information on the limitations of using Group B water systems. It stated that if the two proposals were part of the same development, both subdivisions would only be entitled to a single groundwater exemption. Based on the Campbell and Gwinn decision and the 1997 Attorney General Opinion on the groundwater exemption, the individual wells are not entitled to the use of separate groundwater exemptions.

In July 3, 2006, Kittitas County resubmitted the first two subdivisions to Ecology along with an adjacent parcel to be subdivided, owned by Hidden Valley Estates LLC. Ecology's comments on the previous two checklists for Kittitas Foothill LLC and Cle Elum Properties LLC apply to all three of these checklists. According to Ecology records, the three subdivisions appear to be part of the same development. The combination of the three subdivisions would create 35 new residential lots.

An average residence uses 400 gallons of water per day. If all three subdivisions are the same development, 14,000 gallons per day would be required. 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.



Noah Goodrich
Page 2 of 2
July 12, 2006

Ecology requests the subdivision proponents to factually demonstrate that the three proposed subdivisions are not part of the same development.

If you have any questions concerning the Water Resources comments, please contact Virginia Stone at 509.454.7289.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 ac. of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45 -60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities.

If you have any questions concerning the Water Quality comments, please contact Ray Latham at 509.575.2807.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
509.575.2012

1075



**Washington State
Department of Transportation**
Douglas B. MacDonald
Secretary of Transportation

July 19, 2006

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Noah Goodrich, Staff Planner

Subject: Cumulative Impacts from:
P-06-12, Kittitas Foothills LLC (11-Lot Plat)
P-06-15, Cle Elum Properties Plat (14 Lots)
P-06-19, Hidden Valley Estates (10 Lots)
About 2/3 Mile S of SR 970, MP 8.03 Right (Hidden Valley Rd Intersection)

The plat sites are not adjacent to any state highways, but will access State Highway 970 at the Hidden Valley Road intersection (milepost 8.03). The plat sites abut one another. We responded to the Kittitas Foothills Plat on April 11, 2006, and Cle Elum Properties Plat on April 24, 2006. We did not receive a prior notice for the Hidden Valley Estates.

We appreciate the County's intent to address the cumulative impacts from the Kittitas Foothills, Cle Elum Properties, and Hidden Valley Estates plats. We, too, are concerned with the cumulative effect of development on the SR 970/Hidden Valley Road intersection, and have consistently noted that developments are driving the need for improvements to this intersection. The SR 970/Hidden Valley Road intersection serves as the only access to SR 970 for these plats. Hidden Valley Road is a County-maintained road. The SR 970/Hidden Valley Road intersection has substandard sight distance in the westbound direction. We recommend adding left-turn channelization at this intersection at this time as it would improve the safety and operation of the highway.

The WSDOT does not have any funding for this improvement at this time. Since development is driving the need for channelization, we strongly recommend that the County require pro rata contributions from the developers for improvements to the SR 970/Hidden Valley Road intersection.

Thank you for the opportunity to review and comment on the cumulative impacts from these plats. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg
cc: File #9, SR 970
Rick Gifford, Traffic Engineer
Terry Kukes, South Central Area 1 Maintenance Superintendent

p:\planning\devrev\sr970\kittco_kitt foothills,ce prop,hv estates_cum.doc

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-7560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

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Health Department

Kittitas County Health Department

Administration

Personal Health

507 Nanum Street, Rm. 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health

507 Nanum Street, Rm. 30
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052

July 19, 2006

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

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15), Hidden Valley Estates (P-06-19)

Dear Noah,

Thank you for the opportunity to comment on the above referenced projects. On April 21, 2006, I met with Mr. Charles Peterson and approved the location of three different well sites for the proposed plats. The Cle Elum Properties is proposed to serve 14 lots, Hidden Valley Estates is proposed to serve 10 lots and Kittitas Foothills is to serve 11 lots. I specified to Mr. Peterson that I was unable to approve multiple Group B wells on properties adjacent to each other and multiple Group B wells owned by the same individual(s) and representing one project. For billing purposes he had me bill a Mr. Aaron Peterson for Kittitas Foothills, a Mr. David Peterson for Cle Elum Properties and himself for Hidden Valley Estates. These plats have the appearance of being all part of one project.

All three of the systems are proposed to exceed 10 connections and must be reviewed and approved by the Washington State Department of Health in Spokane. It is quite possible that they may even be considered Group A community systems and therefore will have more stringent approval processes and ongoing requirements than a Group B system would otherwise have.

The proposed plats are also in an area of our county that has proven over the years to be a somewhat difficult area in which to find water. They are located in Section 32 of Township 20, Range 17. I am providing the information I have on file for wells in Sections 30, 31 and 32 in Township 20, Range 17 and Section 25 in Township 20, Range 16 hoping that the data given will present a realistic picture of what the water supply in that area is like.

