

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**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  
CWU Library  
Cle Elum-Roslyn School District  
Adjacent Property Owners  
Applicant

**From:** Joanna Valencia, Staff Planner *JV*

**Date:** July 10, 2007

**Subject:** **NOTICE OF APPLICATION FOR A 14-LOT PERFORMANCE BASED CLUSTER PLAT: Gleason Preliminary Plat (File No. P-07-24)**

Application from Gleason Properties LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. Location: north of SR-970, south of Red Bridge Road, and east of Wiehl Road at 5130 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the East ½ of Section 26 and the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map number 20-16-26000-0006.

Please find attached the Plat Application, SEPA Environmental Checklist, preliminary plat map and other applicable documents for the before referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506.

**Please send comments regarding potential adverse environmental impacts and the application by July 26, 2007 @ 5:00 pm** to the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926. Staff Planner: Joanna Valencia.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on August 28, 2007 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify the hearing schedule by contacting the CDS office prior to attending at (509)962-7506. Staff Planner: Joanna Valencia.

**Written Comments must be submitted no later than July 26, 2007 at 5:00 pm.**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

# Notice of Application

## Gleason Performance Based Cluster Plat

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on July 5, 2007 deem complete an application from Gleason Properties LLC, landowner, for a 14-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 21.00 acres of land that is zoned Rural-3. (File: Gleason Properties, P-07-24) Location: north of SR-970, south of Red Bridge Road, and east of Wiehl Road at 5130 Red Bridge Road, Cle Elum, WA 98922 located within a portion of the East ½ of Section 26 and the West ½ of Section 25, T. 20N., R. 16E., W.M., in Kittitas County. Map number 20-16-26000-0006.

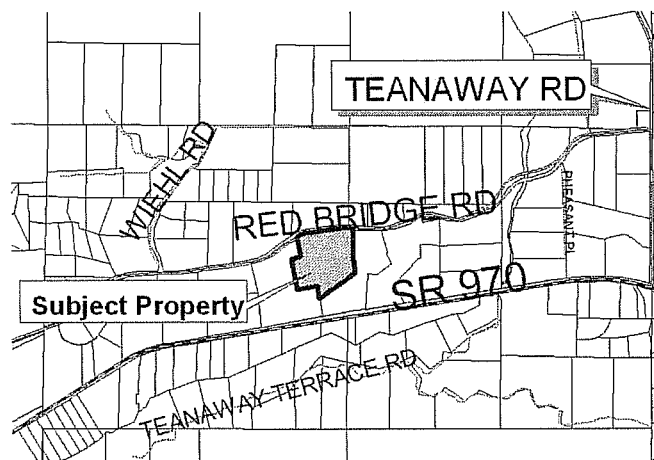
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7046. Staff Planner: Joanna Valencia.

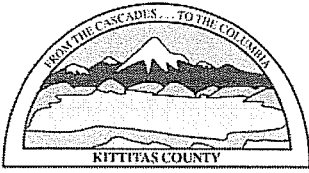
**Written comments from the public may be submitted to Kittitas County CDS no later than July 26, 2007 @ 5:00 p.m.,** after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity 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 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.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on August 28, 2007 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify the hearing schedule by contacting the CDS office prior to attending.

Dated: July 10, 2007

Publish: July 12, 2007 Daily Record and July 19, 2007 Northern Kittitas County Tribune





**KITITTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITITTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

P-07-24

**LONG PLAT APPLICATION**

*(To divide lot into 5 or more lots)*

KITITTAS 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
- 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)

**OPTIONAL ATTACHMENTS**

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

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

**FEES:**

\$200 plus \$10 per lot for Public Works Department;  
\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
\$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required

\*One check made payable to KCCDS

**FOR STAFF USE ONLY**

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

SIGNATURE:

DATE:

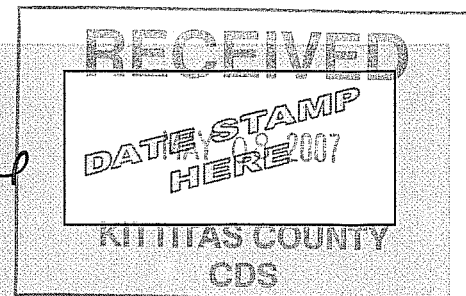
RECEIPT #

X

5-8-07

05094dp

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: GLEASON PROPERTIES, LLC  
Mailing Address: 19688 SE 184TH ST.  
City/State/ZIP: RENTON, WA 98058  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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: 5130 RED BRIDGE RD.  
City/State/ZIP: CLE ELUM, WA 98922

5. **Legal description of property:**

SEE ATTACHED SUBDIVISION GUARANTEE

6. **Tax parcel number(s):** 20-16-26000-0006

7. **Property size:** 21.00 (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):

CLUSTER PLAT 21.00 ACRE PARCEL INTO 14 LOTS. CLASS B SYSTEM AND COMMUNITY  
SEPTIC WILL BE USED

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

10. What County maintained road(s) will the development be accessing from? RED BRIDGE 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:

Date:

X \_\_\_\_\_

\_\_\_\_\_

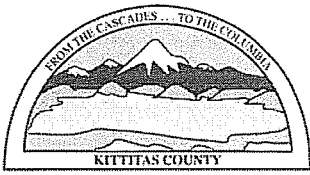
Signature of Land Owner of Record  
(Required for application submittal):

Date:

X David Kavan, Member  
D. Kavan Properties, LLC

5-1-07  
MF

RECEIVED  
JUL 05 2007  
KITITAS COUNTY  
CDS



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

### PURPOSE OF CHECKLIST:

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

### INSTRUCTIONS FOR APPLICANTS:

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

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

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

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

### USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for 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 are" respectively.

