

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

LP-08-00014

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE 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 subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing 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;
\$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required

*One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

4.24.08
11:45 AM

RECEIPT #

7105

RECEIVED

APR 24 2008
DATE STAMP
Kittitas County
CDS

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:
Landowner(s) signature(s) required on application form.

Name: Iron Snowshoe, LLC.
Mailing Address: PO Box 923
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509) 674-6828
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Same as Above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address; _____

3. Street address of property:

Address: TBD Creekside Road
City/State/ZIP: Cle Elum, WA 98922

4. Legal description of property:

See sheet 6 of the attached Preliminary Plat Map

5. Tax parcel number(s): See sheet 1 of the attached map

6. Property size: 478.45 (acres)

7. 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):

This is a 478.45 acre preliminary plat containing 171 lots. The project is located north of Cle Elum off of Creekside Road in Sect. 24, T20N., R15E., W.M. Water will be from a Class A water system. Sewage disposal will be from onsite individual septic systems.

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

9. What County maintained road(s) will the development be accessing from? Columbia Ave (Cle Elum)

10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:

(REQUIRED if indicated on application)

X Ann Snowbelle

Date:

April 21, 2008

Signature of Land Owner of Record

(Required for application submittal):

X Ann Snowbelle
David Paul

Date:

April 21, 2008



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PLEASE NOTE: This is a fill-in-and-print PDF form. It cannot be edited and saved to your hard drive unless you have the full version of Adobe Acrobat. If you are not using the full version you must complete this form and then print it, or print it and complete it by hand.

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SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

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 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 (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

Forest Ridge Performance Based Cluster Plat

2. Name of applicant:

Iron Snowshoe, LLC, a Washington limited liability company

3. Address and phone number of applicant and contact person:

206 W. First St., Cle Elum, WA 98922

(509) 674-6828

Contact: David Blanchard

4. Date checklist prepared:

April 21, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Project to be completed in up to eight (8) phases to be constructed. Phases will be designed primarily to enable the applicant to complete infrastructure in phases and to time construction to match market conditions. All requisite infrastructure (including two means of access where a road will serve more than 40 lots) for each phase will be constructed prior to obtaining approval to release that phase.

Timing for completion of each phase may depend upon market, but expectation is to release one to two phases each year.

Approximately 50% of the proposed trails and associated amenities will be completed prior to the completion of the fourth (4th) phase, with the remainder being completed by the end of the seventh (7th) phase.

A community recreation center will be completed prior to the end of the seventh phase.

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

No.

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

A SEPA Checklist was prepared in conjunction with rezoning of the property in 2006 from Forest and Range 20 to R-5.

A Transportation Analysis of the impacts of the project is being undertaken by the applicant in an effort to assist the County with the SEPA analysis.

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

Preliminary approval was granted for a boundary Line Adjustment (BLA-07-136) but final approval not yet granted.

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

- **Kittitas County preliminary plat approval**
- **Kittitas County/State Department of Health approval of Septic Systems**

- **Kittitas County/State Department of Health approval of Group A water system**
- **Kittitas County Conservancy Board Approval of Change Application for Water Right once we exceed 14 lots served by an exempt groundwater well**
- **(Potentially) Hydraulic Project Approval from Dept. of Fish and Wildlife for construction of bridge/culvert allowing crossing over seasonal creeks.**
- **Franchise Agreement from Kittitas County for installation of water transmission line.**

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.)

The property consists of approximately 479+- acres located in Section 24, T20N, R15 E, in Kittitas County. The proposed cluster plat would provide 171 single family residential homesites (avg of 1.67 acre homesite), preserve critical areas, and set aside over 193 acres of the property as open space for perpetuity. The proposal will provide for numerous passive recreational opportunities including multi-modal trails, large open expanses for passive and active recreation, critical area enhancement, and a private community recreation center.

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.

Parcels A-1 through A-4, B-1 through B-4, C-1, C-2, D-1, and D-2 of the survey recorded Oct. 27, 2005 under Auditors File No. 20051027005, in Book 31 of Surveys, pages 224-225, Kittitas County, all in Section 24, T20N, R15 E., W.M. Kittitas County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

**The site is hilly with varied terrain with it generally sloping up from southeast to northwest .
Approximately 8% of the site contains slopes that are 30% or greater.**

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

Approximately 35%

- 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.

Glacial till, sandy loam, cobbles

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None observable.

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

Cut and fill will generally be balanced on-site.

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

No, The area appears stable, and best management practices will be undertaken in conjunction with all clearing and construction activities.

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

Approximately 50 acres will be impervious or semi-impervious surface. This estimate assumes 8,000 square feet of impervious improvements on each lot and 15 acres of roadway improvements.

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

Best management practices will be employed, and a storm water pollution prevention plan will be prepared and implemented prior to and during construction activities. Erosion control likely will include silt fence, straw check dams, retention/detention and covering of exposed soils.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and noise typically associated with construction of private roads and infrastructure for residential plats. All dust and noise will be within limits of applicable County regulations.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Compliance with State and County standards for emissions;

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 stream or river it flows into.

Two unnamed seasonal creeks Creeks/ditches are dry in late summer, and do not appear to be connected to any stream or river within a ¼ mile.

- 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.

Two to three crossings over the seasonal creeks for Trail and Road access

- 3) Estimate the amount of 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.

