

Commercial
Agriculture
Zoning

**OC-16-00007
Bradley**

Forest
and Range
Zoning

OC- 16-00007 Bradley

Zoning

STATE OF
WASH (DNR)

NINE-SIXTY
LLC

OC-16-00007
Bradley

MAPLES,
JERRY
W ETUX

MARTIN,
TIMOTHY
H ETUX

MARTIN,
TIMOTHY
H ETUX

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

OC-16-00007 Bradley

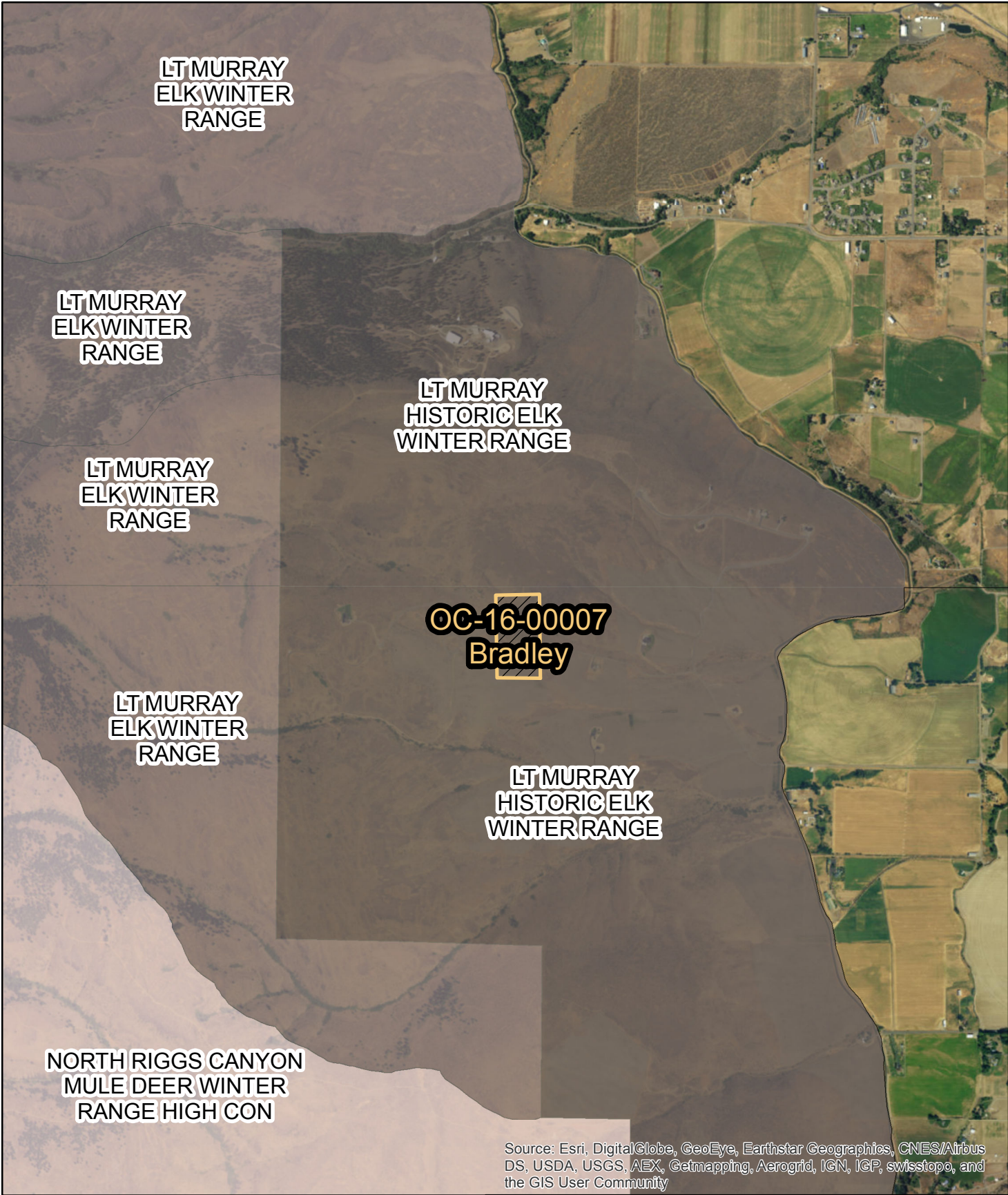
Parcels Within 500 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