Section 30- 10 wells

3 wells – no water
1 well – 5-10 gpm
1 well – 7.5 gpm
1 well – 6 gpm
1 well – 11 gpm
2 wells – 30 gpm
1 well – 60 gpm

Section 31- 22 wells

9 wells – no water
1 well – ½ gpm
2 wells – 1 gpm
1 well – 2 gpm
1 well – 4 gpm
2 wells – 5 gpm
1 well – 10 gpm
1 well – 15 gpm
1 well – 21 gpm
1 well – 24 gpm
1 well – 25 gpm
1 well – 27 gpm

Section 25 – 16 wells

3 wells – 7-10 gpm
2 wells – 25 gpm
1 well – 8 gpm
1 well – 3 ½ gpm
2 wells – 15 gpm
1 well – 4 gpm
1 well – 30 gpm
1 well – 17 gpm
1 well – 33 gpm
2 wells – 5 gpm
1 well – 20 gpm

Section 32- 16 wells

2 wells – 12 gpm
1 well – 20 gpm
1 well – 15 ½ gpm
1 well – 35 gpm
1 well – 65 gpm
1 well – 9 gpm
1 well – 0 gpm
2 wells – 66 gpm
1 well – 28 gpm
2 wells – 14.5 gpm
1 well – 5 gpm
1 well – 2 ½ gpm
1 well – 60 gpm

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,



Holly Duncan
Environmental Health Specialist

1302 Swauk Prairie Road
Cle Elum, WA 98922
May 22, 2006

Kittitas County Planning Commission
c/o: Noah Goodrich, staff planner
Kittitas County CDS
411 North Ruby - Suite 2
Ellensburg, WA 98926

Re: Kittitas Foothills P-06-12 - scheduled for hearing 5/23/06

Swauk Prairie Farms is in Sec 29, Twn 20, R 17 EWM immediately north of this plat. Since 1887 the farm has been in the Hanson family and actively farmed.

We made specific comments prior to SEPA determination but they were not addressed in the MDS. We hereby ask that those comments be made a part of the record of this hearing along with our testimony and the information we submit to you tonight.

This is the most recent of many plats along the fences of that portion of our farm that is south of 970 and ~~west~~^{east} of Hidden Valley Road. We used to have two farmer-neighbors in this area but in the last year and a half a dozen or so "independent" short and long plats have created over 30 small acreage building lots abutting our fences and over 100 in the area. We have commented on each plat and opposed none of them. But, as you may imagine, it creates concern and a need for addressing potential problems.

Our concerns have been, and continue to be, these two:

- 1) that the change of land use being facilitated by the county not be allowed to damage or eliminate our farming, and
- 2) that if it should, we have the same legal ability you grant this applicant to develop or make profitable use of our family lands.

Seems simple huh? Don't harm us and treat us fairly. Hasn't been so easy. But there seem to be at least two ways this could be addressed. 1) Legislatively involving documents now in force, and 2) by taking actions and attaching conditions during the process at hearings like this one. We are dealing here with the latter.

Please add at least the following conditions if you approve this application:

- 1) Setbacks from section 29 will be 50 feet (exempting fences). (Findings: Testimony was given and not refuted that structures, drains etc. may negatively impact adjoining farming.)
- 2) The mylars must highlight information on Right to Farm, that the powerline is not a public easement or right of way, that in addition to other weeds there is a need to contain goatgrass, and that there is three acre minimum zoning in Section 29. (Findings: We find that some facts need to be presented to potential purchasers and placement on the mylars is one way of doing that.)
- 3) Purchasers will agree in writing not to oppose hunting or other wildlife damage controls or plant protection measures in Section 29. (Finding: Potential exists for significant damage to the adjacent farm from elk or other wildlife due to disruption of traditional migration routes by a line of up-scale homes within a short distance of each other.)

In addition will you consider again adding findings similar to those adopted in Lipo Long Plat #P-05-26:

- 1) The county finds that it does not intend that permitting homes on small acreages adjacent to farms should cause the conversion of those farms out of agriculture, especially active farms existing prior to the plats.
- 2) There has been testimony that farming has taken place in Section 29 for decades (raising a variety of livestock and crops including but not limited to cattle, horses, bison, hogs, chickens, potatoes, wheat, grains, hay, canola, peas, grass cover, timber, habitat, pasture and green manure crops) therefore, we find this application to be immediately adjacent to an existing and active farm.
- 3) We find in granting this application that the county should in addition to the right to farm ordinance, enforce and encourage rules which assist agriculture, prevent trespass, and refuse objections against farming activities that are legal and allowed.
- 4) We find, in allowing this plat, that the large number of residential lots already vested and approved has changed the character of Swauk Prairie south of Highway 970 to the extent that similar future development would not be injurious to the character of the area.

We appreciate that all of this on every application becomes burdensome to the Planning Commission (as it is also to us) but we do not see any other way to make meaningful comment and inform new country residents so that they do not destroy what they move here to enjoy and that way of life which is important to so many of us.

Lila Hanson for Swauk Prairie Farms

Swauk Prairie Farms - 1302 Swauk Prairie Road - 98922 July 18, 2006

Attn: Noah Goodrich, staff planner
KCCDS - 411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: SEPA comments on P-06-12, 15, & 19 all in Sec. 32, T20, R17 E

We commented on Kittitas Foothills the last time you did a SEPA review on it. Since these 3 SEPA Checklists are all photocopies of that prior one we ask that our previous comments apply again to P-06-12 and also to 15 and 19 where appropriate and that all of that and this letter be part of the record of these plat applications. Except for 8-j they are identical. Even the failure to provide any answer at all to 8-f is repeated. Since we had called that to your attention before it is surprising that you are allowing an incomplete application in this matter despite your statement that incomplete applications will not be accepted (underlining is yours). Our objection to this incorrect procedure should provide us with standing in all future procedures regarding these plats and for that reason we hereby make our objections known.

Some of our environmental concerns include, but are not limited to, the following:

1) Recreation activities for lot holders are listed as hiking, biking and bird watching. No snowmobiling, cross-country skiing, motorcycles are to be allowed? Since there are no trails etc. within the development, should we assume that hiking and biking is to take place on the 3 acre lots and Leo Road? At the very least, the mylars should contain the information that the BPA electrical line does not include public access of any kind. What other ways can the county mitigate off-site recreational use and protect the farm and private property from trespass?