Culverts may be placed in seasonal creeks in order to allow construction of private road across ditch. Up to 2000 cubic yards of fill may be needed for such improvement.

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

A permitted surface water withdrawal will be made offsite and piped to the property.

- 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 ground water? Give general description, purpose, and approximate quantities if known.

Yes. Iron Snowshoe, LLC will serve the project with a Group A water system. Any lots not served by an exempt groundwater well will be supplied and supported by a surface water right which the applicant currently owns or controls. With approval of the preliminary plat, Iron Snowshoe will prepare a Comprehensive Water plan to identify the total water need for the project.

- 2) Describe waste material 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.

Each homesite will be served by a combination of on-site septic system, and community systems, constructed and permitted in accordance with applicable regulations.

c. Water runoff (including stormwater):

- 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.

An approved stormwater system complying with all applicable County regulations will be constructed to handle runoff from the project. Most runoff likely will be associated with the creation of impervious surface. The stormwater system will be designed to infiltrate or discharge into an appropriate source. The stormwater system will be designed to insure no adverse impact on adjacent properties or infrastructure.

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

Waste materials will only enter water through approved septic systems.

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

Impervious surface area will be minimized to the extent practical, with less than 11% of the project site being impervious. Native vegetation will be retained to the maximum extent feasible. If needed, a professionally engineered storm water system will be designed and constructed to serve the project and eliminate potential impacts of 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: cattail, buttercup, bullrush, 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?

Vegetation will be removed in order to construct infrastructure, including storm drainage and private roadways. Some vegetation may be removed in conjunction with constructing recreational trails, but the trails will primarily wind through the trees and retain native vegetation and topography as much as feasible.

- 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:

The applicant, with the assistance of a landscaping firm knowledgeable about native plants in the area, will assist in the design and planning for the project. The concept for Forest Ridge is one that embraces nature and seeks to create a feel where homes are nestled within the natural surroundings.

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, songbirds**
mammals: **deer, bear, elk,**
fish: **none.**

- 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:

More than 190 acres will be dedicated as perpetual open space and left substantially in their natural state.

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, natural gas, wood stoves, solar, and propane energy all are potential sources for serving residential units. It is expected that the majority of energy will be provided by electric and propane sources.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally 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.

None known. The property is subject to common fire danger just as other rural property in Upper Kittitas County. Requisite fire access, including secondary accesses will be provided for the development.

- 1) Describe special emergency services that might be required.

The project does not present any unique needs in terms of emergency services. Standard emergency services for rural areas will be appropriate.

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

CCRs will be adopted to preserve native vegetation, wildlife areas, and recreational uses. The applicant will provide its own water right to serve the project. Low-impact septic systems will serve the project.

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 or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise associated with installation of infrastructure will occur, but will be well within acceptable noise thresholds as established by the County. Construction noise typically associated with single family residential construction will occur over time. The applicant will include in its CCRs and impose upon its contractors restrictions on the hours of construction (i.e. 7am-7pm in

summer; 8am-6pm in winter). Residential traffic traveling at speeds under 35 mph, and passive recreational uses will present negligible noise once houses are constructed.

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

All noise associated with the proposal will comply with applicable County noise standards. Construction will be restricted to 7am-7pm during the summer, and 8am-6 pm during the winter.

Significant buffering will exist through preservation of open space and native vegetation.

8. Land and shoreline use

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

The property is zoned R-5, but generally undeveloped. Commercial Forest to the North and Forest and Range to the East and West.

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

No.

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?

R-5.

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?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Some steep slopes. See Critical Areas Checklist and attachments.

i. Approximately how many people would reside or work in the completed project?

171 single family homes at full build-out. (Assuming an average of 2.5 people per home: 475 people)

j. Approximately how many people would the completed project displace?

None.

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:

The applicant has engaged a highly respected, environmentally conscientious landscaping and land planning consultant to assist in the design elements and layout of the project.

Additionally, with assistance from the land planner, the applicant will adopt CCRs designed to maximize compatibility of the project with the surrounding land uses and environment.

9. Housing

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

171 single-family units are anticipated. The applicant's goal is to create a range of housing, but it is expected that the housing will generally be geared towards a livable, middle income community.

At this time, we would like to reserve the right for either future landowners or the current landowner, to apply for a Zoning Structural Setback Variance. This would concern those parcels within the 200' setback of the Commercial Forest Zone per KCC 17.30A.055. Where the setback is not feasible, all development will comply with KCC 17.57.050(2).

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None/NA.

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

The project will create housing opportunities for people living and recreating in to Upper Kittitas County.

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 CCRs will establish a maximum height of 35 feet.

Exterior building materials will be primarily wood, stone, and other products that are aesthetically pleasing and blend with the surrounding environment.

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

The entire ~480 acres is, and for years has been, privately owned and occasionally logged.

Construction of a single-family residential community within this area will modify the viewshed for

people living south of the property/south of Cle Elum. The development, however, would not obstruct any views.

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

Impacts will be insignificant, given the enactment of CCRs, a professionally designed landscape and site plan intended to preserve the natural setting, designation of buffers, and most importantly, the perpetual preservation of more than 140 acres of natural or open space in perpetuity. Design standards will help maximize aesthetic suitability and the likelihood that the community blends within the surrounding environment.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Basic residential night lighting for pathfinding and safety.