### FOR STAFF USE

#### A. BACKGROUND

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

UPON APPROVAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NONE KNOWN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

A WETLAND STUDY IS CURRENTLY BEING CONDUCTED ON THE PARCEL IN QUESTION

*Wetland study shall be submitted for review prior to SEPA threshold Determination. jv.*

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

NONE KNOWN

*From Merid Taylor, Cameron flats in vicinity w/ ingress/egress commonality*

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

PLAT APPROVALS, BUILDING PERMIT APPROVAL

Access permit / DPW  
ENV. Health Approvals  
\_\_\_\_\_  
\_\_\_\_\_

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

\_\_\_\_\_  
\_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?  
14% ALONG RED BRIDGE ROAD

\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_

WELL DRAINED - YAKIMA LOAM

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

\_\_\_\_\_  
\_\_\_\_\_

NO

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

\_\_\_\_\_  
\_\_\_\_\_

ROAD GRADING, SITE DEVELOPMENT GRADING, CUT AND FILL WILL BE BALANCED DURING CONSTRUCTION

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)?

\_\_\_\_\_  
\_\_\_\_\_

LESS THAN 30%

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

\_\_\_\_\_  
\_\_\_\_\_

USE OF GOOD PRACTICE IN CONSTRUCTION METHODS.

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.

\_\_\_\_\_  
\_\_\_\_\_

EMISSIONS ASSOCIATED WITH RESIDENTIAL CONSTRUCTION AND EMISSIONS ASSOCIATED WITH RESIDENTIAL DWELLINGS.

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:

TEMPORARY CONSTRUCTION EMISSIONS AND FUTURE EMISSIONS ASSOCIATED WITH RESIDENCES ON-SITE WILL BE REQUIRED TO ADHERE TO FEDERAL, STATE, AND LOCAL LAWS REGULATING THE EMISSIONS TO THE AIR.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. WATER

a. Surface

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

THERE IS AN ARTESIAN SPRING.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

YES, THE ARTESIAN SPRING WILL BE WITHIN THE OPEN SPACE AREA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

NONE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

YES, A PORTION OF THE LOT DOES, SEE SITE PLAN

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

WELL WATER FOR DOMESTIC USE ONLY VIA A CLASS B WELL DESIGN. NO MORE THAN 5,000 GALLONS PER DAY WILL BE WITHDRAWN.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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.  
COMMUNITY SEPTIC SYSTEM, 2 GROUP SYSTEMS 100 FEET x 200 FEET.

---

---

---

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.

GRASS SWALES,LAWNS,PASTURE LANDS. THIS WILL NOT FLOW INTO OTHER WATERS

---

---

---

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

YES, AFTER TREATMENT THROUGH BIO-SWALES

---

---

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

SIZE OF SWALES WILL BE DESIGNED TO RETAIN STORMWATER RUNOFF

---

---

#### 4. PLANTS

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

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

---

---

---

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

TOPSOIL WILL BE ALTERED DURING ROAD AND HOME CONSTRUCTION

---

---

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

NONE

---

---

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

REPLANT ALL DISTURBED VEGETATION

---

---

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

c. Is the site part of a migration route? If so, explain.  
NO

d. Proposed measures to preserve or enhance wildlife, if any.  
51.7% OPEN SPACE

---

---

---

---

---

---

---

---

6.

ENERGY AND NATURAL RESOURCES

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

ELECTRIC, HEATING & COOLING

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 PROPOSED

---

---

---

---

---

---

---

---

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.

1) Describe special emergency services that might be required.

NONE REQUIRED

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

NONE PROPOSED

---

---

---

---

---

---

---

---

- 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.  
SHORT TERM CONSTRUCTION NOISE DURING NORMAL CONSTRUCTION HOURS
- 3) Proposed measures to reduce or control noise impacts, if any.  
NONE PROPOSED

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
AGRICULTURAL LAND, RURAL RESIDENTIAL LAND AND HOME SITES
- b. Has the site been used for agriculture? If so, describe.  
YES. THE PROPERTY HAS BEEN USED TO GROW A VARIETY OF CROPS IN THE PAST, PRIOR TO SURFACE WATER RIGHTS BEING SOLD OFF.
- c. Describe any structures on the site.  
CURRENTLY, A TRAILER HOME EXISTS, HOWEVER IT WILL BE REMOVED PRIOR TO COMPLETION OF PROJECT
- d. Will any structures be demolished? If so, what?  
NO
- e. What is the current zoning classification of the site?  
R-3
- f. What is the current comprehensive plan designation of the site?  
RURAL
- g. If applicable, what is the current shoreline master program designation of the site?  
N/A
- h. Has any part of the site been classified as an:  
 environmentally sensitive  area?  
THE COUNTY WETLAND MAPS DO NOT SHOW ANY ENVIRONMENTALLY SENSITIVE AREAS. SOUTHEASTERN PORTION IS WITHIN 100-YR FLOODPLAIN
- i. Approximately how many people would the completed project displace?  
NONE
- j. Approximately how many people would reside or work in the completed project?  
35, MOSTLY SECOND HOMES INITIALLY.
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
NONE NECESSARY
1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
PROJECT WILL MEET ALL ZONING AND SUBDIVISION CODE REQUIREMENTS OF KITTITAS COUNTY.

*Note:*  
Part of NW Pacific  
Development Rezone, 2-05-  
JV

*See Attached FEMA  
Maps: Wetland study  
to be submitted. JV*

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

---

---

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
1 LOW INCOME TRAILER HOME WOULD BE ELIMINATED

---

---

c. Proposed measures to reduce or control housing impacts, if any.  
PROVIDE OPEN SPACE, ACTIVE & PASSIVE RECREATION FACILITIES (INCLUDING A BARN AND RV STORAGE), CLASS B WELL SYSTEM AND COMMUNITY SEPTIC SYSTEM.

---

---

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?  
THE HEIGHT WILL NOT EXCEED APPLICABLE BUILDING CODE

---

---

---

b. What views in the immediate vicinity would be altered or obstructed?  
NONE

---

c. Proposed measures to reduce or control aesthetic impacts, if any.  
NONE PROPOSED

---

---

11. LIGHT AND GLARE  
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
LIGHT FROM YARD LIGHTS

---

---

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?  
LIGHT OR GLARE FROM VEHICLES TRAVELING ON SR 970

---

---

d. Proposed measures to reduce or control light and glare impacts, if any.  
NONE PROPOSED

---

---

12. RECREATION  
a. What designated and informal recreational opportunities are in the immediate vicinity?  
PROPOSED OPEN SPACE WILL PROVIDE BOTH ACTIVE AND PASSIVE RECREATION FOR THE RESIDENTS INCLUDING, BUT NOT LIMITED TO, A BARN/STABLE AND AN RV STORAGE FACILITY.