OC-16-00007 Bradley

Aerial Photo



LT MURRAY
ELK WINTER
RANGE

LT MURRAY
ELK WINTER
RANGE

LT MURRAY
HISTORIC ELK
WINTER RANGE

LT MURRAY
ELK WINTER
RANGE

OC-16-00007
Bradley

LT MURRAY
ELK WINTER
RANGE

LT MURRAY
HISTORIC ELK
WINTER RANGE

NORTH RIGGS CANYON
MULE DEER WINTER
RANGE HIGH CON

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

OC-16-00007 Bradley

Priority Habitat

VUKONICH, RONALD N & JANE
156134

RUBIN, DARRYL
279233

RUBIN, DARRYL
109233

RUBIN, DARRYL
601936

STATE OF WASH (DNR)
949233

STATE OF WASH (DNR)
629233

FISCHER, GREG P ETUX
14102

NINE-SIXTY LLC
17383

**OC-16-00007
Bradley**

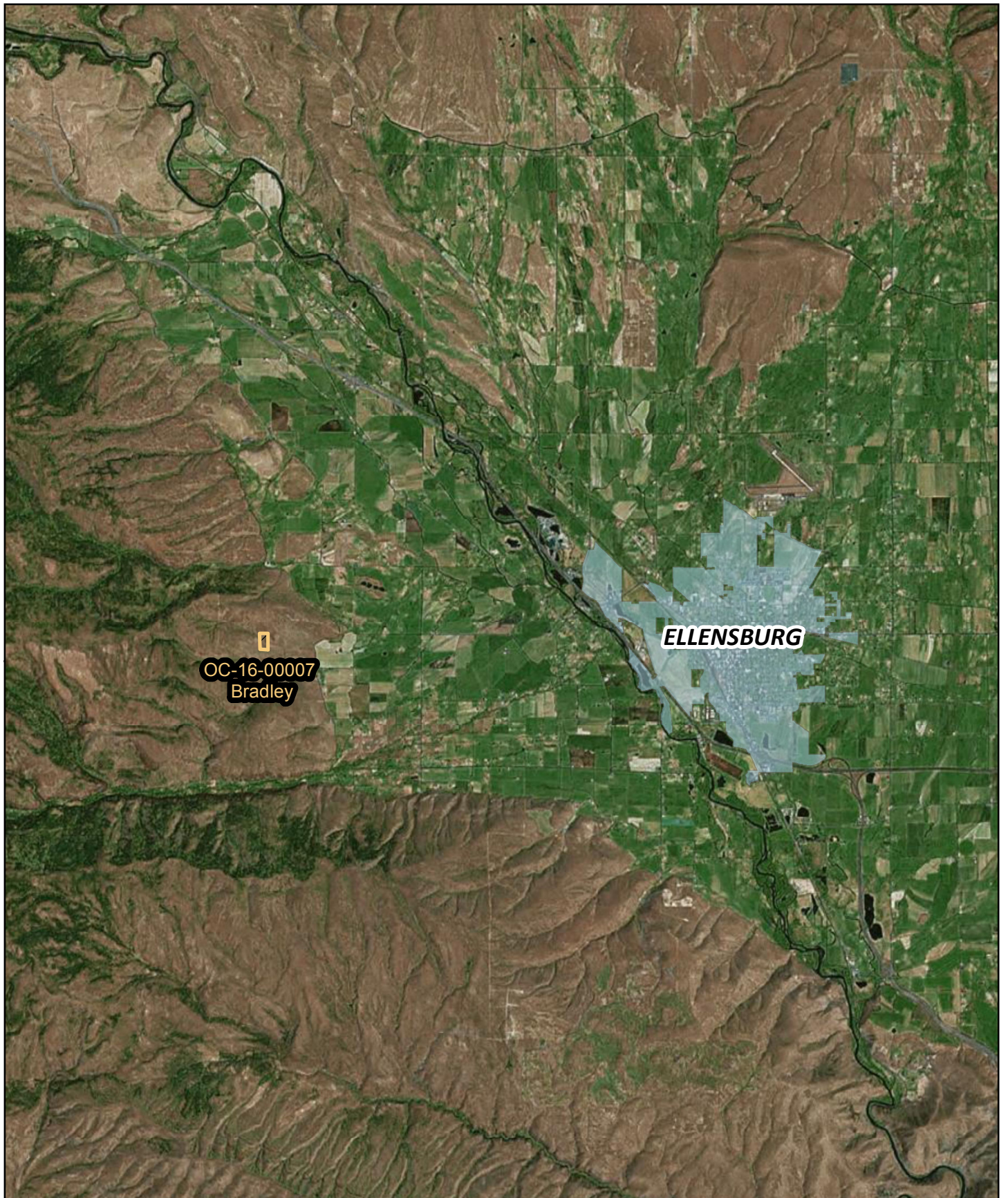
FISCHER, GREG P ETUX
14106

ELLIOT, IAN
14108

ELLIOT, IAN
14112

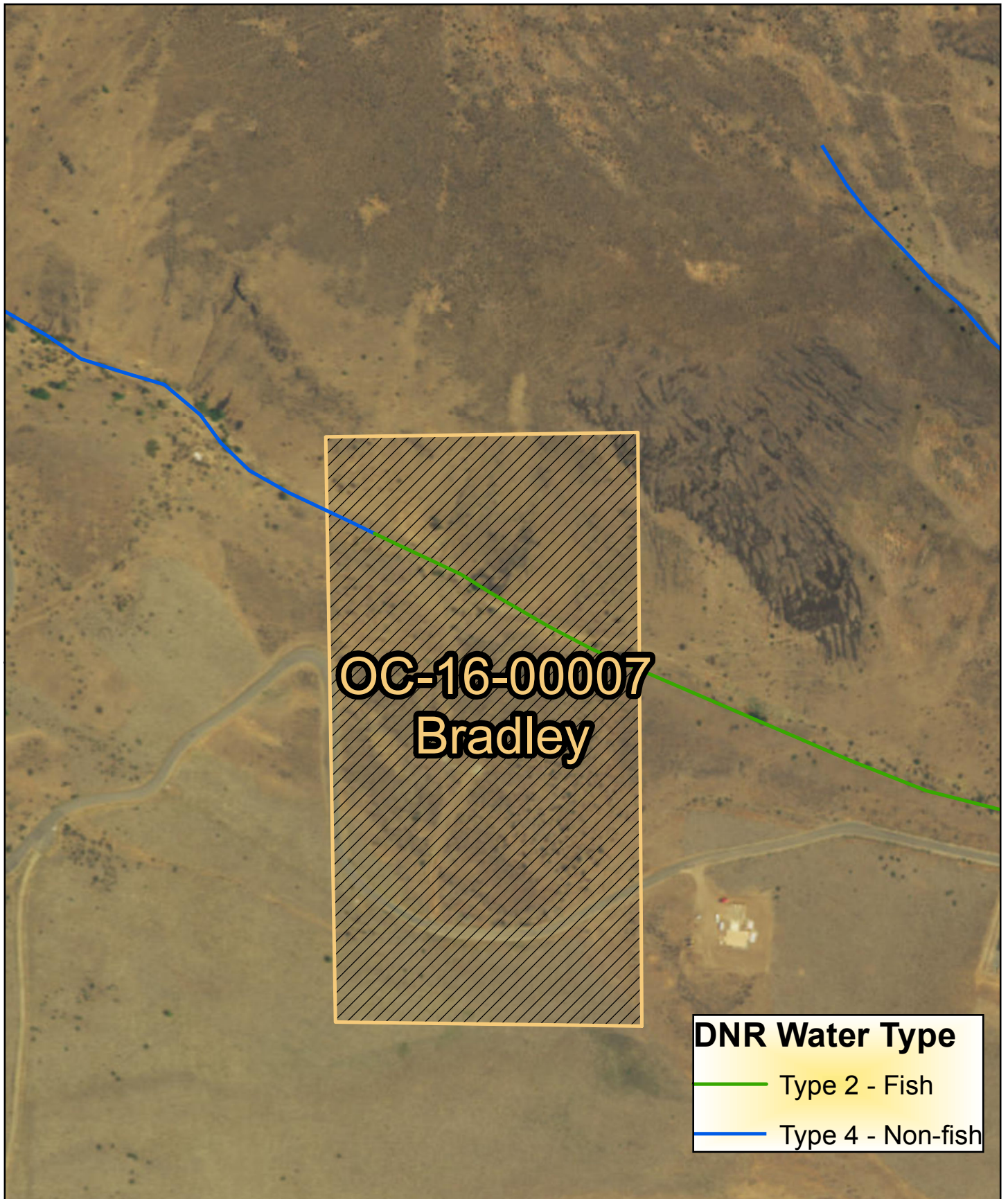
OC-16-00007 Bradley

Nearby Parcel Ownership



OC-16-00007 Bradley

Vicinity Map



OC-16-00007 Bradley

WDNR Streams



Kittitas County Assessor

205 W 5th Avenue, Suite 101 • Ellensburg, WA 98926-2887
Phone (509) 962-7501 • Fax (509) 962-7666
Upper County Toll-Free 674-2584
www.co.kittitas.wa.us/assessor

RECEIVED
JUN 20 2016
MARSHA WEYAND
KITITITAS COUNTY ASSESSOR

Request for Public Benefit Rating System Review and to Rescind Request for Removal from Current Use Open Space-RCW 84.34

Parcel Number 14103

I request that the above listed parcel be reviewed for Public Benefit Rating System points (Kittitas County Code Title 3 Chapter 46) pursuant to the following additional information and reasons regarding the Open Space Rating as listed below.

NOTE: Documentation of any additional information *must* be submitted with this form (attach if necessary).