2) Wildlife includes elk herds that may become domestic when their migration routes are blocked by rows of upscale housing on small lots. WDFW does not now do any effective damage control or make payments that cover the considerable damage that resident herds do to farms. Being able to apply hunting pressure is vital. How will the county mitigate the elk damage and make sure that hunting will not be banned because of the 35 additional house lots being created?

continued

*received
July 18, 2006
@ 1:35 PM
KCDS*

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JUL 18 2006

KITTITAS COUNTY
CDS

3) In addition to the noxious weeds whose control is required by the notes on the mylars, there is a weed called "goat grass" on many of the lots being permitted. It spreads easily to adjacent fields and mimics wheat - to the extent that it may make raising wheat (the traditional non-CRP crop for Swauk Prairie) physically impossible. How will the county mitigate for the control of goat grass on these plats and from the plats to the farm?

4) Water, land use, aesthetics, erosion control would all benefit from additional set-backs. As part of the mitigation could the county ask at least an additional 25 foot set-back from the farm fences for any construction, drains, ponds, sheds, berms, wells, or land-sculpturing etc. that would negatively impact the farm fields or farm crossings and access roads.

In summary, we ask that you mitigate to prevent added elk damage and off-site recreation on adjacent farm and for control of goat grass and by increased setbacks from section 29 and also by reconsidering our earlier comments.

Heading off potential problems is one of the goals of the SEPA process and of planning in general. While we do not wish to burden the procedure, we also recognize that it provides an important opportunity for us to have some of these critical issues addressed. Thank you for your attention to these concerns and whatever mitigation measures you employ so that the creation of these house sites does not force existing farms out of agriculture.

Sincerely,

Lila Hanson

Lila Hanson, Swauk Prairie Farms -- 509 - 674 - 2748

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

7/17/06

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KITITIAS COUNTY
CDS

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15) & Hidden Valley Estates (P-06-19).

Dear Noah Goodrich,

Hidden Valley Estates is my main concern as it was part of 8 lots that share a common road easement of which two of these lots are ours and we neighbor HVE. I am told the proposed 110-acre development needs a secondary emergency ingress/ egress besides Leo Lane.

Charlie Peterson purchased a 30-acre lot that was at the end of a road easement that serviced 8 lots. Said 30-acre parcel once was identified as lot B and the 7 other lots that share the easement are 8.4 acres each.

The developer to the west of Hidden Valley Estates on Leo Lane divided her lots in 5 to 9 acres.

This 30-acre parcel that has easement rights is now 32.37 acres and known as Hidden Valley Estates LLC. Charlie Peterson bought 3 contiguous lots from Frank Scott for a total of 110 acres. It was the 30-acre parcel "B" only that had easement rights to use our road so I would argue allowing this easement to be used by all 3 long plats to meet your requirements.

My concern is that Charlie Peterson has divided the 110 acres into 3 different long plats registered to his brother, son and himself to avoid having to pave Leo Lane.

Charlie Peterson should have to take the responsibility to pave Leo Lane and our road easement could be used as a fire exit for Hidden Valley Estates only.

If a developer is going to come into an area where all the surrounding lots are larger and divide a 110-acre parcel down into its smallest possible size to maximize profits then they should not be allowed to burden other surrounding land owners with increased traffic. Especially increasing traffic on dusty gravel roads.

I don't understand how Kittitas County can allow a developer to chop up 110 acres into 3-acre minimum size lots then take the money and leave the traffic burden on the surrounding neighbors.

For a combined project of this size all owned by the same family we feel it should be required for Leo Lane to be paved first before granting any long plat application.

Our fear is if each long plat is approved separately Leo lane could never be paved or worst yet the paving responsibility be left to the new lot owners.

Regards,
Steve & Leslie Loflin
714 Sumner Ave.
Sumner, Wa. 98390
206-392-2251
steve.loflin@alaskaair.com

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

7/17/06

RE: Kittitas Foothills (P-06-12), Cle Elum Properties Plat (P-06-15) & Hidden Valley Estates (P-06-19).

Dear Noah Goodrich,

I wrote the below letter in a hurry and mailed it out to you on Monday so it would arrive on time. I would like to try to tie it together as my issue/ complaint/ problem is to stop or limit more traffic on the road easement that services my property.

The best solution that we would like to see is the 3 proposed long plats are divided into larger lots of over 5 acres each. I feel that would solve many issues and potential problems. That would then equal 22 lots plus what is already on Leo Lane of about 13 for a total of 35 lots, which is under 40 so no second road access is required and Leo Lane could be gravel.

Individual septic systems and wells on 35 lots on 110 acres are too tight. It is proven in this area that water is hard to find. As a direct neighbor we drilled 520 feet and found 1/8 of a gallon of water per minute. As far as septic systems go the soil is clay with hardpan at 3 to 6 feet. This area should be re-zoned AG-5.

The point I was trying to make in the below letter is that this Hidden Valley area is at 2700 feet above sea level and often very windy, the added traffic of a development of this size will kick up a lot of dust. If they propose to add so many more drivers to existing roads then they should take the responsibility to pave it or reduce the number of drivers.

Letter sent Monday:

Hidden Valley Estates is my main concern as it was part of 8 lots that share a common road easement of which two of these lots are ours and we neighbor HVE. I am told the proposed 110-acre development needs a secondary emergency ingress/ egress besides Leo Lane.

Charlie Peterson purchased a 30-acre lot that was at the end of a road easement that serviced 8 lots. Said 30-acre parcel once was identified as lot B and the 7 other lots that share the easement are 8 .4 acres each.

The developer to the west of Hidden Valley Estates on Leo Lane divided her lots in 5 to 9 acres.

