

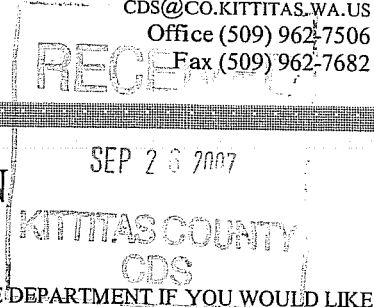
KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682



LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS 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 500 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 500 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

APPLICATION RECEIVED BY
SIGNATURE

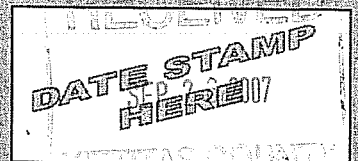
X T. Stenberg

DATE

9-26-07

RECEIPT #

053787



NOTES:

0-07-53

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

Name: Todd Geiger - Terry Geiger
Mailing Address: 11109 48th ST, EAST
City/State/ZIP: Edgewood, Wa. 92002
Day Time Phone: 206-396-8634 - 206-396-8636
Email Address: Geiger.Todd@gmail.com

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: XX Watson Cutoff Road
City/State/ZIP: Cle Elum, Wa. 98922

5. Legal description of property: Section 6, Township 9 North, Range 16 East
W.M Kittitas County, STATE OF Washington

6. Tax parcel number(s): 19-16-06010-0019

7. Property size: 21.03 (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 Parcel # 19-16-06010-0019 - Well
Septic - open space 11.91 Acres - A Required Water Tank
For Fire. ~~IN~~ open space Connection to Group B Water System

9. Are Forest Service roads/easements involved with accessing your development? (Yes) No (Circle)

If yes, explain: Entrance Easement From Pine Views Estates LLC.

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

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.

Signature of Authorized Agent:

Date:

X [Signature]

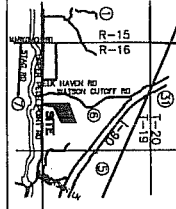
Signature of Land Owner of Record
(Required for application submittal):

Date:

X [Signature: Tom Berger / Todd Berger]

9-26-07

VICINITY MAP



APPROVALS

KITTITAS COUNTY ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TREATMENT MEANS. A SEPTIC SYSTEM FROM THE SOUTH END OF THE PROPOSED PARCELS OF LOTS ARE USED TO TREAT WASTEWATER. THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

KITTITAS COUNTY HEALTH OFFICER
 DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE FINAL SHOT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT THE PROPOSED LOTS AND OPEN SPACES ARE IN ACCORD WITH THE KITTITAS COUNTY PLANNING COMMISSION.

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

CITY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS HAVE BEEN PAID TO THE COUNTY AND FIND THE PROPERTY PARCEL NO. 19-16-00010-0019

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

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE DAKOTA HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND FIND THE PROPERTY PARCEL NO. 19-16-00010-0019

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

KITTITAS COUNTY ASSESSOR

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

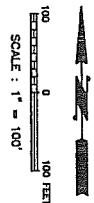
BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