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?

City lights and surrounding lights are not likely to adversely impact the residential development.

d. Proposed measures to reduce or control light and glare impacts, if any:

Through CCRs, residences will be required to comply with Dark Skies standards. Lighting in common areas will also comply with Dark Skies standards.

12. Recreation

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

Hiking, mountain biking, walking, and snowmobiling are common recreational activities in the immediate vicinity. No formal recreational opportunities exist. Much of the recreational activities that occur within the vicinity are on private property/commercial forest.

Suncadia is within close proximity and provides numerous recreational opportunities. National Forest is also nearby, providing recreational opportunities.

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:

The proposal will create perpetual recreational opportunities within the 480-acre project. Over 190 acres will be set aside in perpetuity as open space, for residents and guests to enjoy.

The applicant also proposes to create several pedestrian/bicycle/ multi-modal trails.

The applicant may construct a recreational/community center that will provide opportunities for active and passive recreation.

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:

N/A.

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.

See site plan submitted with application. The project will be accessible via at least two public road connections, which access may include the following, all of which would be constructed to meet County Road standards for projects serving more than 40 homesites (unless otherwise noted).

- 1) Columbia (then new road west on applicant's private property)**
- 2) Columbia (then new road east on applicant's private property)**
- 3) Secondary access via 6th Avenue via BPA**
- 4) Secondary access only via Montgomery (would require a variance from the County Road standards for an approximately 320-foot segment of roadway).**
- 5) Secondary access via Shaft Street**

The applicant reserves the right to designate additional accesses.

A Transportation Study of proposed traffic impacts at the proposed intersections is underway.

- 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?

Each single-family residence would be required to provide its own parking on the homesite. A small parking area, consistent with County parking requirements would be provided to serve the planned community/recreational center. No other parking would be permitted within the development.

- 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).

At least two accesses for the proposal will be improved to meet the County's private road standards. Internal roads with the project would be constructed to applicable standards for private roads serving more than 40 units.

- 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.

Up to 1,710 trips per day may be associated with the project at full build-out. Full-build out is not expected to occur, however, for four to ten years.

The applicant is undertaking a traffic study of the impacts of the proposed development.

- g. Proposed measures to reduce or control transportation impacts, if any:

Internal road design and access points will be designed, with the help of a traffic engineer, to maximize efficiency and safety. Roads will be improved to applicable County standards for private roads. The applicant will engage in mitigation that is reasonably necessary to mitigate, and reasonably proportional to, the impacts that the transportation study reveals that the development will actually cause.

15. Public services

- 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.

Somewhat. The need for fire protection exists even in the predevelopment condition, and the presence of residences is unlikely to increase significantly the fire danger. The need for emergency medical services will increase slightly given the additional residents, but the added expense of such services likely will be offset with the tax revenues. The same can be said with respect to police protection and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of taxes and assessments.

16. Utilities

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

No utilities currently exist at the site. Telephone and electric will be extended to the site. Water will be provided by the applicant. Refuse collection will be provided by contract with private refuse companies. Individual septic systems, or a group septic system/drainfield will serve each home.

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

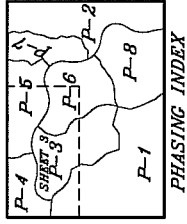
Each homesite will be served by an individual or group septic system, and will receive water through a Group A water system. The applicant will handle extending the electric and telephone services to the residences, with service to be provided by local utility companies.

C. SIGNATURE

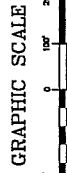
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Darryl Sandberg III*
Date Submitted: *April 21, 2008*

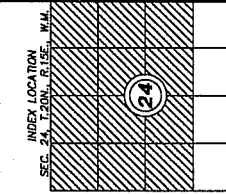
**FOREST RIDGE
PERFORMANCE BASED CLUSTER PLAT
LOCATED IN SECTION 24, T.20N., R.15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**



PHASING INDEX



(IN FEET)
1 inch = 200' ft.