---

---

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:

PICNIC AREAS, HORSE AND PEDESTRIAN TRAILS WILL BE PROVIDED WITHIN PROPOSED OPEN SPACE AS WELL AS A BARN/STABLE AND AN RV STORAGE FACILITY.

---

---

---

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 KNOWN

---

---

---

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

NONE PROPOSED

---

---

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.

RED BRIDGE COUNTY ROAD. 1 ACCESS LOCATION WILL BE ADDED TO THE EXISTING STREET SYSTEM. NO ACCESS ONTO SR97 IS PROPOSED.

---

---

---

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

NO. THE NEAREST PUBLIC TRANSPORTATION IS LOCATED IN THE CITY OF ELLENSBURG

---

---

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

UNKNOWN. NONE WOULD BE ELIMINATED.

---

---

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

NO NEW COUNTY ROADS WILL BE REQUIRED. A PRIVATE ROAD IS TO BE CONSTRUCTED AND MAINTAINED BY LANDOWNERS.

*Cumulative Impact  
Review w/ Frommerlid,  
Taylor, Cameron Plats  
for Transportation Impacts*

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

NO

*Traffic Impact Analysis  
requirement. DPW memo  
6/26/07 JV.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
APPROXIMATELY 140 TRIPS PER DAY. WEEKENDS AND HOLIDAYS INITIALLY.

\_\_\_\_\_  
\_\_\_\_\_

g. Proposed measures to reduce or control transportation impacts, if any.  
NONE PROPOSED

\_\_\_\_\_  
\_\_\_\_\_

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

\_\_\_\_\_  
\_\_\_\_\_

THERE WOULD BE NO ANTICIPATED NEED FOR AN INCREASE.

b. Proposed measures to reduce or control direct impacts on public services, if any.  
NONE PROPOSED

\_\_\_\_\_  
\_\_\_\_\_

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
ELECTRICITY, PHONE

\_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_  
\_\_\_\_\_

PUBLIC UTILITY DISTRICT

C. SIGNATURE

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

Signature: David Hanson, Member  
D. Hanson Properties, LLC

Date: 5-1-07  
MF

RECEIVED

JUL 05 2007

KITTITAS COUNTY  
CDS

# GLEASON PROPERTIES PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE EAST 1/2 OF SECTION 26 AND THE WEST 1/2 OF SECTION 25, T.20N., R.16E., W.M., KITITAS COUNTY, WASHINGTON

**PERFORMANCE BASED CLUSTER PLATTING**

OPEN SPACE (51.7%) 10.87 AC 61 POINTS  
DEVELOPMENT AREA 10.13 AC

(LOADS = 9.60 AC)  
CLASS B WELL 25 POINTS  
COMMUNITY SEPTIC 10 POINTS  
PASSIVE REC. FACILITIES 5 POINTS  
ACTIVE REC. FACILITIES 10 POINTS  
TOTAL 21.00 AC 101 POINTS

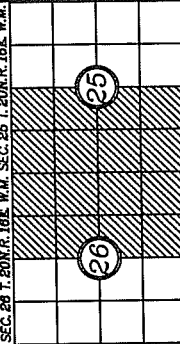
### LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 1/2" REBAR & CAP
- FOUND REBAR & CAP UNLESS OTHERWISE NOTED
- WELL
- TRAILS
- APPROXIMATE 100-YEAR FLOODPLAIN



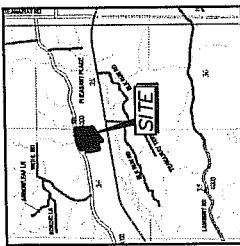
GRAPHIC SCALE  
( IN FEET )  
1 inch = 500 ft.

INDEX LOCATION:  
SEC. 26 T. 20N. R. 16E. W.M. SEC. 25 T. 20N. R. 16E. W.M.