- (1) Kittitas Co. Bldg Permit # 15-00675 (2) High Ranch R.C.C.'s (3) Consultant botanist report & letter
- (4) Kittitas Co. Community Development Preliminary Site Analysis Report PSA# CA-15-00272 (5) WDFW - PHS Website printout (6) WA State DNR Natural Heritage Program website printout - rare plant communities of Kittitas Co. (7) Kittitas Co. Assessor's Map showing abutting DNR parcel. (8) Letter from Cull Biology Dept chair and email.

By my signature on this document, I certify that I understand that this request will not be granted unless all owners of title have signed this document. I understand and agree the Request for Removal from Open Space will be rescinded only if the Public Benefit Rating System review results in enough additional points to increase the percentage of reduction of market value for Open Space valuation purposes.

Print Owner Name Carin Thomas-Bradley Date June 20, 2016
 Signature Carin Thomas Bradley

Print Owner Name Steffen B. Bradley Date 06/20/2016
 Signature Steffen B Bradley

Print Owner Name _____ Date _____
 Signature _____

KITITITAS COUNTY OFFICE USE ONLY	
Request for Rating Review from Assessor's Office to Community Development Services (Date)	<u>6/21/16</u>
Rating Review from Community Development Services to Assessor's Office (Date)	_____

BRETT WACHSMITH
Kittitas County Treasurer
205 W 5th AVE Suite 102
Ellensburg WA 98926
509-962-7535

Tax Receipt

Records showing that taxes are paid.

Interest Date: 04/26/2016

Receipt Date: 04/26/2016

**BRADLEY, STEFFEN R &
THOMAS-BRADLEY, CARIN TRUSTEES
809 E TACOMA AVE
ELLENSBURG, WA 98926**

Received By:
TIFFANY LOVE

Receipt #	Receipt Date	Tax Amount	Interest	Misc Tax	Penalty	Fee	Amount Paid
2016-0640838	04/26/2016	1,157.11	0.00	1.93	0.00	0.00	1,159.04
Statement # :	2016-085533	Tax District:	18	Payment Type:	Check		
Parcel #:	085533	Roll Year:	2016	Property Type:	Real Property		
Situs:	809 E TACOMA AVE ELLENSBURG						
Legal:	CD.1145;TWN.EBURG;SECOND RAILROAD ADD. LOT 12; BLOCK 25						
2016-0640839	04/26/2016	682.26	0.00	19.10	0.00	0.00	701.36
Statement # :	2016-14103	Tax District:	22	Payment Type:	Check		
Parcel #:	14103	Roll Year:	2016	Property Type:	Real Property		
Situs:	881 MARION CANYON RD ELLENSBURG						
Legal:	ACRES 20.00, CD. 6988-4; SEC. 3, TWP. 17, RGE. 17; E1/2 NW1/4 NE1/4 (LOT 4F, B26/P155-158)						
Payment Total:		1,839.37	0.00	21.03	0.00	0.00	1,860.40

**Current Use Open Space Land Program and Public Benefit Rating System:
Application and Re-Assessment June 2016**

**Steffen R. Bradley and Carin Thomas-Bradley,
809 E Tacoma Ave
Ellensburg, WA 98926
Ph. 509-856-7387 or 509-899-4050**

This site plan application packet includes:

- I. A scaled drawing on 11" x 17" paper showing property boundaries and proposed single family dwelling. No fences, gates or access obstructions are proposed. Please see Kittitas County Building Permit Number BP-15-00675.
- II. Legal description of property: parcel #14103, Acres 20, CD.6988-4; Section 3, Township 17, Range 17; E 1/2 NW 1/4 NE 1/4 (LOT 4F, B26/P155-158). Address: 881 Marion Canyon Road, Ellensburg, WA 98926. The property is in the High Ranch development of Kittitas County.
- III. Narrative describing resources present with verification as required by 3.46.080. Development, other than a single family home, is allowed but not exercised for purposes of retention of plant and animal resources and wildlife movement. **Documentation:** 1) Kittitas County Building Permit Number BP-15-00675. 2) Please also see the "Declaration of Restrictions, Covenants and Conditions and Charges, Assessments and Liens of the High Ranch at Ellensburg" recorded on 8-1-2000 in Kittitas County and filed with the assessor (Record Number 200008010057) (also attached).