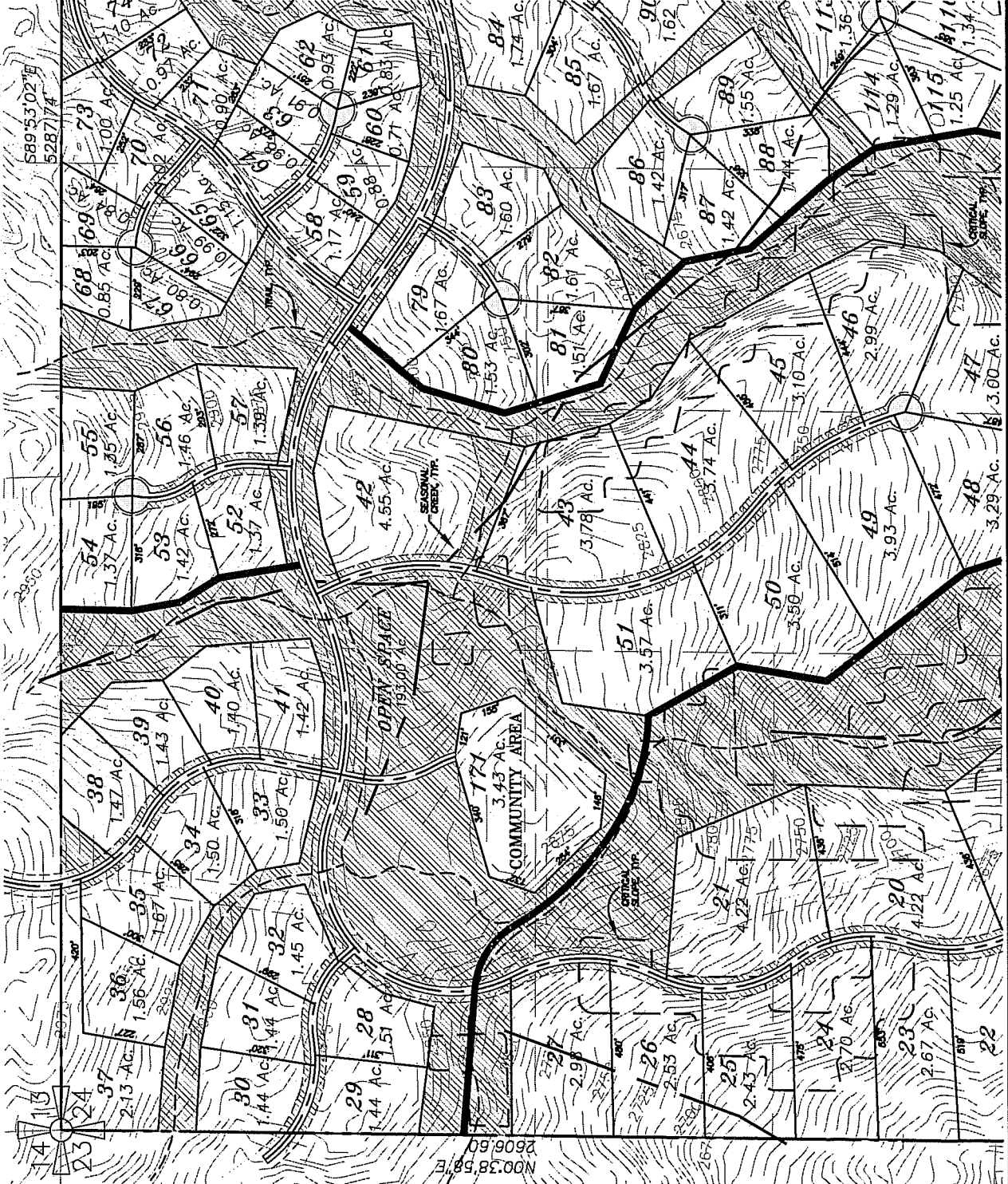
RECORDER'S CERTIFICATE
Filed for record this day of 20..... at M
in book..... of at page..... at the request of
DAVID P. NELSON
Surveyor's Name
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by
me or under my direction in accordance with the
requirements of the State of Washington Act at the
request of ARON SNOWSHIRE, LLC.
In..AZERL.....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

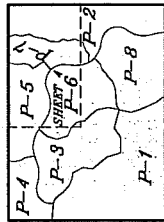
OWN BY	DATE	JOB NO.
MRN/GW	4/08	08008
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	3 OF 6

(NORTHWEST CORNER OF PROJECT)

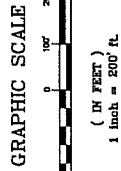


N083858 E
P609.60

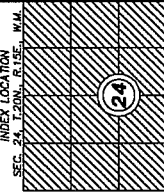
**FOREST RIDGE
PERFORMANCE BASED CLUSTER PLAT
LOCATED IN SECTION 24, T.20N., R.15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**