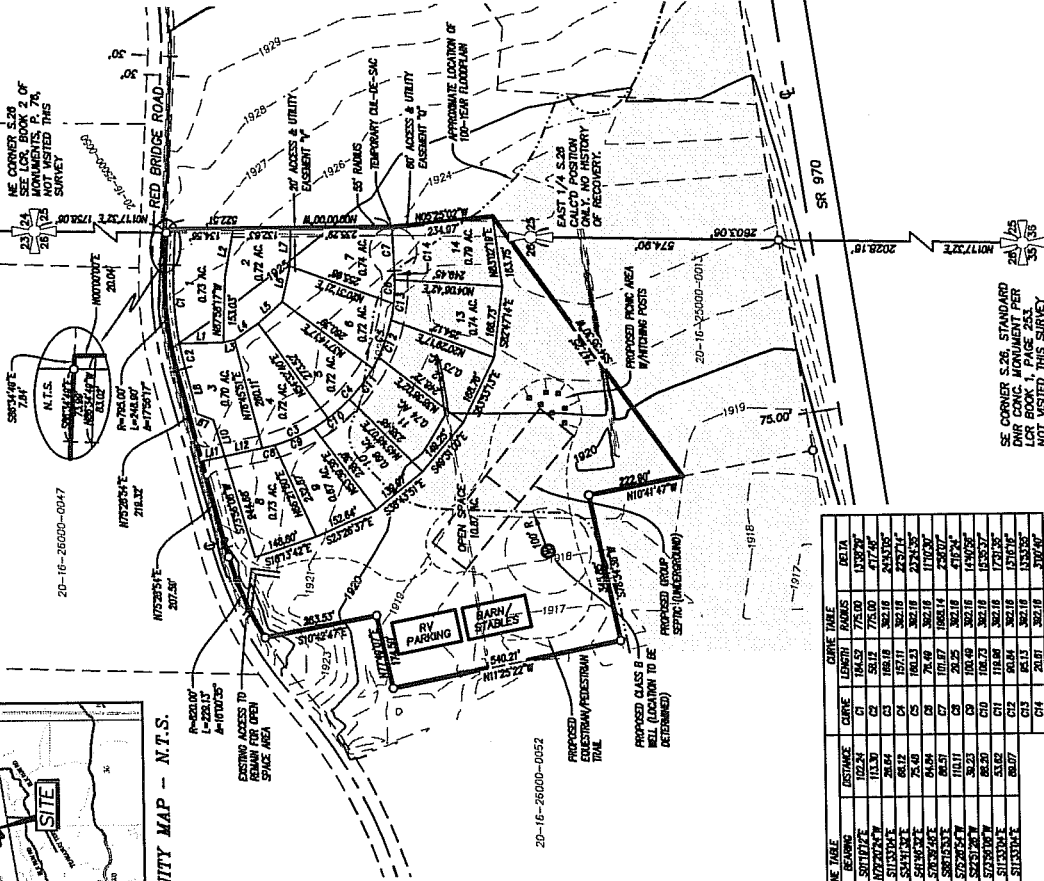


**PERFORMANCE BASED CLUSTER PLAT**  
GLEASON PROPERTIES, LLC  
A PORTION OF THE EAST 1/2, SEC. 25 & WEST 1/2 OF SEC. 25,  
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,  
KITITAS COUNTY  
DWN BY: M. FAIOLA DATE: 05/2007 JOB NO. 06084  
CRKD BY: D. NELSON SCALE: 1"=200' SHEET 1 OF 2

108 EAST 2ND STREET  
CLE ELUM, WA 99222  
PHONE: (509) 674-7415  
FAX: (509) 674-7419



VICINITY MAP - N.T.S.



LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA
L1	S01°17'17"E	102.84	C1	784.52	275.00	133°37'21"
L2	N72°24'27"W	111.30	C2	561.12	302.18	54°14'21"
L3	S10°33'24"E	63.12	C3	157.11	302.18	23°27'14"
L4	S81°04'22"W	28.40	C4	164.33	302.18	23°24'28"
L5	S03°26'42"E	64.94	C5	78.49	302.18	11°20'07"
L6	S80°53'53"W	68.51	C6	107.87	198.14	2°30'07"
L7	S72°24'27"W	101.11	C7	26.25	302.18	4°17'24"
L8	S42°32'27"E	80.23	C8	108.48	302.18	13°26'28"
L9	S72°24'27"W	62.20	C9	116.48	302.18	12°33'38"
L10	S13°33'14"E	26.07	C10	62.13	302.18	13°33'38"
L11	S13°33'14"E	26.07	C11	26.07	302.18	330°00"

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my supervision in conformance with the requirements of the Survey Recording Act of the State of Washington, effective MAY 1, 2002.

DAVID P. NELSON  
Surveyor's Name  
Certificate No. 1971

## APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_  
COUNTY ENGINEER \_\_\_\_\_

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

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE GLEASON PROPERTIES CLUSTER 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. 20-16-26000-0052  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_  
KITITAS COUNTY TREASURER \_\_\_\_\_

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE GLEASON PROPERTIES CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-16-26000-0006  
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.

RECORDER'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M in book \_\_\_\_\_ of page \_\_\_\_\_ at the request of \_\_\_\_\_  
DAVID P. NELSON  
Recorder's Name  
County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

# GLEASON PROPERTIES PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE EAST 1/2 OF SECTION 26 AND THE WEST 1/2 OF SECTION 25, T.20N., R.16E., W.1E., KITITAS COUNTY, WASHINGTON

**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ON THIS MAP ARE THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.  
**Call Before You Dig  
1-800-553-4344**



### EXISTING LEGAL DESCRIPTION:

LOT 2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 18A, UNDER SURVEY NO. 20070117002B, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 26 AND A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1E., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

### SURVEY NOTES

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-550 TOTAL STATION. THE CONTROLLING MONUMENTS AND BENCHMARKS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 110,000 LINEAR FEET AFTER ADMITTANCE ADJUSTMENT.
2. FOR SECTION SUBVISION, CASHEW DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS, SURVEY NO. 20070117002B, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
3. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT LOT 2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, SURVEY NO. 20070117002B, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
6. PER ROW 17.016163, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS IN THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDED RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
10. ACCORDING TO ROWS 12.11.010, 14.030 AND 14.031, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. PURSUANT TO ROW 04.4.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
12. EXISTING PRIVATE ROAD SHALL ACHIEVE ASX COMPACT AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
13. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
14. KITITAS COUNTY BELIEVES 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.

**OWNER:**  
GLEASON PROPERTIES, LLC  
10630 SE 154TH STREET  
RENTON, WA 98050  
**WATER SOURCE CLASS B**  
SEWER SOURCE: GROUP SEPTIC & DRAINFIELD  
EXISTING TAX PARCEL NO.: 20-16-26000-0008  
ORIGINAL PARCEL AREA: 21.00 ACRES  
ZONE: R-3

**ADJACENT OWNERS:**  
20-16-26000-0065  
ETUX  
2525 BEAVER CREEK RD.  
OLYMPIA, WA 98512  
20-16-26000-0047  
PETERSON, CHARLES A. ETUX  
3435 N NEWBY WAY 68040  
BERRIER ISLAND, WA 98040  
20-16-25000-0050  
ETUX  
12411 NEA BRIDGE RD.  
GLE ELLIUM, WA 98022  
20-16-26000-0013  
FRANZBLAU, MARK ETUX  
18530 234TH WAY SE  
MAPLE VALLEY, WA 98038

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GLEASON PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SERVIDE AND PLAT AS HEREIN DESCRIBED.  
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

### 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 signed the within and foregoing instrument, act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

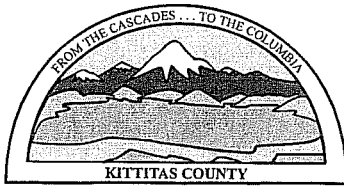
Notary Public in and for the State of \_\_\_\_\_  
by appointment expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction and in accordance with the requirements of the Revised Code of Laws of the State of Washington. I am a duly Licensed Professional Engineer in the State of Washington.  
DAVID P. NELSON, DATE \_\_\_\_\_  
Certificate No. 151892