CLERK OF THE BOARD

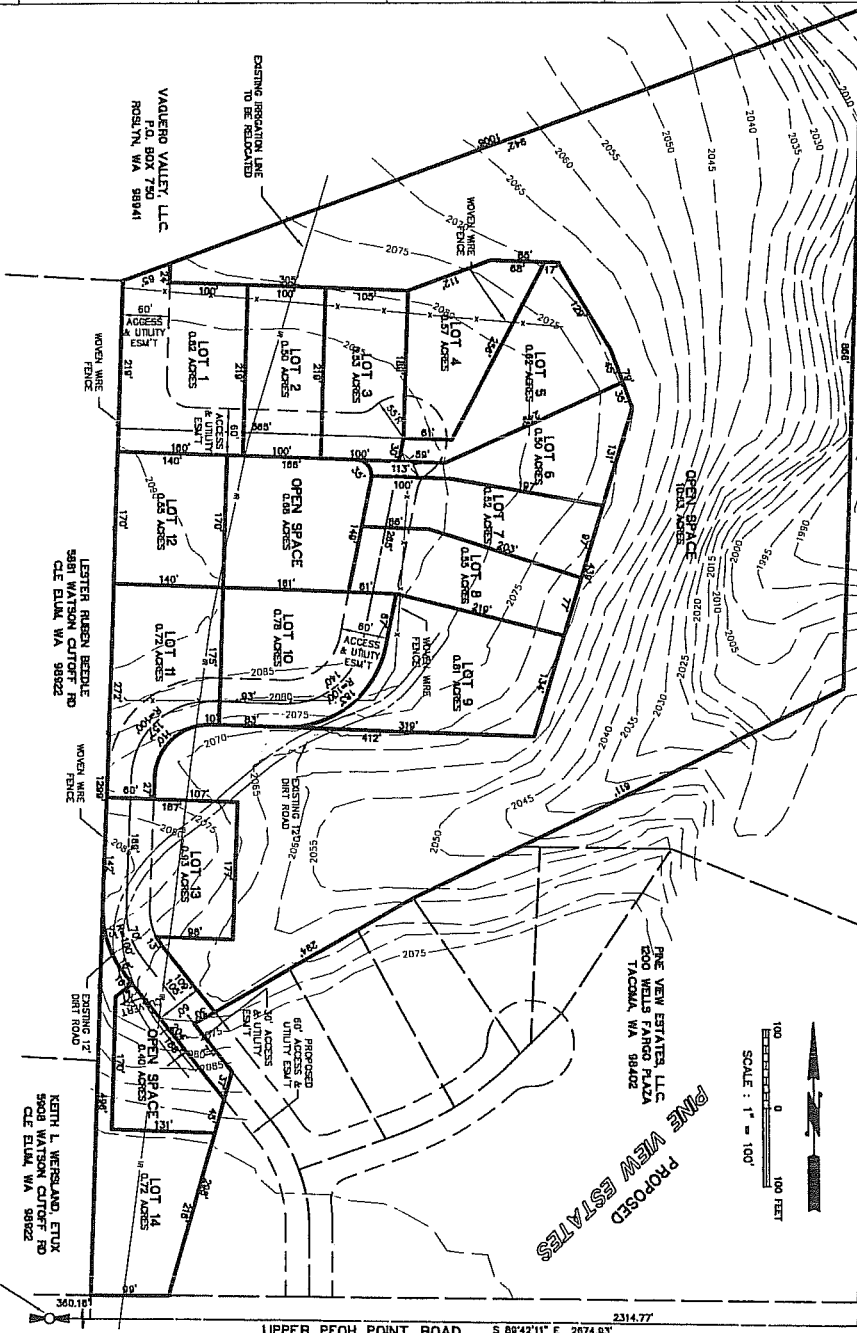
DAKOTA HEIGHTS
 PERFORMANCE BASED CLUSTER PLAT
 KITTITAS COUNTY, WASHINGTON

AUDITOR'S RECEIVING NO. _____

SE COR SEC. 6
 T-19 N. R-16 E.W.M.



PROPOSED
 PINEVIEW ESTATES
 THE VINE ESTATES, LLC
 600 WELLS FARGO PLAZA
 TACOMA, WA 98402



UPPER PEOH POINT ROAD S 80°42'11" E 2674.63' 2314.77'

S 1/4 COR SEC. 6
 T-19 N. R-16 E.W.M.

OWNER/DEVELOPER
 TODD GEIGER
 1100 W. DRACON AVENUE
 YAKIMA, WA 98915

SUBVEYOR/ENGINEER
 PLSA ENGINEERING & SURVEYING
 1120 W. DRACON AVENUE
 YAKIMA, WA 98915

KENT L. WERSLAND, ETUX
 5908 WATSON CUTOFF RD
 CLE ELUM, WA 98822

LESTER RABEN BECKE
 5881 WATSON CUTOFF RD
 CLE ELUM, WA 98822

VALDEMO VALLEY, LLC
 P.O. BOX 750
 ROSALYN, WA 98941

LEGAL DESCRIPTION

TRACT B OF THE CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER PUBLIC BENEFIT RATING SYSTEM MAP NO. 19-16-00010-0019, SECTION 6, TOWNSHIP 9 NORTH, RANGE 16 EAST, T19 N. R16 E, KITTITAS COUNTY, STATE OF WASHINGTON.