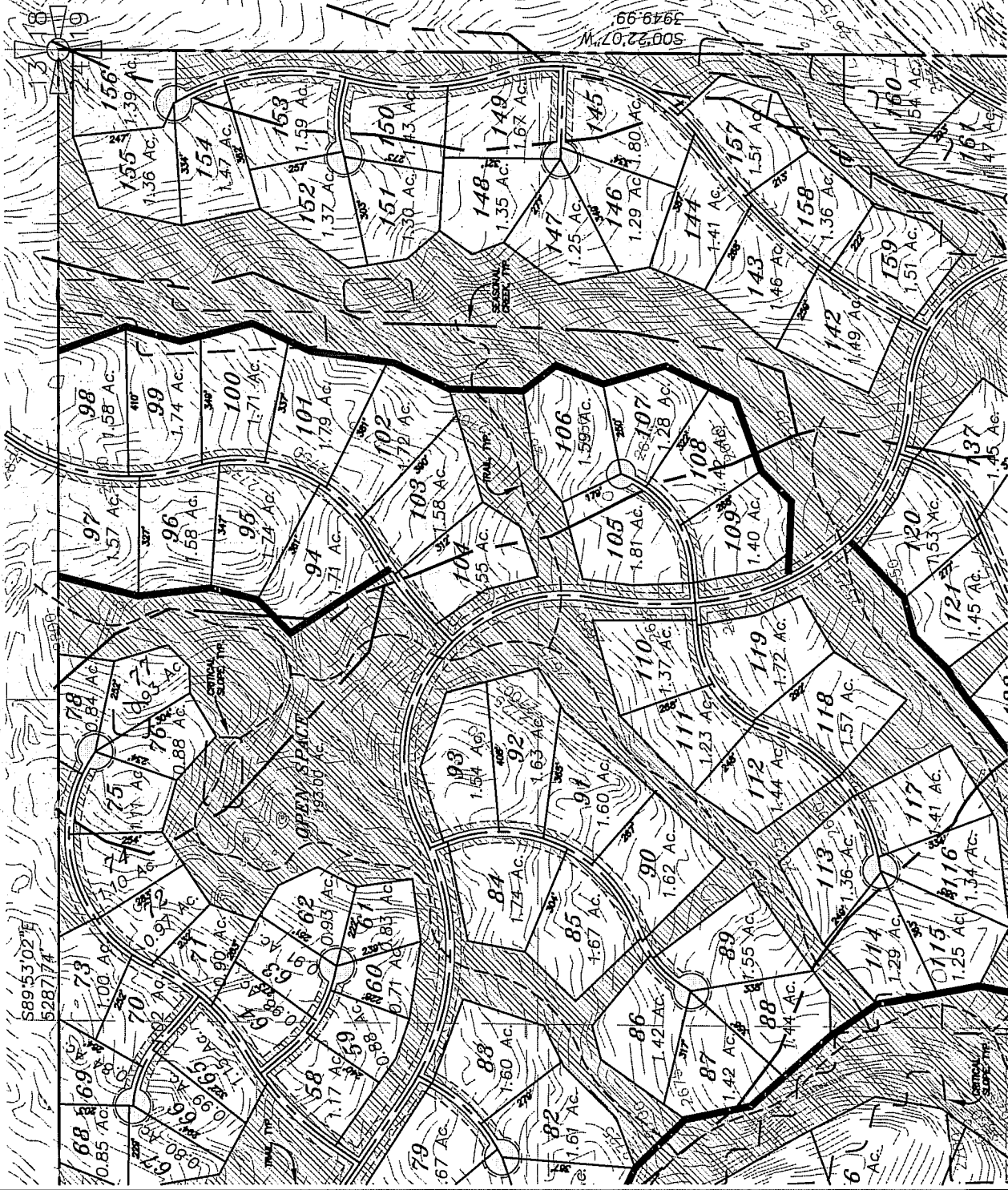
PHASING INDEX



(IN FEET)
1 Inch = 200' ft.



(NORTHEAST CORNER OF PROJECT)



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

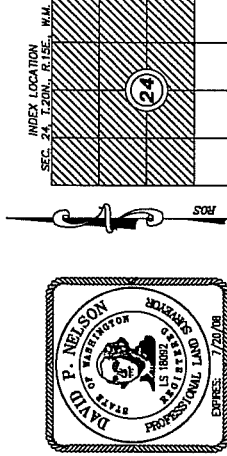
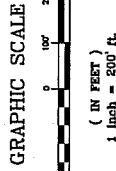
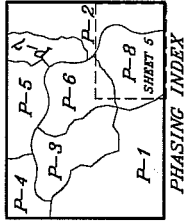
This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Survey Recording Act at the
request of.....IRON SNOWSHOE, LLC.....
in.....APRIL.....2008.....
.....DAVID P. NELSON..... DATE
Certificate No.....16092.....

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

OWN BY	DATE	JOB NO.
MRN/GW	4/08	08008
CRD BY	SCALE	SHEET
D. NELSON	1"=200'	4 OF 6

**FOREST RIDGE
PERFORMANCE BASED CLUSTER PLAT**
LOCATED IN SECTION 24, T. 20N., R. 15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

**FOREST RIDGE
PERFORMANCE BASED CLUSTER PLAT
LOCATED IN SECTION 24, T.20N., R.15E., W.M
KITITAS COUNTY, STATE OF WASHINGTON**