**RECORDER'S CERTIFICATE**  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M  
in book \_\_\_\_\_ of page \_\_\_\_\_ at the request of \_\_\_\_\_  
DAVID P. NELSON, Surveyor's Name  
GERALD V. PETTI, Deputy County Auditor  
County Auditor

<b>PERFORMANCE BASED CLUSTER PLAT</b>	
PREPARED FOR GLEASON PROPERTIES, LLC A PORTION OF THE WEST 1/2, SEC. 25 & EAST 1/2 OF SEC. 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1E., KITITAS COUNTY, WASHINGTON	
DRAWN BY <b>M. FAIOLA</b>	DATE <b>05/2007</b>
CHECKED BY <b>D. NELSON</b>	SCALE <b>N/A</b>
JOB NO. <b>06084</b>	SHEET <b>2 OF 2</b>





# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

## MEMORANDUM

---

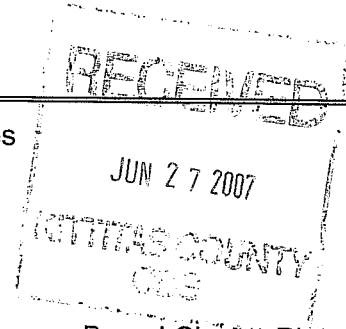
TO: Joanna Valencia, Community Development Services

FROM: Christina Wollman, Planner II

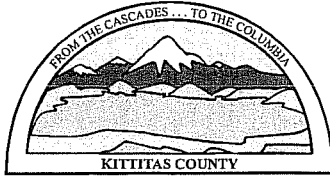
DATE: June 26, 2007

SUBJECT: Cameron, Taylor, Gleason, and Fremmerlid Performance Based Cluster Plats

---



The Department of Public Works has completed a preliminary review of the Cameron, Taylor, Gleason, and Fremmerlid Performance Based Cluster Plats. In order to fully review the impacts of the development, the applicant shall be required to submit a traffic impact analysis that follows the guidelines of the Department of Public Works' Traffic Impact Analysis Requirements. The traffic impact analysis shall be completed by an engineer licensed to practice in the State of Washington. The applicant and/or consultant should contact the Department of Public Works prior to beginning the traffic impact analysis for additional information.



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

## TRAFFIC IMPACT ANALYSIS REQUIREMENTS

- I. Title Page
  1. Name of project
  2. Project sponsor's name and address
  3. Study preparer's name, address and phone number
  4. Date of study preparation
  5. Report certification: responsible engineer's seal, signature, and date
  
- II. Table of Contents
  1. Major sections
  2. List of figures
  3. List of tables
  
- III. Executive Summary (optional)
  1. Site location and study area
  2. Proposed development description
  3. Findings
  4. Recommendations and mitigation
  
- IV. Proposed Development
  1. Purpose of report and study objectives
  2. Description of development
  3. Vicinity map showing location of proposal within the region
  4. Site plan
  5. Phasing and timing of project
  
- V. Existing Conditions
  1. Study area
    - a. Limits of traffic study – study area shall include at a minimum all roads impacting and impacted by the development
    - b. Existing zoning and land use
    - c. Proposed zoning, land use, and intensity in study area
    - d. Anticipated future development in area
  2. Site accessibility
    - a. Study area roadway system
    - b. Existing traffic volumes and conditions in study area
    - c. Existing safety and capacity deficiencies
      - A. Accident analysis
      - B. Conflict analysis
      - C. Horizontal and vertical geometric review
    - d. Public transportation service (HopeSource, Central Transit, etc.)
    - e. Pedestrian and bicycle access (sidewalks, bike routes, trails, etc.)
    - f. Other transportation modes in study area (railroad, airports, marinas, etc.)

VI. Projected Traffic

1. Background traffic
  - a. Base-year traffic volumes
  - b. Method of traffic volume projection
  - c. Projected 20-year traffic volumes
  - d. Traffic volumes from other proposed developments
  - e. Total background traffic
2. Site traffic
  - a. Trip generation (daily and peak traffic generated by development)
  - b. Trip distribution (how the added trips are distributed on the road system)
3. Total network traffic – background traffic and site traffic combined

VII. Traffic Analysis

1. Site access
2. Capacity and level of service
  - a. Signalized intersections
  - b. Unsignalized intersections
  - c. Roadway segments
3. Traffic safety
  - a. Vehicles
  - b. Other modes: bicyclists, pedestrians, and other applicable modes
  - c. Sight distance
4. Site circulation and parking
5. Queuing
  - a. Left turn lane analysis
  - b. Right turn lane analysis
  - c. Other queuing requirements