The 20 acres in parcel # 14103 will be managed to:

1. **Conserve and enhance natural and scenic resources.** The property is zoned as forest and range and is 77% undisturbed shrub steppe habitat which will be preserved, and the remaining 23% will be re-established as shrub steppe by removing weeds and planting native plants. As noted in the letter from Denise Horton, consulting botanist, the parcel contains two WA State Department of Natural Resources Washington Natural Heritage Rare Plant Communities which are 1. *Artemisia tripartita* / *Festuca idahoensis* shrub-herbaceous vegetation (Threetip Sagebrush / Idaho Fescue) and 2. *Eriogonum thymoides* / *Poa secunda* Dwarf-shrub Herbaceous Vegetation (Thyme Buckwheat / Sandberg's Bluegrass). **Documentation:** 1) Report with map by Denise Horton, a consultant with expertise in native plant habitats. The map allows measurements for the undisturbed area (6.75" X 10.25" = 69.19 sq. in.) and for the restoration area (6.75" X 3" = 20.25 sq. in.) with a total parcel area of 89.44 sq. in.

Thus, the undisturbed land area makes up $(69.19/89.44) \times 100=77\%$ and the restoration land area makes up $(20.25/89.44) \times 100=23\%$ of the total property. The “generally flat area” containing the rare plant communities noted in the consultant’s letter makes up $(5.5” \times 6.75”) + (3” \times 6.75”/2) = 47.26$ sq. in. and $47.26/89.44 \times 100 = 53\%$ of the parcel. 2) Kittitas County Community Development Services Preliminary Site Analysis Report PSA #: CA-15-00272 (attached). 3) WA state Department of Fish and Wildlife Priority Habitat Species Website (wdfw.wa.gov/conservation/phs/list/) showing that the Shrub-Steppe is a priority Terrestrial Habitat; source service record 920169. 4) WA State Department of Natural Resources Washington Natural Heritage Program website printout showing the two rare plant communities that occur on our property are on the Kittitas county list. ***As stated in e. Special Plant Sites, iii., “...those properties with fifty percent or more of the area in identified special plant sites will receive three points.”***

2. **Protect streams, stream corridors, wetlands, floodways and aquifers.** The parcel is transected by Marion Canyon creek which is a Department of Natural Resources water resource. It is a Type-2 (fish) and type 4 stream with required landward buffer of up to 100 feet from the ordinary high water mark (OHWM). This creek supports riparian habitat vegetation as noted on the map by the botanical consultant. This creek with its OHWM covers 24% of the parcel as calculated on the map $(3” \times 8” = 21$ sq. in.; $21/89 \times 100=24\%$. **Documentation:** 1) Kittitas County Community Development Services Preliminary Site Analysis Report PSA #: CA-15-00272 (attached). 2) Kittitas County Building Permit Number BP-15-00675. 3) Attached map. ***As stated in High Priority Resources 1. g. iii., “Those properties with less than 50% of its area streams not regulated by SMP will receive two points.”***

3. **Protect geologically hazardous, landslide or seismic areas.** The parcel contains areas identified as high risk erosion/landslide geologic hazards including cliff or talus slopes. The north and south slopes of Marion Canyon creek which transect the parcel are hazardous slopes defined as 33% or greater and cover 34% of the property. **Documentation:** 1) Please see Kittitas County Community Development Services Preliminary Site Analysis Report PSA #: CA-15-00272 (attached). 2) Attached map showing contour lines of slope and allowing measurement of area $(3.5” \times 6.75”) + (3.5” \times 4”/2) = 30.63$ sq.in. and $30.63/89.44 \times 100 = 34\%$. ***As stated in 1. i. Geologically Hazardous Areas, iii., “those properties with less than fifty percent of its area in this category will receive two points.”***

- 4. Protect soil resources and unique or critical wildlife and native plant habitat.** The parcel contains shrub-steppe native plant habitat as noted above. This terrestrial habitat is essential to the preservation of multiple species that are listed on the WA state Department of Fish and Wildlife Priority Habitat Species Website, including elk, ring-necked snake, golden eagle breeding area and gray wolf occurrence. **Documentation:** 1) WA state Department of Fish and Wildlife Priority Habitat Species Website (wdfw.wa.gov/conservation/phs/list/) showing that the Shrub-Steppe is a Priority Terrestrial Habitat; source record 920169. Source records for other critical species are: elk, PHS 100% (901347), ring-necked snake 100% monitored (18958), golden eagle (54221), and gray wolf (57670). Please see attached printout from the apps.wdfw.wa.gov/phsontheweb/ website, listing these data. ***As stated in d. Special Animal Sites, iii., 100% of our property is within the identified special animal sites and receives 3 points.***
- 5. Promote conservation principles by example and by offering educational opportunities.** We are conserving the natural resources of the property and offer this as an example to our neighbors and others. We have also offered opportunities for CWU-led ecology and plant taxonomy field trips on our property. Please see the attached letter and email from the Chair of the Department of Biological Sciences at CWU.
- 6. Enhance the value of abutting or neighboring parks, forest, wildlife preserves, nature reservations, sanctuaries, or other open space.** The parcel borders others in High Ranch which are conserved in open space. These High Ranch properties also border the L. T. Murray Wildlife Area and WA state Department of Natural Resources (DNR) lands. Parcel 14103 preserves the riparian corridor of Marion Canyon creek which originates in the L.T Murray Wildlife Area and flows through DNR lands before entering our property. In addition, **100% of the northern property line** of our parcel 14103 borders DNR land. **Documentation:** Please see attached map and records from the Kittitas County Assessor's office showing that 100% of the northern property line of our parcel 14103 borders DNR parcel 629233. In addition, the map also shows that DNR parcel 949233 is contiguous with DNR parcel 629233 which abuts the LT Murray wildlife refuge, indicating that our property is contiguous with neighboring wildlife preserves and nature reservations. ***As stated in (2. a. iii.) Public Lands Buffer in the Medium Priority Resource list "Two (2) points will be awarded lands with fifty percent or more of any one property line must border the public lands."***