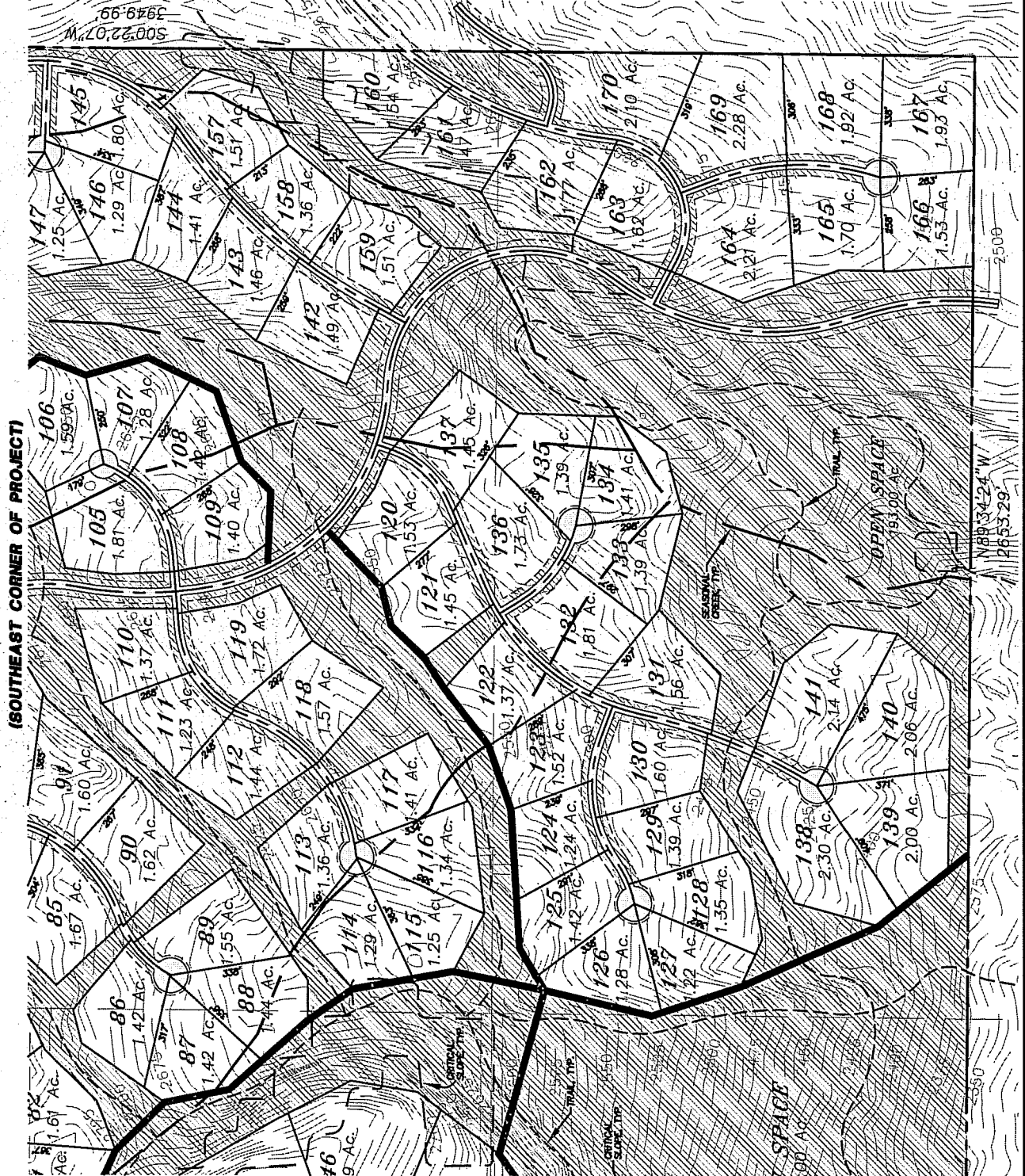


RECORDER'S CERTIFICATE
Filed for record this day of 20..... at M
in book of at page at the request of
DAVID P. NELSON
Surveyor's Name
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Surveying and Recording Act of the
State of Washington, Chapter 65A, RCW, and
in
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

DWN BY	DATE	JOB NO.
MRN /CW	4/08	08008
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	5 of 6



FOREST RIDGE PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 24, T.20N., R.15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT IRON SNOWSHOE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

NAME _____
TITLE _____

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

On this _____ day of _____, 200__, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____ and _____, the limited liability company that _____ respectively, of _____ instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument.
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 PRESENTS THAT AMERICAN STRATEGIC INCOME PORTFOLIO, INC.-II, A MINNESOTA CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

NAME _____
TITLE _____

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

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, 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 the 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 _____.
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 _____

ADJACENT PROPERTY OWNERS:

- 20-15-23000-0003 MICHAEL W. ROSS 1300 SKYWALL DRIVE SULLY, WA 98294
- 20-15-23000-0004 ALAN K. PETERSON 1300 SKYWALL DRIVE SULLY, WA 98294
- 20-15-23000-0001 KEVIN DALY 1300 SKYWALL DRIVE SULLY, WA 98294
- 20-15-23000-0002 & 0001 CHARLES A. PETERSON 1300 SKYWALL DRIVE SULLY, WA 98294
- 20-15-14000-0009 9616 FRIMALE AVE EDMONDS, WA 98020
- 20-15-13055-0001 RUSSELL W. SMITH, LLC PO BOX 750 ROSV, WA 98941
- 20-15-13055-0004 ALPINE HEADINGS, LLC 114 17TH PL. KIRKLAND, WA 98033
- 20-15-18000-0001 AMERICAN FOREST HOLDINGS, LLC 660 MADISON AVE 14TH FL. NEW YORK, NY 10065
- 20-16-19000-0012 CREEKSIDE ACRES, LLC 6954 191ST AVE SE RENTON, WA 98058
- 20-16-19000-0013 BROOKS R. MCRETH 10000 14TH AVE SE RESDA, CA 91335
- 20-16-19000-0014 P. SQUARED, LLC 597 W. PROCESSION, LLC RENTON, WA 98057
- 20-16-19000-0002 & 0001 JIM HATHORN PO BOX 910 CLE ELUM, WA 98922
- 20-16-19000-0001 8828 217TH ST SW EDMONDS, WA 98026
- 20-15-24000-0013 MARK A. LEMPERT PO BOX 957 CLE ELUM, WA 98922
- 20-15-24000-0010 & 0009 JOHN JOHNSON 821 E LK SAMMAMISH SHORE LN SE SAMMAMISH, WA 98057
- 20-15-24050-0003 JOHN M. HUSH 7300 FUN CENTER WAY TUKWILA, WA 98188

EXISTING LEGAL DESCRIPTION:

PARCELS A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, C-3, C-4 AND D-6 OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

- 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.
- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. LANDOWNERS SHALL BE RESPONSIBLE FOR RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 98% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 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 THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

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 IRON SNOWSHOE, LLC.
DAVID P. NELSON DATE
Certificate No. 18092