VIII. Other Analysis (as applicable)

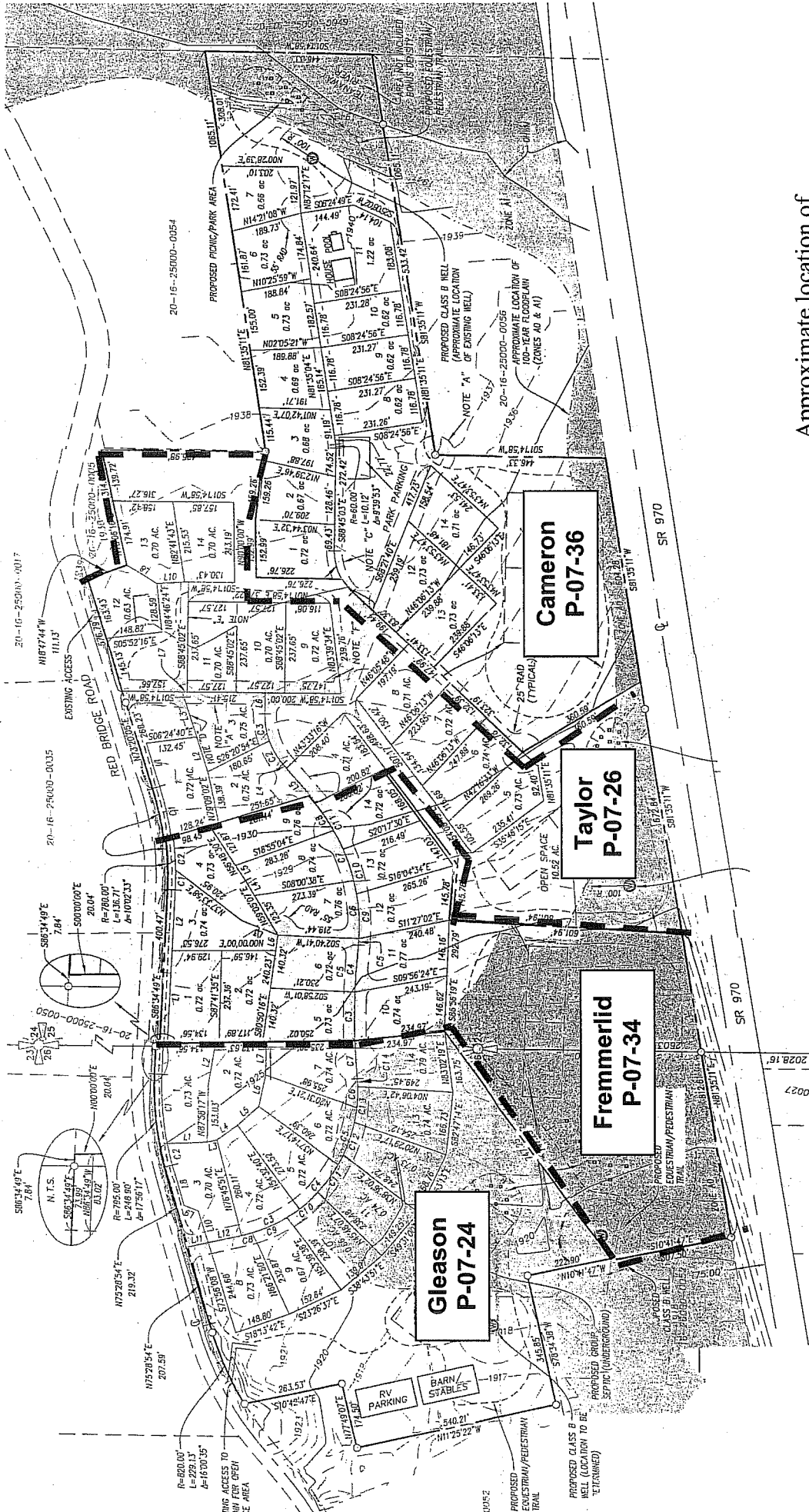
1. Noise
2. Air quality

IX. Findings/Conclusions

1. Needed improvements to meet Kittitas County Road Standards
2. Site accessibility and circulation plan
3. Compliance with level of service standards
4. Improvements to accommodate background traffic and alternatives identified
5. Additional improvements to accommodate site traffic and alternatives identified
6. Status of improvements already funded, programmed or planned

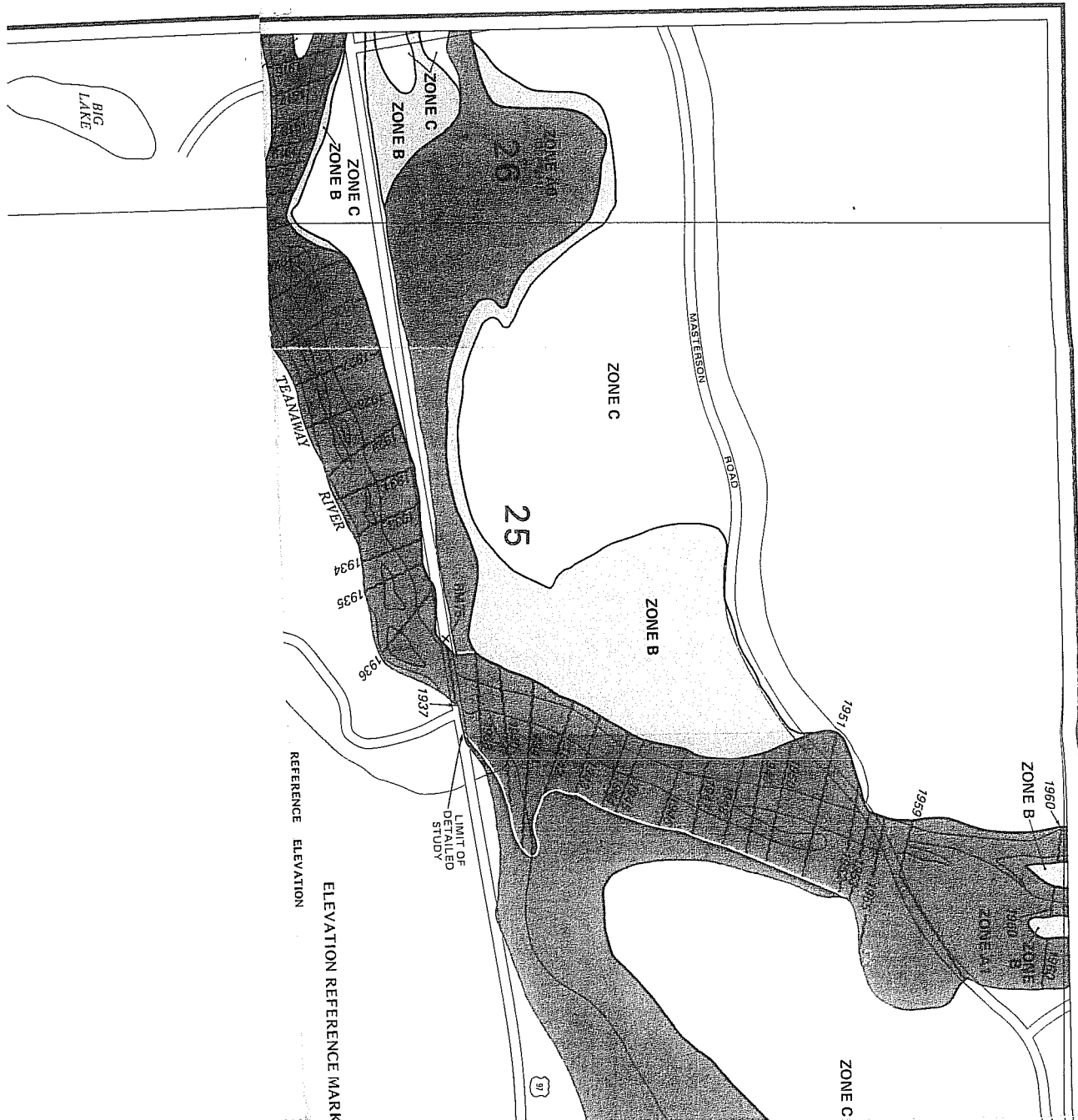
X. Appendices (as applicable)