This 30-acre parcel that has easement rights is now 32.37 acres and known as Hidden Valley Estates LLC. Charlie Peterson bought 3 contiguous lots from Frank Scott for a total of 110 acres. It was the 30-acre parcel "B" only that had easement rights to use our road so I would argue allowing this easement to be used by all 3 long plats to meet your requirements.

My concern is that Charlie Peterson has divided the 110 acres into 3 different long plats registered to his brother, son and himself to avoid having to pave Leo Lane.

Charlie Peterson should have to take the responsibility to pave Leo Lane and our road easement could be used as a fire exit for Hidden Valley Estates only.

If a developer is going to come into an area where all the surrounding lots are larger and divide a 110-acre parcel down into its smallest possible size to maximize profits then they should not be allowed to burden other surrounding land owners with increased traffic.

Especially increasing traffic on dusty gravel roads.

I don't understand how Kittitas County can allow a developer to chop up 110 acres into 3-acre minimum size lots then take the money and leave the traffic burden on the surrounding neighbors.

For a combined project of this size all owned by the same family we feel it should be required for Leo Lane to be paved first before granting any long plat application.

Our fear is if each long plat is approved separately Leo lane could never be paved or worst yet the paving responsibility be left to the unsuspecting new lot owners.

Regards,

Steve & Leslie Loflin

714 Sumner Ave.

Sumner, Wa. 98390

206-392-2251

steve.loflin@alaskaair.com

July 25, 2006

Randy Carbary
Kittitas County Public Works
411 N. Ruby, Suite 1
Ellensburg, WA 98926

RE: Kittitas Foothills, Cle Elum Properties, Hidden Valley Estates

Dear Randy,

Marc Kirkpatrick, from Encompass Engineering, and I have been discussing the access issues raised in the meeting we had with you, Noah and Darryl on June 2, 2006 at the CDS offices in Ellensburg. We have gone over your concerns and have the following comments:

1. We understand that all three of these plats together would exceed the 40 lot threshold you cited from the Kittitas County Code 12.01.095. However they were submitted separately and only the last plat, Hidden Valley Estates would put us over the 40 lot limit. We would anticipate approval from the County on the first two plats and if the emergency access was still an issue we would address it on the Hidden Valley Estates Plat. Then we believe that the issue should be addressed only when the 41st building permit is applied for.
2. Again, remembering that the 40 lot threshold will not be reached until Hidden Valley Estates is approved, it still would seem to us that by constructing the loop road we have proposed, rather than ending the road in cul-de-sacs, would give the county the two ingress-egress routes they want.
3. Then, when I think of all the other upper county roads that dead-end and have no secondary or emergency access, and have many more people using them than there will ever be using our road, I wonder just how the 40 lot threshold was arrived at by the county. Hidden Valley Road, Emerick Road, Weihl Road, Hart Road, Teanaway Road, Lannigan Springs, Cassasa Road, Hart Road: I could keep going, but I am sure you get the picture. It would seem to us that given the fact we are only exceeding the threshold by 7 lots, and we are proposing a loop road to address the access issue, a variance would be a very reasonable thing to grant.

4. As a practical matter, it would seem to us that if the road did happen to be blocked, a vehicle could get around by moving off the shoulder of the road and going around because of the flat terrain. I have done some preliminary checking with the police and fire departments and they cannot recall any kind of incident that resulted in a road being blocked that resulted in emergency vehicles not being able to get through.
5. We have talked with all landowners adjacent to the property and have determined that a secondary access would not be practical or reasonable.

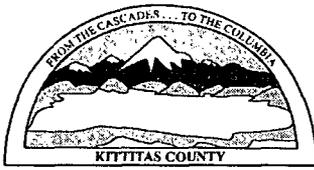
We have given much time, energy and thought about this issue and we believe our position is correct and trust that the County agrees with us.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Peterson". The signature is written in a cursive style with a large, sweeping loop at the end.

Charles Peterson

Cc: Darryl Piercy
Noah Goodrich
Marc Kirkpatrick
David Peterson
Aaron Peterson



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

July 14, 2006

Noah Goodrich
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

Re: Kittitas Foothills, Cle Elum Properties and Hidden Valley Estates Plat

Dear Mr. Goodrich:

After reviewing the Kittitas Foothills, Cle Elum Properties and Hidden Valley Estates Plat, I have the following conditions:

- The road widths are not shown. Depending on the final determination of road width, "No Parking-Fire Lane" signs may have to be posted.
- Turnarounds are required at each of the following corners;
 - Where lots 1, 1, 3 and 4 intersect;
 - Where lots , 11, 9 and 10 intersect;
 - Where lots 9, 8 and 10 intersect; and
 - Where lots 2, 14, 4 and 5 intersect.
- This plat must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

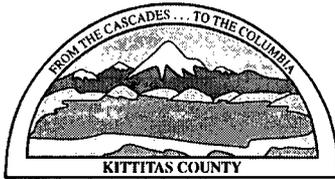
Brenda Larsen
Investigations/Enforcement
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

12



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

MEMORANDUM

TO: Darryl Piercy, Director, Community Development Services
Cc: Noah Goodrich, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II
DATE: August 23, 2006
SUBJECT: Update on Hidden Valley Area Secondary Access for Cle Elum Properties Plat, Kittitas Meadows Plat & the Hidden Valley Estates Plat

The Applicant shall demonstrate they have the ability to meet or exceed current Kittitas County Road Standards or identify mitigation that will satisfy the requirements of Kittitas County Department of Public Works and the Kittitas County Fire Marshal prior to preliminary plat approval.