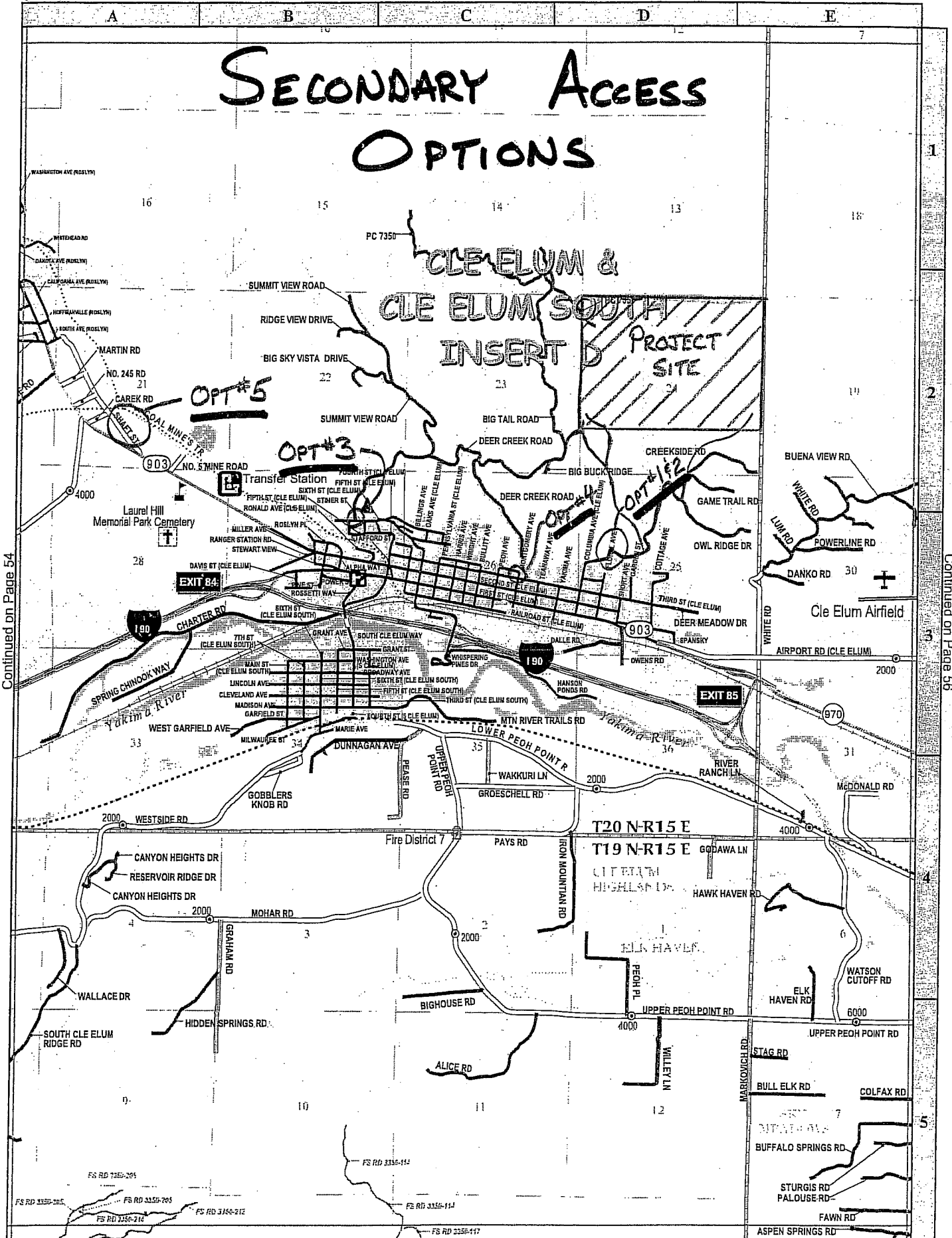
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419



FOREST RIDGE PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 24, T. 20N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON	
DWN BY	DATE
MRN/GW	4/08
CHKD BY	SCALE
D. NELSON	N.T.S.
JOB NO.	08008
SHEET	6 OF 6