1. Definitions
2. Trip generation sources
3. Passer-by and origin-destination studies
4. Volume and turning movement count sheets
5. Level of service calculations
6. Signal warrant, timing and/or progression calculations
7. Access configuration drawings
8. References



Approximate location of property lines

KCCDS Review document



**KEY TO MAP**

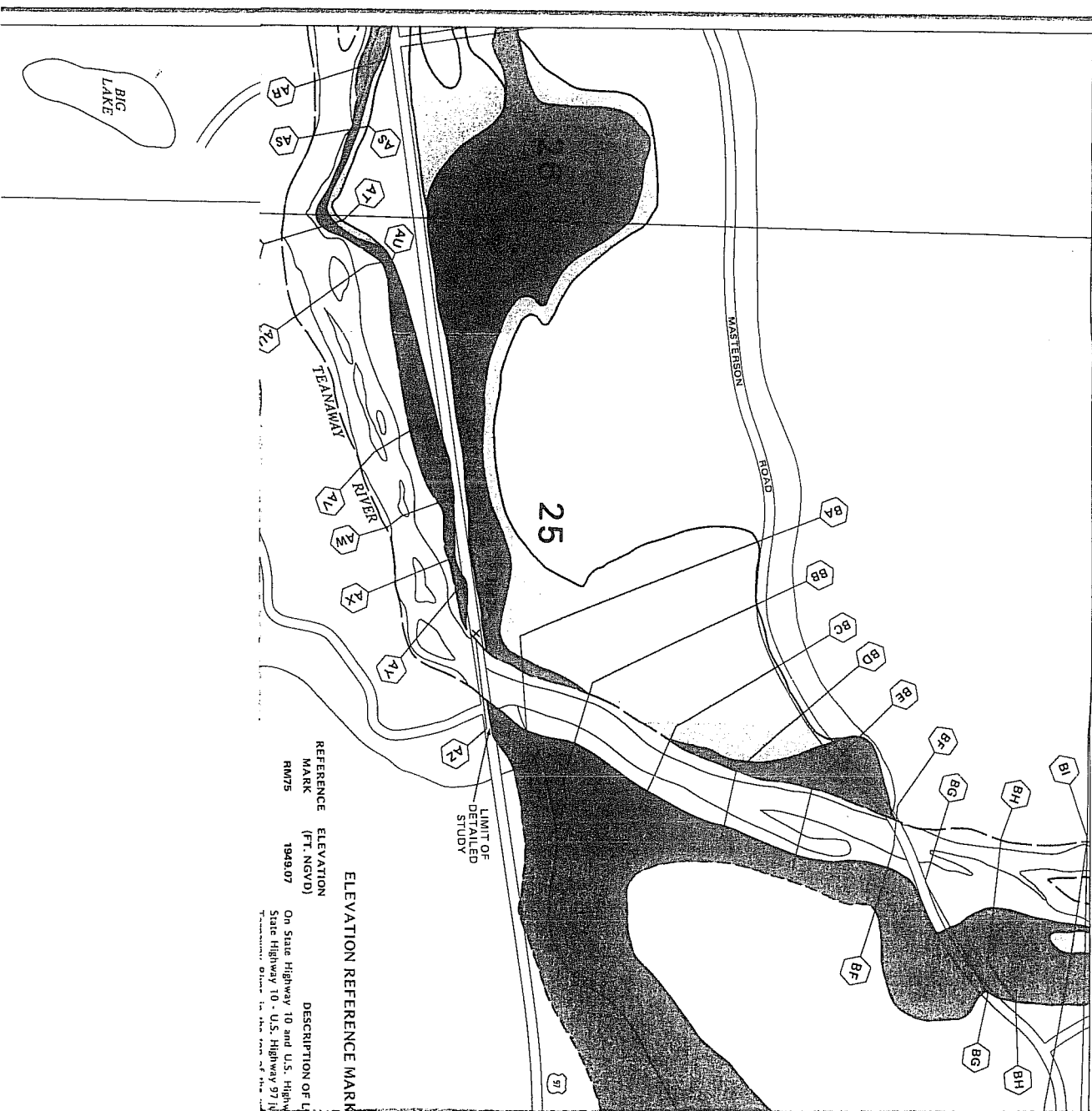
100-year Flood Boundary	Zone B
500-year Flood Boundary	Zone A
Designations with Identification	Zone A Zone B Zone C
100-year Flood Boundary	Zone B
500-year Flood Boundary	Zone A

Flood Elevation Line  
Elevation In Feet\*\*  
513  
(EL 987)  
Flood Elevation in Feet  
Uniform Within Zone\*\*  
Mean Reference Mark  
RM7X  
M1.5  
Mile

**EXPLANATION OF ZONE DESIGNATIONS**

Areas of 100-year flood; base flood elevations and flood hazard factors not determined.  
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of foundation are shown, but no flood hazard factors are determined.  
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.  
Areas of 100-year flood; base flood elevations and flood hazard factors determined.  
Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.  
Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or which are contributing drainage areas as shown on the map; or areas protected by levees from the base flood. (Medium shading)  
Areas of minimal flooding. (No shading)  
Areas of undetermined, but possible, flood hazards.  
Areas of 100-year casual flood with velocity (wave action); base flood elevations and flood hazard factors not determined.  
Areas of 100-year casual flood with velocity (wave action); base flood elevations and flood hazard factors determined.