PUBLIC BENEFIT RATING SYSTEM POINTS

REORGANIZING EXISTING LOTS 22 POINTS
 REORGANIZING EXISTING LOTS 22 POINTS
 CONNECTION TO GROUP B VATED SYSTEM 100 POINTS TOTAL

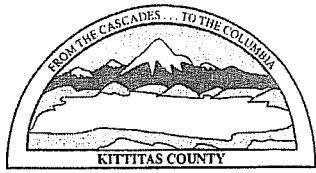
NOTES

TOTAL AREA = 21.03 ACRES
 TOTAL LOT AREA = 1.17 ACRES
 TOTAL LOT AREA 0.17 ACRES
 AVERAGE LOT AREA 0.08 ACRES
 PARCELS PLAT TO BE SIGNED BY INDIVIDUAL, SINGLE SEPTIC SYSTEMS AND A CLASS "B" COMMUNITY WATER SYSTEM.
 --- EXISTING EXISTING IRRIGATION LINE
 --- EXISTING EXISTING FENCE

PLSA
 ENGINEERING-SURVEYING-PLANNING
 YAKIMA, WASHINGTON
 (509) 575-6990

DAKOTA HEIGHTS
 PERFORMANCE BASED CLUSTER PLAT
 OF PARCEL NO. 19-16-00010-0019
 TODD GEIGER

DRAWN BY: JOE
 DATE: 7/27/2007
 JOB NO.: 07156
 SHEET NO. 1 OF 1



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

RECEIVED

OCT 25 2007

KITTITAS COUNTY
CDS

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.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable: Dakota Heights LLC,

2. Name of applicant: Terry Geiger, Todd Geiger

3. Address and phone number of applicant and contact person: 11109 48th St E,
206-396-8637 Edgewood Wa. 98372

4. Date checklist prepared: 9-26-07

5. Agency requesting checklist: Kittitas County

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

6. Proposed timing or schedule (including phasing, if applicable): *Soon as possible.*

7. Do you have any plans for future additions, expansion, or further activity *No* related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal. *None that I know of,*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If *No* yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known. *None that I know of,*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *14 lots with the required open space.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*Parcel 19-16-06010-0019 Watson Cut-off Rd,
Upper Peoh Point Rd,
Cle Elum Wa, 98922*

*Section 6 township 9 North
Range 16 E Kittitas County Wa.*

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)?

6%

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.

Do not know

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 filing or grading proposed. Indicate source of fill.

None

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 10%

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

None needed

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.

Not known

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:

None

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.

No

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.

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.

Well

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic
Septic for
14 lots

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.

Do not know

2) Could waste materials enter ground or surface waters? If so, No
generally describe.

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

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? Pasture land

c. List threatened or endangered species known to be on or near the site. None

d. Proposed landscaping use of native plants, or other measures to
preserve or enhance vegetation on the site, if any: None

5. ANIMALS

a. Circle any birds and animals which have been observed on or near
the site or are known to be on or near the site:

_____ birds: hawk, heron, eagle, songbirds, other:

_____ mammals: deer, bear, elk, beavers, other:

_____ fish: bass, salmon, trout, herring, shellfish, other: _____

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. None that I know of,

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

Open space left.

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. *Electric- Propane*

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*

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No*

1) Describe special emergency services that might be required. *None*

2) Proposed measures to reduce or control environmental health hazards, if any. *None*

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Construction*

3) Proposed measures to reduce or control noise impacts, if any. *None*

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? *Single family Farm land*

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

c. Describe any structures on the site. *None*

d. Will any structures be demolished? If so, what? *No*

e. What is the current zoning classification of the site? Ag 3

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

g. If applicable, what is the current shoreline master program designation of the site? Do not know
None

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? 14 single family

k. Proposed measures to avoid or reduce displacement impacts, if any. None

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

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None - lots only

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any. None

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? None

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

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?

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?

None that I know of.

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

None

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.

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

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.

Upper Peck Pointe Rd.

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

No

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

None

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

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No _____

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Not Known _____

g. Proposed measures to reduce or control transportation impacts, if any. None _____

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. No _____

b. Proposed measures to reduce or control direct impacts on public services, if any. No _____

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. None _____

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. _____

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: Todd Geiger

Date: 9/26/07

Print Name: Todd Geiger