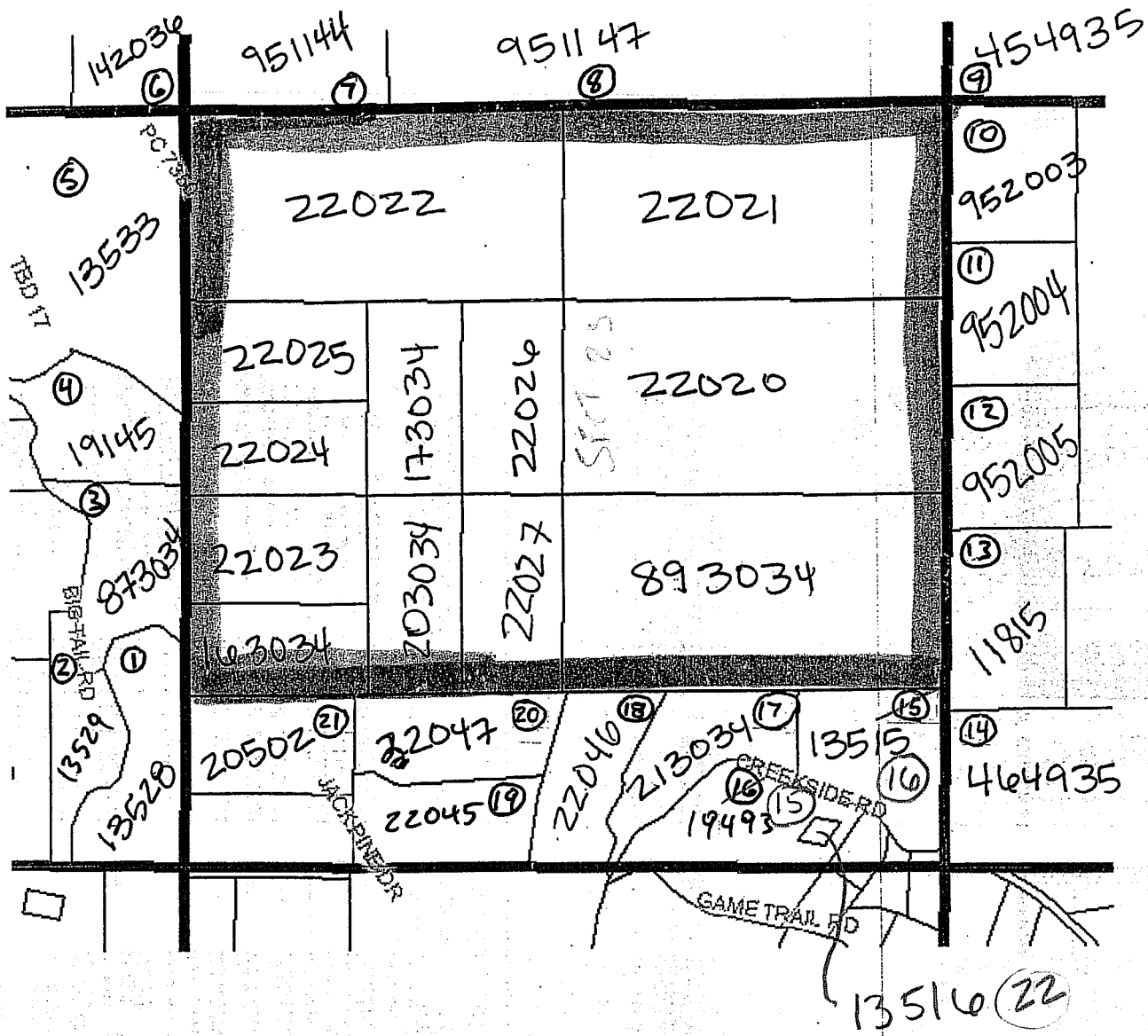
NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE BUYER TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-553-4344

SECONDARY ACCESS OPTIONS



Continued on Page 54

Continued on Page 56



RECEIVED

Forest Ridge Neighbors
Kittitas County
CDS

at parcel numbers

08008
Forest Ridge
PBCP 1/31/2008

Forrest Ridge Adjacent Lot Owners		
20-15-23000-0003	Michael W Ross	1300 Skywall DR Sultan, WA 98294
20-15-23000-0004	Alan K Person	12023 434TH AVE SE North Bend, WA 98045
20-15-23000-0001	Kevin Daly	5626 126TH AVE SE Bellevue, WA 98006
20-15-23050-0002	Charles A Peterson	16954 151ST AVE SE Renton, WA 98055
20-15-23050-0001	Charles A Peterson	16954 151ST AVE SE Renton, WA 98055
20-15-14000-0009	Dale G Maxfield	9605 Firdale AVE Edmonds, WA 98020
20-15-13-050-0001	Pine View Estates LLC	PO BOX 750 Roslyn, WA 98941
20-15-13050-0004	Alpine Meadows LLC	114 17TH PL Kirkland, WA 98033
20-16-18000-0001	American Forest Holdings LLC	660 Madison AVE 14th FL New York, NY 10065
20-16-19-000-0012	Creekside Acres LLC	16954 151ST AVE SE Renton, WA 98058
20-16-19000-0013	Brooks R McBeth	17915 Lull ST Reda, CA 91335
20-16-19000-0014	ASP Properties LLC	507 Wells AVE N Renton, WA 98057
20-16-19000-0003	Jay W Peppin	PO BOX 910 Cle Elum, WA 98922
20-16-19000-0001	Autumn Francesca	8626 217TH ST SW Edmonds, WA 98026
20-15-24000-0013	Mark A Lehnert	PO BOX 957 Cle Elum, WA 98922
20-15-24000-0010	John Johnson	821 E LK Sammamish Shore LN SE Sammamish, WA 98057
20-15-24000-0009	John Johnson	821 E LK Sammamish Shore LN SE Sammamish, WA 98057
20-15-24050-0003	John M Huish	7300 Fun Center Way Tukwila, WA 98188
20-15-24050-0002	Ashley Piper LLC	1703 NW Greenbrier Way Seattle, WA 98177
20-15-24050-0001	JNG LLC	PO BOX 454 Mukiteo, WA 98275
20-15-25059-0004	P Squared LLC	1501 35TH AVE S Seattle, WA 98144

> LUSD 03-10

> LUSD 06-01

> SP-05-27

> SP-04-19

20-15-24000-0011 Mark A. Lehnert Etux POB 957 Cle Elum WA 98922