

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

**PRELIMINARY PLAT DENIAL  
Thunder Ridge Plat (P-07-23)**

**RESOLUTION**

**NO. 2008- 142**

**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 May 27, 2008 for the purpose of considering a preliminary plat known as the Thunder Ridge Plat and described as follows:

The division of 8.02 acres into eight (8) lots. Map number 20-15-25056-0002.  
Proponent: Chuck Cruse authorized agent for Thunder Ridge Development LLC, landowners.

**WHEREAS**, public testimony was heard from those persons present; and,

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

**WHEREAS**, the Planning Commission recommended approval of said proposed subdivision by a vote of 5 to 0 and,

**WHEREAS**, a closed record public meeting was held by the Board of County Commissioners on July 1, 2008 to consider the Planning Commission's recommendation on this matter; and,

**WHEREAS**, the Board of County Commissioners passed a motion by a vote of 2-1 to deny approval of said preliminary plat; and,

**WHEREAS**, on September 16, 2008 the Board of County Commissioners re-opened the closed record meeting for the Thunder Ridge Preliminary Plat to develop Findings of Fact on the Boards decision to deny said preliminary plat, and

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

1. The Board of County Commissioners finds that Chuck Cruse, authorized agent for Thunder Ridge Development LLC, landowner, submitted a complete application to Community Development Services on May 7, 2007.
2. The Board of County Commissioners finds that said development application included a preliminary plat (Thunder Ridge Plat P-07-23) depicting the division 8.02 acres into 8 lots. The lots range from 0.83 acres to 1.32 acres in size. This application is vested under the Suburban II zoning standards in place on May 5, 2007.
3. The Board of County Commissioners finds that said development is located east of the City of Cle Elum located off Deer Meadow Drive, Cle Elum, WA. 98922, within parts of Section 25, T20N R15E, W.M. in Kittitas County. Map number 20-15-25056-0002.
4. The Board of County Commissioners finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on June 1, 2007. The Planning Commission further finds that said notice solicited comments from jurisdictional agencies and landowners as required by law.
5. The Board of County Commissioners finds that the application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
6. The Board of County Commissioners finds that the Kittitas County Planning Commission conducted an open record hearing was held on May 27, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board of County Commissioners also finds that due notice of the public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed subdivision.
7. The Planning Commission motioned to forward the Thunder Ridge Preliminary Plat (P-07-23) to the Board of County Commissioners with a recommendation of *approval* by a vote of 5 to 0.
8. The Board of County Commissioners held a closed record meeting on July 1, 2008 for the purpose of considering the Thunder Ridge Preliminary Plat. A motion was made and seconded that the preliminary plat be denied. The motion carried by a vote of 2 to 1.

9. The Board of County Commissioners re opened the closed record meeting on September 15, 2008 for the purpose of developing findings on their decision to deny the Thunder Ridge Preliminary Plat.

10. The Board of County Commissioners having reviewed the complete full project record determined that the Thunder Ridge Preliminary Plat should be denied based on the following:

- a. Upon review of the June 14, 2007 comment letter from the City of Cle Elum it is stated that the interior roads should be constructed to the City of Cle Elum residential street standards.
- b. The current interior access proposals leave lots without suitable provisions for fire truck or other emergency services vehicle turn-around.
- c. Third Street east of Short Avenue to the start of this subdivision is sub-standard. Third Street is the access for this development. That easterly portion of Third Street directly serving this development should be re-surfaced.

11. The Board of County Commissioners finds that adverse testimony was given at the Planning Commission's open record hearing.

12. Board of County Commissioners finds that appropriate provisions have not been made for the public health, safety, and general welfare for open spaces, drainage ways, streets, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and that the public use and interest will not be served by the platting of this subdivision.

NOW, THEREFORE;

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Thunder Ridge Plat and the same hereby is, denied with the proposed development configuration (See Exhibit A).

DATED this 7<sup>th</sup> day of October, 2008 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS  
KITITIS COUNTY, WASHINGTON

Mark McClain  
Mark McClain, Chairman  
**ABSENT**

Alan A. Crankovich, Vice Chairman  
Linda K. Huber  
Linda K. Huber, Commissioner

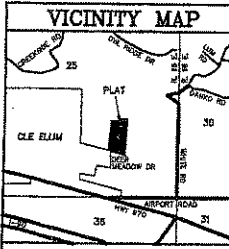


CLERK OF THE BOARD

Julie A Kjorsvik  
Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125



**THUNDER RIDGE**  
**PART OF SECTION 25, T. 20 N., R. 15 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**  
 - PRELIMINARY PLAT -



**LEGEND**

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT
- ⊗ WELL SITE AS INSPECTED & APPROVED BY KITTITAS CO. HEALTH DEPT. 1/10/08