Background: The applicant and his representative met with county staff on 7/27/06 to discuss these (3) proposed plats which would all access from Leo Lane, an existing private road, that originates from Hidden Valley Road, a county maintained road. The easement for Leo Lane grants access to the lots within these (3) proposed plats but does not grant access for any other properties. The applicant has stated that a Plat Amendment would be required, in order for the access to serve any other lots, which would include providing a secondary access for these properties. The applicant has contacted a number of the property owners and they have not been in favor of a Plat Amendment or providing a secondary access.

Proposed Mitigation: We have discussed the possibility of a left turn lane on Hidden Valley Road, at the Leo Lane intersection. The applicant has also met with representatives from the WSDOT to discuss possible access locations for any secondary access that would connect with State Route 970. The applicant also stated that WSDOT may require channelization at the intersection of State Route 970 and Hidden Valley Road if the vehicle traffic turning south onto Hidden Valley Road warranted that. The applicant is in the process of gathering traffic data information to address this issue. As of the date of this letter the applicant continues to explore their options for secondary access or proposed mitigation.

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

Page 1 of 1

411 North Ruby Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

C:\Documents and Settings\n Noah.Goodrich\Local Settings\Temporary Internet Files\OLK14F\Secondary Access Memo.doc

Encompass Engineering & Surveying
 108 East 2nd Street, Cle Elum, Washington 98922
 Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL

DATE	4-24-06	JOB NO.	05751
ATTENTION			
RE:	Hidden Valley Estates PLAT (Preliminary)		

TO Kittitas Co Planning
Ellensburg WA

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
10		4	Copies w/ contours
1			Closures
1			Sub-DIV. Guarantee
1			County Fees
1			Application
1			8 1/2" X 11" Map
			SEPA Checklist

THESE ARE TRANSMITTED: as checked below:

- For approval Approval as submitted Resubmit _____ copies for distribution
 For your use Approval as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gmugher Dewar

If enclosures are not as noted, kindly notify us at once.



208 West 9th Avenue, Suite 6
Ellensburg, Washington 98926
Phone (509) 933-4324 ♦ Fax (509) 933-4329

Subdivision Guarantee

Dated: February 14, 2006

Attention: Mark Kirkpatrick
Encompass Engineering
214 Pennsylvania Ave
Cle Elum, WA 98922

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 20241

Order No. 20241

OWNERS: The Doyle Family Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle, Co-trustees and Matthew D. Coe, as his separate estate

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

- 1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

Amy Anaya

RECEIVED

MAR 24 2006

KITTITAS COUNTY
CDS

EXHIBIT "A"

Tracts 5 and 8 as described and/or delineated on that certain Boundary Line Adjustment Survey as recorded February 13, 2006 in Book 32 of Surveys, page 65, under Auditor's File No. 200602130045, records of Kittitas County, State of Washington, being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Abbreviated Legal: being a portion of the North half of the Northeast quarter of Section 32, Township 20 North, Range 17 East, W.M.

Exhibit "B"

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.
2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Five Star Ranches Owner's Association.

3. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,728.98
Amount paid: \$0.00
Amount due: \$2,728.98
Levy code: 44
Tax account no.: 20-17-32000-0005
Assessed value of land: \$330,830.00
Assessed value of improvement: \$0.00

As to a portion of said premises

4. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,266.57
Amount paid: \$0.00
Amount due: \$2,266.57
Levy code: 32
Tax account no.: 20-17-32000-0028
Assessed value of land: \$296,080.00
Assessed value of improvement: \$0.00

As to the remainder of said premises

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Frank Scott
Trustee: Chicago Title Insurance Company
Beneficiary: Dennis J. Kinch and Edith H. Warner
Amount: \$220,000.00
Dated: December 10, 2003
Recorded: December 24, 2003
Recording No.: 200312240031

NOTE: We find no reconveyance of record for said deed of trust.

As to a portion of said premises

Exhibit "B"

6. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Matthew D. Coe, a widower
Purchaser: Frank Scott, a married man
Recorded: March 14, 2005
Recording number: 200503140001
Excise Tax receipt No.: 2005-558, Dated March 11, 2005

7. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Hidden Valley Estates, LLC
Recorded: October 6, 2005
Recording number: 200510060050
Excise Tax receipt No.: 2005-2766, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte) husband and wife as to an 81.9% interest and Susan L. Madsen as to an 18.1% interest.

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180071
Excise Tax receipt no. 2005-2766, dated: October 6, 2005

Said assignment is a re-record of Auditor's File No. 200510060051.

8. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Christopher S. and Susan L. Madsen, husband and wife
Grantee: Western Tile and Marble Contractors, Inc.
Dated: June 28, 2005
Recorded: July 8, 2005
Recording no.: 200507080021

Exhibit "B"

9. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Irwin Family Limited Liability Company
Purchaser: Frank A. Scott and Donna J. Scott, husband and wife
Recorded: May 3, 1999
Recording number: 199905030052
Excise Tax receipt No.: 7898, Dated May 3, 1999

SELLER'S INTEREST is now held of record by The Doyle Family Trust U/A, dated February 1, 1991, Lawrence J. Doyle and Genelle A. Doyle, Co-trustees.