7. Restoration Plan (One Bonus Point): After our home is built, we plan to restore the area surrounding our home to shrub-steppe habitat. No grass lawn or non-native landscaping will be planted. This plan conserves water resources as well as plant resources, and it conserves the animals that rely on those plants. To restore the building site, we will collect seeds from native plants on our property and replant all disturbed areas with natives. We will work with the Kittitas County Weed Board (KCWB) to remove invasive weeds. The owners Carin Thomas-Bradley and Steffen Bradley are in contact with Mark Eylar of the KCWB and will work with him to release bio-agents for knapweed and toadflax on our property and the adjacent DNR property, especially along Marion Canyon. We have given KCWB permission to spray for toadflax on our property. Mark and Carin will work together in June 2016 to spray knapweed on the DNR land that is contiguous with our property. Mark Eylar has recommended purchasing Milestone spray for knapweed (\$100 per quart) which does not harm the native grasses. We plan to control the knapweed on our property with Milestone. We will also work to restore the weed areas identified by Denise Horton's survey of our property. As with our building site restoration plan, we plan to restore weedy areas on the property by collecting native plant seeds from our property and planting them in the identified weed areas in order to re-establish the native plants.

Documentation: Letter from Denise Horton, consultant.



KITTITAS 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

PLAN REVIEW WORKSHEET

REVIEW NO:	BP-15-00675	PLANS EXAMINER:	AMBER GREEN
OWNER:	STEFFEN & CARIN THOMAS- BRADLEY	CONTRACTOR:	OWNER
CONST. TYPE:	V - B No Rating	DESIGNER:	PETERIS BAMBE
OCC. GROUP:	Single Family Residence *** **	TAX PARCEL NO:	17-17-03000-0005
OCC. LOAD:	N/A	USE ZONE:	FR - Forest Range
NO. OF STORIES:	1	LOCATION:	881 MARION CANYON RD
NO. BEDROOMS:	3	FIRE DISTRICT:	2 - KVFR
ENERGY CODE OPTION:	Prescriptive	ROOF CLASS:	A

Elev.:	2457	Pitch:		Pitch:		Pitch:		Pitch:	
ISO:	0.031	4 / 12		6 / 12		12 / 12		/ 12	
P _G :	76	C _s :	1.00	CS :	1.00	CS :	1.00	CS :	
C _E :	1	Reduction	0	Reduction	0	Reduction	0	Reduction	
C _T :	1.1	Dead Load	15	Dead Load	15	Dead Load	15	Dead Load	
I :	1	Live Load	59	Live Load	59	Live Load	59	Live Load	
P _F :	59	Total Load	74	Total Load	74	Total Load	74	Total Load	

The following codes shall govern all aspects of construction: 2012 International Building Code, 2012 International Residential Code, 2012 International Mechanical Code, 2012 Uniform Plumbing Code, 2012 Washington State Energy Code, 2012 National Fuel Gas Code NFPA 54, 2011 Liquefied Petroleum Gas Code NFPA 58, 2012 International Fire Code, 2012 International Wildland Urban Interface Code. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of any applicable code or of any other ordinance of the jurisdiction IRC R 105.4, IBC 105.4.

The notes listed below in this review and as noted on your plans are recommendations to meet minimum code requirements. If a note was made it indicates that an item on the drawings was missing or inadequate to meet code requirements and may not be constructed as submitted. The owner and/or contractor may choose to use another option than the recommendation given; however, the drawings must be revised and resubmitted for further plan review and permitting. No changes may be made to the permit without written approval.

Construction shall commence within 365 days of the date of permit issuance. The building permit will expire unless an inspection is successfully completed once per year thereafter.

Any changes or alterations to your original plan review will be billed at \$100.00 per hour.



DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS
AND CHARGES, ASSESSMENTS AND LIENS OF THE HIGH RANCH AT
ELLENSBURG

This Declaration is made the 29 day of Feb, 2000 by DAVID HUDSON and DONNA HUDSON, husband and wife ("Hudson"), DARRELL STORKSON and MARJORIE STORKSON, husband and wife ("Storkson") and ^{Martin}JAN ELLIOT and SANDY ELLIOT, husband and wife ("Elliot"). Hudson, Storkson and Elliot each own parcels of real estate adjacent to each other, legally described on Exhibit A, attached hereto and incorporated herein by this reference (collectively referred to herein as the "Property"). Hudson, Storkson and Elliot are collectively sometimes referred to herein as the "Grantor."

^{Martin}Hudson, Storkson and Elliot believe that their individual portions of the Property will be enhanced and protected by subjecting the Property to consistent use restrictions and providing for common road and utility access, as well as a common trail system. Therefore, they have agreed that each of their portions of the Property will be subject to this Declaration.

The Property is uncommonly beautiful with dramatic changes in topography and vegetation, abundant and varied wildlife, all in an unspoiled environment. Preservation of these qualities is an important objective of this Development. For this reason, the Property is being developed at a relatively low density and restrictions on the use of the Property are intended to minimize the degradation of the environment.

All who become Owners subject to this Declaration must recognize the character of the natural environment in which the Property is located and accept the principle that the Development and use of the Property must preserve that character for present and future enjoyment of all the Owners. Those who are entrusted with the administration of the Property must discharge their trust in full recognition of that principle and, to the extent consistent with that principle, foster maximum flexibility and freedom of individual expression.

It is the intention of the Grantor that this Declaration and all other supplemental declarations will be understood and construed in recognition of the forgoing.

THE GRANTOR HEREBY DECLARES that all the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions and charges, assessments, and liens, which are imposed for the purpose of protecting the value and desirability of the Property and which shall run with the Property and be binding upon and inure to the benefit of all parties having any right, title, or interest in any portion of the Property, their heirs, successors, and assignees.

ARTICLE I: DEFINITIONS

Section 1.01: ARTICLES means the Articles of Incorporation of the High Ranch Community Association filed with the Secretary of State, establishing the Association as a non-profit corporation.

Section 1.02 ASSOCIATION means the High Ranch Community Association, its successors and assigns.



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Section 2.02 Grantor declares, grants and conveys to any public or private utility company which may now or hereafter provide electricity, telephone or cable service to the Development, pursuant to agreement with Grantor or the Association to provide such utilities, an Easement under, over and across the Roads for the purpose of providing such utility services. The Grantor reserves the right to execute such additional Easements and other documents as may be required in furtherance of these utility company Easement rights.

Section 2.03 Grantor declares, grants and conveys an Easement for the benefit of all Owners for establishment of a non-motorized trail system on the Property, over portions of the Property to be designated by Grantor, or by the Association after three-quarters of the Parcels have been conveyed. However, any such trails shall not be located within the Site Disturbance Area established on any Parcel, and shall be limited to non-motorized usage (i.e., pedestrian, horseback riding and/or bicycling), and subject to such rules as may be established by the Association.

Section 2.04 All Easements granted under this Declaration are appurtenant to all portions of the Property and are for the benefit of all present and future Owners, and, together with all restrictions, reservations and covenants, are hereby declared to be covenants running with the land.

ARTICLE 3: LAND USE RESTRICTIONS

Section 3.01 Residential Purposes: Each Parcel shall be used for residential purposes only. Parcels which are less than forty (40) acres in size may be used for one residence only, and may not be further subdivided (except that "mother-in-law apartments" may be utilized to the extent permitted in accordance with applicable land use law). No tent, trailer, modular, mobile or manufactured home shall be used as an Owner's residence on any Parcel. Parcels which are forty (40) acres or larger may be subdivided subject to applicable platting requirements of Kittitas County.

Section 3.02 Building and Site Disturbance Area: Each Parcel shall have a designated building location designed to minimize impact on the environment and shall comply with the lot clearing restrictions. The maximum Site Disturbance Area for each Parcel shall be two (2) acres (excluding primary access road). All parking of vehicles, containment of livestock, gardens, and construction shall be within that two acre area. Fencing approved by the Design Committee is permitted only within the delineated two acres. Vegetation removal on and around the Parcels shall be minimized. Each Owner shall submit a site plan of proposed improvements to the Design Committee for approval prior to construction. If an Owner subdivides a Parcel (subject to the restrictions in Section 3.01 above), each newly created Parcel shall have a Site Disturbance Area approved by the Design Committee before the subdivision is finalized. The Design Committee may establish guidelines for approval of construction, as well as approval of any new Site Disturbance Area, which guidelines shall not be inconsistent with this Declaration.