**LEGAL DESCRIPTION**

THAT PORTION OF LOT Q-3 OF THE E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 00-01, AS RECORDED IN BOOK F OF SHORT PLATS, AT PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 20000220047, RECORDS OF KITTITAS COUNTY, WASHINGTON, WHICH LIES SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT Q-3, THENCE N 01°24'03" W, ALONG THE EAST BOUNDARY OF SAID LOT Q-3, 187.23 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE S 88°39'57" W, 216.10 FEET; THENCE SOUTH 01°24'03" EAST, 67.00 FEET; THENCE SOUTH 88°26'57" WEST, 216.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT Q-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

AND

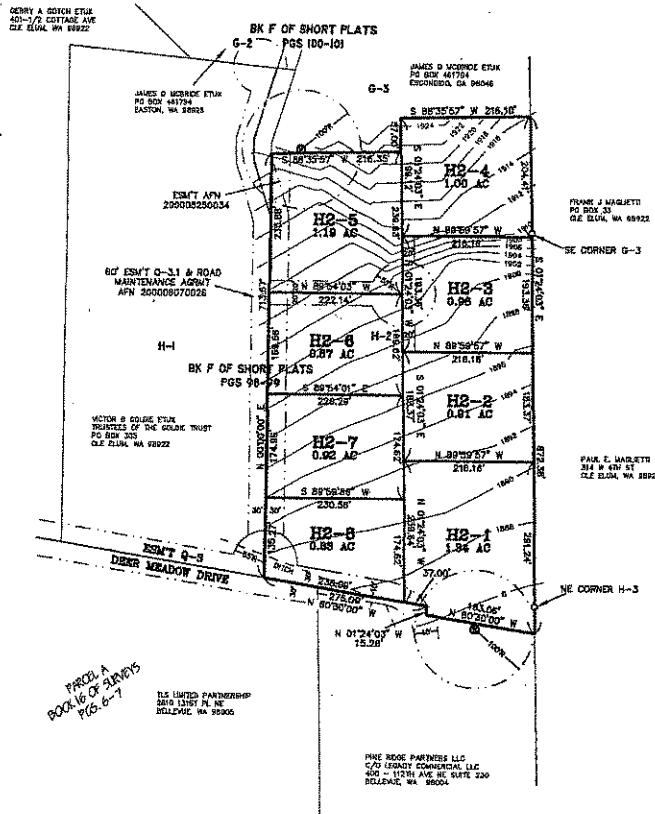
LOT H-2 OF REDGALD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2006, IN BOOK F OF SHORT PLATS, PAGE 98 AND 99, UNDER AUDITOR'S FILE NO. 200002170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT H-3, OF REDGALD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2006, IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200002170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT H-3, THENCE SOUTH 01°24'03" EAST, ALONG THE EAST BOUNDARY OF SAID LOT H-3, 65.85 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE. THENCE NORTH 80°00'00" WEST, 163.08 FEET; THENCE NORTH 01°24'03" WEST, 15.28 FEET; THENCE NORTH 80°00'00" WEST, 163.80 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT H-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

TOGETHER WITH

AN EASEMENT FOR ROAD DESIGNATED AS "EASEMENT Q3" AS DELINEATED ON REDGALD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2006 IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200002170015 AND ON E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-01, AS RECORDED JUNE 22, 2000 IN BOOK F OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 20000220047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



**OWNER:**  
 THUNDER RIDGE DEVELOPMENT, LLC  
 12060 NE 6TH ST STE 300  
 BELLEVUE, WA 98005

**TOTAL ACREAGE: 8.02 ACRES**  
 NO. OF LOTS: 8  
 ZONE: SUBURBAN 2  
 ASSESSOR'S NO. 2015-25058-0002

**SOURCE OF WATER: GROUP B WATER SYSTEM**  
 SEWER SYSTEM: SEPTIC TANKS  
 DRAINAGE: AS PER KITTITAS CO. STANDARDS  
 ACCESS: PRIVATE ACCESS EASEMENTS WA  
 THIRD STREET; 20' GRAVEL ROAD W/ 1' GRAVEL  
 SHOULDERS; H2-2 & H2-4 WILL HAVE 12' GRAVEL  
 DRIVEWAY FROM G4-DE-SAC

**SURVEYOR'S CERTIFICATE**

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN NOVEMBER OF 2008.

**Charles A. Cruse**  
 Charles A. Cruse, PLS  
 Professional Land Surveyor  
 License No. 18078  
 5-3-07  
 DATE

**CRUISE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98825 (509) 982-8842

**THUNDER RIDGE**

Exhibit "A"