By instrument dated: March 7, 2002
Recorded: March 11, 2002
Recording no.: 200203110038
Excise Tax receipt no. 7898, dated: March 11, 2002

PURCHASER'S INTEREST is now held of record by Frank A. Scott:

By instrument dated: June 23, 2004
Recorded: July 1, 2004
Recording no.: 200407010004
Excise Tax receipt no.: 2004-1384, dated: June 28, 2004

10. ASSIGNMENT OF CONTRACT AND DEED FOR SECURITY PURPOSES ONLY and the terms and conditions thereof:

Grantor: Irwin Family Limited Liability Company
Grantee: Robert L. Doremus and Shannon M. Doremus, husband and wife dba Sound Investments Company
Dated: July 7, 1999
Recorded: July 9, 1999
Recording no.: 199907090025

Exhibit "B"

11. CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF:

Seller: Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife
Purchaser: Cle Elum Properties, LLC
Recorded: October 6, 2005
Recording number: 200510060048
Excise Tax receipt No.: 2005-2765, Dated October 6, 2005

SELLER'S INTEREST is now held of record by Frank A. Scott and Rebecca L. Scott (formerly Rebecca L. Turcotte), husband and wife, as to an 81.9% interest and Susan L. Madsen, a married woman as her sole and separate property, as to an 18.1% interest

By instrument dated: October 6, 2005
Recorded: November 18, 2005
Recording no.: 200511180070
Excise Tax receipt no. 2005-2765, dated: November 18, 2005

Said assignment is a re-record of Auditor's File No. 200510060049.

12. EASEMENT, including terms and provisions contained therein:

Recorded: April 23, 1959
Recording no.: 275612
In favor of: United State of America
For: Electric transmission and/or distribution system and incidental purposes
Affects: Refer to said instrument for the exact location.

13. DECLARATION OF EASEMENT AND ROAD MAINTENANCE OBLIGATION, including terms and provisions contained therein:

Recorded: May 3, 1999
Recording no.: 199905030051
In favor of: Present and future owners
For: Access and for the installation and maintenance of utilities.
Affects: Refer to said instrument for the exact location.

Said easement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Refer to the record of said instrument for full particulars.

14. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 3, 1997
Recording number(s): 199712030008

Exhibit "B"

15. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: December 17, 2004
Recording number(s): 200412170017

16. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: Joseph L. Hull and A.S. Hull, husband and wife
Recorded: February 13, 1908
Recording no.: Volume 15 of Deeds, page 615

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

17. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: July 3, 1997
Recording no.: 199707030004
Book: 22
Page: 215

18. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230010
Book: 23
Page: 9

19. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: October 23, 1997
Recording no.: 199710230011
Book: 23
Page: 10

20. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 26, 1999
Recording no.: 199903260003
Book: 24
Page: 49

21. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: March 31, 1999
Recording no.: 199903310059
Book: 24
Page: 53

Exhibit "B"

22. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: April 26, 2001
Recording no.: 200104260014
Book: 26
Page: 60

23. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: June 12, 2002
Recording no.: 200206120052
Book: 27
Page: 181

24. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: November 17, 2005
Recording no.: 200511170008
Book: 32
Page: 8

25. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: February 13, 2006
Recording no.: 200602130045
Book: 32
Page: 65

26. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: October 10, 2003
Recording no.: 200310100060
Book: 29
Page: 80

An amendment to location of Easement was file of record by instrument 200509140070.

PARENT

Point # 1						10000.000		10000.000
	S	89	20	13	E		495.000	
Point # 2						9994.272		10494.967
	S	0	38	55	W		267.150	
Point # 3						9727.139		10491.943
	S	0	38	55	W		258.550	
Point # 4						9468.605		10489.016
	S	89	21	5	E		100.000	
	Radius Point # 5						9467.473	10589.009
	Delta = 90 21 2						Length = 157.691	Tangent = 100.614
	S	0	17	53	W		100.000	
Point # 6						9367.475		10588.489
	S	89	42	7	E		1474.690	
Point # 7						9359.803		12063.159
	N	0	17	53	E		100.000	
	Radius Point # 8						9459.802	12063.679
	Delta = 87 12 9						Length = 152.197	Tangent = 95.233
	S	86	54	16	E		100.000	
Point # 9						9454.402		12163.534
	S	89	21	0	E		30.070	
Point # 10						9454.061		12193.602
	S	1	0	20	W		594.560	
Point # 11						8859.592		12183.167
	N	89	20	45	W		1086.520	
Point # 12						8871.997		11096.718
	S	89	47	21	W		1109.540	
Point # 13						8867.914		9987.186
	N	0	38	55	E		611.140	
Point # 14						9479.015		9994.104
	N	0	38	55	E		521.020	
Point # 15						10000.002		10000.002

AREA = 1,410,066.59 sf (32.3707 acres)

LENGTH = 6448.24

NORTHING ERROR = +0.002

EASTING ERROR = +0.002

LINEAR ERROR = N 47 6 16 E 0.003

RECEIVED

APR 24 2006

KITTITAS COUNTY
CDS

2/14/2006

LOT 1

Point # 1						10000.000		10000.000
	S	89	20	13	E		495.000	
Point # 2						9994.272		10494.967
	S	0	38	55	W		267.150	
Point # 3						9727.139		10491.943
	N	89	20	13	W		495.000	
Point # 4						9732.867		9996.976
	N	0	38	55	E		267.150	
Point # 5						10000.000		10000.000

AREA = 132,239.25 sf (3.0358 acres)

LENGTH = 1524.30

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 3 53 47 W 0.000

LOT 2

Point # 1		10000.000	10000.000
S 89 20 13 E		495.000	
Point # 2		9994.272	10494.967
S 0 38 55 W		258.550	
Point # 3		9735.738	10492.040
S 89 21 5 E		100.000	
Radius Point # 4		9734.606	10592.034
Delta = 12 42 35		Length = 22.183	Tangent = 11.137
S 77 56 20 W		100.000	
Point # 5		9713.711	10494.241
N 86 42 48 W		497.980	
Point # 6		9742.261	9997.080
N 0 38 55 E		257.760	
Point # 7		10000.004	9999.998