**FIRM**  
NATIONAL FLOOD INSURANCE PROGRAM  
**FIRM**  
FLOOD INSURANCE RATE MAP  
KITTITAS COUNTY, WASHINGTON



**ELEVATION REFERENCE MARK**

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF MARK
RM75	1949.07	On State Highway 10 and U.S. Highway 97 N.

*Transmitted Direct to the User of the Map*

**KEY TO MAP**

100-Year Flood Boundary	—————
100-Year Flood Boundary	—————
<b>FLOODWAY</b>	—————
<b>FLOODWAY</b>	—————
100-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Approximate 100-Year Flood Boundary	—————
Cross Section Line	A ————— A
Elevation Reference Mark	RM75 x
River Mile	• M1.5

**NOTES TO USER**

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Insurance Administration.

This map was prepared to support minimum flood plain management regulations; it may not show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

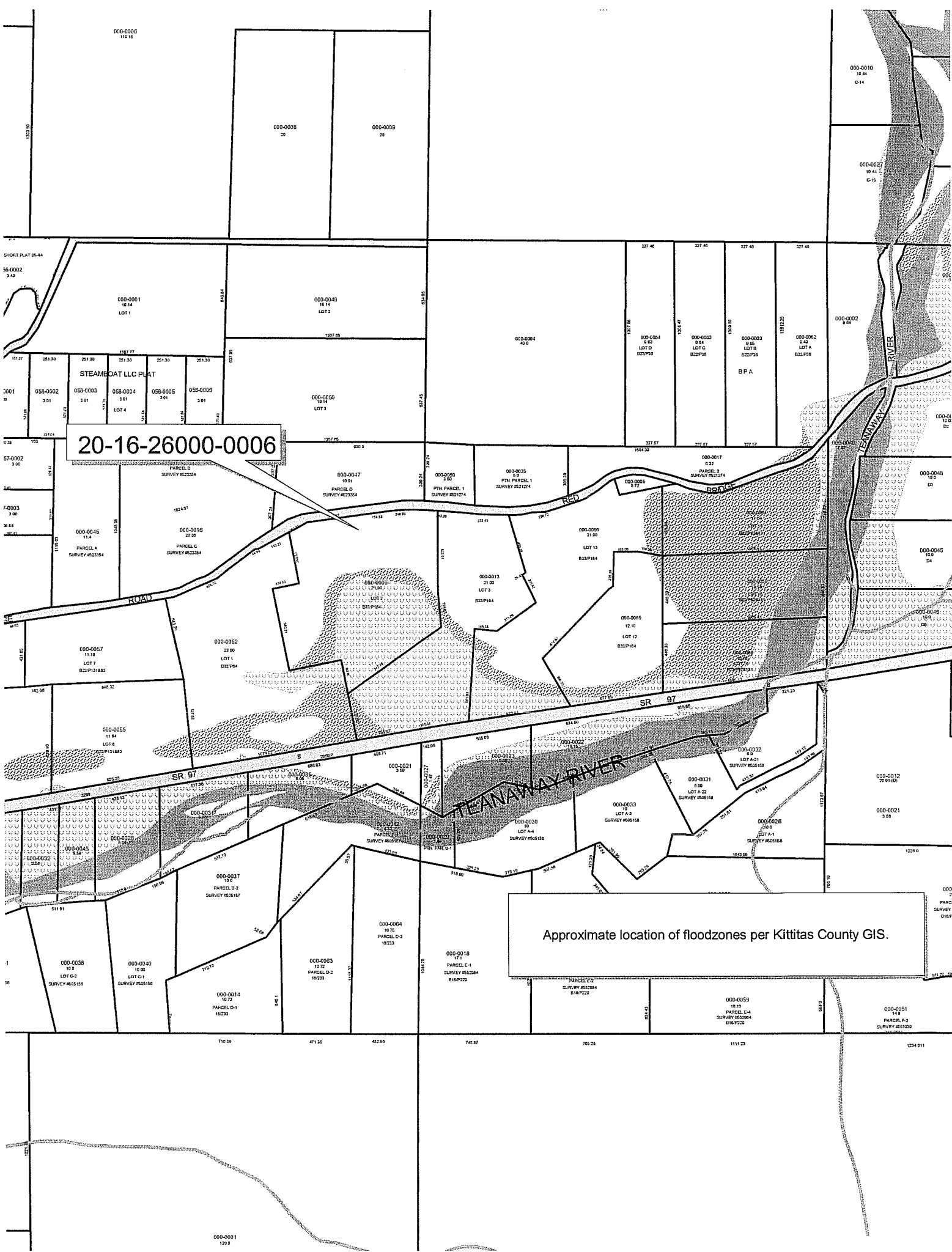
This map does not show all flood boundaries. Refer to the Flood Insurance Rate Map for additional flood boundaries, or adjoining map panels, see separately printed Index To Map panels.

*266*

**NATIONAL FLOOD INSURANCE PROGRAM**

**FLOODWAY**  
**FLOOD BOUNDARY AND**  
**FLOODWAY MAP**

*MA Maps COS*



20-16-26000-0006

Approximate location of floodzones per Kittitas County GIS.

000-0006

000-0008

000-0009

000-0010

000-0007

000-0001

000-0045

000-0004

000-0064

000-0063

000-0003

000-0062

000-0002

STEAMBOAT LLC PLAT

050-0003

050-0004

050-0005

000-0050

000-0064

000-0063

000-0003

000-0062

000-0002

20-16-26000-0006

000-0015

000-0047

000-0050

000-0035

000-0005

000-0017

000-0046

000-0045

000-0045

000-0045

000-0045

000-0015

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0055

000-0057

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0055

000-0057

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0040

000-0040

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0038

000-0040

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0014

000-0053

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0001

000-0001

000-0052

000-0005

000-0013

000-0050

000-0055

000-0032

000-0055

000-0051