AREA = 133,221.28 sf (3.0583 acres)

LENGTH = 1509.29

NORTHING ERROR = +0.004

EASTING ERROR = -0.002

LINEAR ERROR = N 24 8 22 W 0.005

LOT 3

Point # 1						10000.000		10000.000
S	86	42	48	E		283.940		
Point # 2						9983.721		10283.473
S	1	0	20	W		590.000		
Point # 3						9393.812		10273.119
S	89	47	21	W		280.000		
Point # 4						9392.782		9993.121
N	0	38	55	E		607.260		
Point # 5						10000.003		9999.995

AREA = 168,703.88 sf (3.8729 acres)

LENGTH = 1761.20

NORTHING ERROR = +0.003

EASTING ERROR = -0.005

LINEAR ERROR = N 60 3 44 W 0.006

LOT 4

Point # 1		10000.000	10000.000
S 86 42 48 E		214.030	
Point # 2		9987.729	10213.678
N 77 56 20 E		100.000	
Radius Point # 3		10008.625	10311.470
Delta = 58 40 13		Length = 102.399	Tangent = 56.198
S 19 16 7 W		100.000	
Point # 4		9914.227	10278.471
S 1 0 20 W		503.180	
Point # 5		9411.124	10269.640
S 89 47 21 W		280.000	
Point # 6		9410.094	9989.642
N 1 0 20 E		590.000	
Point # 7		10000.003	9999.996

AREA = 159,616.89 sf (3.6643 acres)

LENGTH = 1587.21

NORTHING ERROR = +0.003

EASTING ERROR = -0.004

LINEAR ERROR = N 51 59 11 W 0.005

LOT 5

Point # 1		10000.000	10000.000
S 89 42 7 E		234.380	
Point # 2		9998.781	10234.377
S 1 0 20 W		495.380	
Point # 3		9503.477	10225.683
S 89 47 21 W		267.000	
Point # 4		9502.495	9958.685
N 1 0 20 E		503.180	
Point # 5		10005.597	9967.516
N 19 16 8 E		100.000	
Radius Point # 6		10099.995	10000.516
Delta = 18 58 14		Length = 33.110	Tangent = 16.708
S 0 17 54 W		100.000	
Point # 7		9999.996	9999.995

AREA = 132,611.46 sf (3.0443 acres)

LENGTH = 1499.94

NORTHING ERROR = -0.004

EASTING ERROR = -0.005

LINEAR ERROR = S 54 27 60 W 0.006

LOT 6

Point # 1						10000.000		10000.000
	S	89	42	7	E		266.960	

Point # 2						9998.611		10266.956
	S	1	0	20	W		493.010	

Point # 3						9505.677		10258.304
	S	89	47	21	W		267.000	

Point # 4						9504.695		9991.306
	N	1	0	20	E		495.380	

Point # 5						9999.998		10000.000
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AREA = 131,920.54 sf (3.0285 acres)

LENGTH = 1522.35

NORTHING ERROR = -0.002

EASTING ERROR = +0.000

LINEAR ERROR = S 7 38 5 W 0.002

LOT 7

Point # 1						10000.000		10000.000
	S	89	42	7	E		267.010	
<hr/>								
Point # 2						9998.611		10267.006
	S	1	0	20	W		494.430	
<hr/>								
Point # 3						9504.257		10258.329
	N	89	20	45	W		251.460	
<hr/>								
Point # 4						9507.128		10006.886
	S	89	47	21	W		15.540	
<hr/>								
Point # 5						9507.071		9991.346
	N	1	0	20	E		493.010	
<hr/>								
Point # 6						10000.005		9999.998

AREA = 131,789.02 sf (3.0255 acres)

LENGTH = 1521.45

NORTHING ERROR = +0.005

EASTING ERROR = -0.002

LINEAR ERROR = N 22 13 5 W 0.005

LOT 8

Point # 1						10000.000		10000.000
	S	89	42	7	E		267.020	

Point # 2						9998.611		10267.016
	S	1	0	20	W		496.090	

Point # 3						9502.597		10258.310
	N	89	20	45	W		267.000	

Point # 4						9505.646		9991.328
	N	1	0	20	E		494.430	

Point # 5						10000.000		10000.005
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AREA = 132,231.99 sf (3.0356 acres)

LENGTH = 1524.54

NORTHING ERROR = +0.000

EASTING ERROR = +0.005

LINEAR ERROR = S 84 50 40 E 0.005

LOT 9

Point # 1						10000.000		10000.000
	S	89	42	7	E		267.020	

Point # 2						9998.611		10267.016
	S	1	0	20	W		497.750	

Point # 3						9500.938		10258.281
	N	89	20	45	W		267.000	

Point # 4						9503.986		9991.299
	N	1	0	20	E		496.090	

Point # 5						10000.000		10000.005
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AREA = 132,675.20 sf (3.0458 acres)

LENGTH = 1527.86

NORTHING ERROR = +0.000

EASTING ERROR = +0.005

LINEAR ERROR = S 84 50 40 E 0.005

LOT 10

Point # 1		10000.000	10000.000
S	89 42 7 E	172.300	
Point # 2		9999.104	10172.298
N	0 17 53 E	100.000	
Radius Point # 3		10099.102	10172.818
	Delta = 87 12 9	Length = 152.197	Tangent = 95.233
S	86 54 16 E	100.000	
Point # 4		10093.702	10272.672
S	89 21 0 E	30.070	
Point # 5		10093.361	10302.740
S	1 0 20 W	594.560	
Point # 6		9498.893	10292.306
N	89 20 45 W	301.060	
Point # 7		9502.330	9991.266
N	1 0 20 E	497.750	
Point # 8		10000.003	10000.001

AREA = 155,066.76 sf (3.5598 acres)

LENGTH = 1595.74

NORTHING ERROR = +0.003

EASTING ERROR = +0.001

LINEAR ERROR = N 12 7 23 E 0.003

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to be inserted
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RENTON, WA 98058

ENCOMPASS ENGINEERING &
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CLE ELUM, WA 98922

KITTITAS FOOTHILLS LLC
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RENTON, WA 98055

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Ellensburg, WA 98926

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Brent Renfrow/ Mark Teske
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Yakama Nation
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Ellensburg, WA 98926 MS-7548

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Kittitas County Board of County
Commissioners

Kittitas County Enforcement and
Investigation

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Irrigation District (if applicable)

Fire District (Paste from List)

School District (Paste from list)

WSDOT (if applicable)

Neighboring City (if applicable)

US Forest Service (if applicable)

Bonneville Power Administration
(If applicable)

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

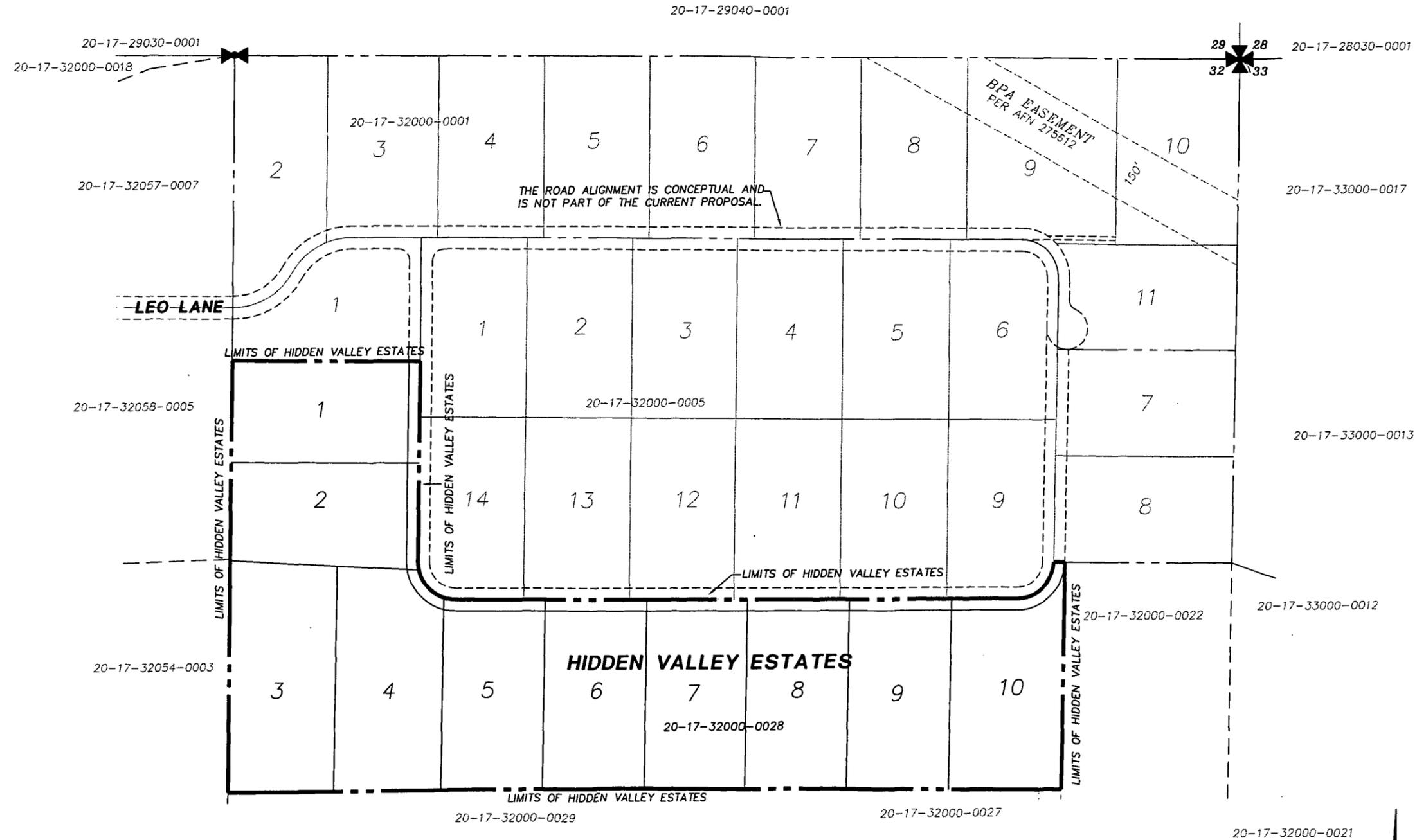
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

**HIDDEN VALLEY ESTATES PLAT
SHADOW PLAN**

A PORTION OF THE NE 1/4 OF SEC. 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON.

NOTE:
THE OFFSITE ROAD INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS IN NO WAY TO BE CONSIDERED PART OF THE HIDDEN VALLEY ESTATES PROPOSED PROJECT. THE PURPOSE OF THIS INFORMATION IS TO SHOW HOW A POSSIBLE ROAD ALIGNMENT COULD PROVIDE ACCESS TO ADJOINING PROPERTIES AND SHOULD NOT BE USED IN THE REVIEW AND ANALYSIS OF IMPACTS FOR THE HIDDEN VALLEY ESTATES PRELIMINARY PLAT.



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