Section 3.03 Completion of Improvements: Any living unit or other improvement constructed on placed on a lot hereunder shall be completed diligently and



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Section 3.10 Parking: Each Owner must provide adequate off-street parking on the Site Disturbance Area for at least two (2) cars. Parking shall not be allowed on the Roads.

Section 3.11 Noxious Activities: No noxious or offensive activities shall be carried on upon any Parcel, nor shall anything be done thereon which may be an unreasonable annoyance or nuisance to neighboring Owners. No Parcel shall be used in a manner which unreasonably interferes with other Owners' rights to use and enjoyment of their respective Parcels.

Section 3.12 Guests: Owners are responsible at all times for the conduct of their guests.

Section 3.13 Enforcement: Neither the Grantor nor the Association shall have any obligation to seek enforcement of these covenants. Neither the Grantor nor the Declarant shall have liability for the enforcement or non-enforcement of these covenants. The Association, in its absolute discretion, by its Board of Directors, and any Owner, shall have the right to prosecute any proceeding at law or in equity against any person or persons violating any covenant herein, to prevent such violation and/or to recover damages for such violation.

ARTICLE 4: DESIGN REVIEW COMMITTEE

Section 4.01 Initial Membership: The Design Review Committee shall initially be three (3) persons appointed by Grantor, who need not be Owners or Permanent Residents. After three-fourths (3/4) of the Parcels have been sold to third parties (or earlier in the discretion of the Grantor), the Committee shall be appointed in accordance with Section 4.02 below.

Section 4.02 Membership: The Committee shall consist of three (3) Permanent Resident Owners appointed by the Board of Directors of the Association. However, the Committee shall consist of the Board of Directors of the Association until the Board of Directors, in its sole discretion determines to appoint a separate Committee. The address of the Committee shall be High Ranch Homeowners Association 5880 Weaver Road, Ellensburg, WA 98926, until written notice of change of address is provided to Owners. In the event of any vacancy on the Committee, the Board of Directors may designate a new member to fill such vacancy.

Section 4.03 Any construction on any Parcel requires the prior written approval of the Committee. All site plans required to be submitted to the Committee shall be prepared by an architect or other professional and submitted in duplicate by mail to the address of the Committee and shall contain the name, address, and phone number of the Owner and identify the Parcel being developed. The site plan shall show the location of the buildings on the Parcel, access roads, and the limits of the disturbed area. In addition the plan will show a lighting plan indicating the limits of illumination.

Section 4.04 Within thirty (30) days after the receipt of the plans the Committee shall approve or disapprove such plans. Approval or disapproval shall be made upon



unexpected repair or replacement of an improvement upon the Road within the Property. for legal fees, costs and expenses incurred with regard to any dispute to which the Association is a party, provided that any such special assessment shall have the consent of Owners possessing two-thirds (2/3) of all votes cast on the decision.

Section 5.08

Annual and special assessments must be allocated uniformly among the Parcels in proportion to the votes the Owners thereof are granted pursuant to Section 5.02 above.

Section 5.09

In the event that any assessment, whether annual or special, shall remain unpaid to the Association for a period of thirty (30) days after the due date established by the Board of Directors, the Association may record a written notice with the Auditor of Kittitas County, Washington that the Association claims a lien against the Parcel that has been levied the assessment for collection of the assessment, together, with a late charge of ten percent (10%) of the delinquent assessment, interest at the rate of twelve percent (12%) per annum from the due date until paid, and attorneys' fees and costs incurred incident thereto. From and after recording such notice, the specified Parcel shall be subject to alien to the Association as security for the sums designated in such notice together with any other unpaid assessment which may accrue thereafter, together with interest and attorneys' fees and costs, until satisfied of record. Such lien may be foreclosed in the manner of a mortgage of real property and in such foreclosure action the Association shall recover a reasonable sum as attorneys' fees therein and the reasonable costs of searching and abstracting the public records. No satisfaction made of foreclosure shall constitute a release of the Association's rights hereunder with respect to future accruing assessments. During the period of any delinquency of an assessment, the Owner of the Parcel subject to the assessment shall not be entitled to vote. For the purpose of this paragraph, the term assessment shall include not only the annual or special assessments assessed pursuant to this Article VII, but also any other cost or charge which, pursuant to the Declaration, is payable by the Owner.

Section 5.10

In consideration of the rights conferred upon the Association hereby, the Association shall maintain the Road and trail easements in the Property. When it deems feasible to do so, the Association shall cause all or a portion of the Road in the Property to be reasonably plowed and passable during the winter season. There are no assurances however that the Road will be cleared the next day (or within any given time frame) after a snowfall. Such services shall be performed for the benefit of the Owners until such time, if any, that such functions shall be assumed by a public authority.

Section 5.11

The Committee shall have the authority to advertise for bids, let contracts to contractors and others, and to take such other actions as is reasonably necessary to comply with this Article.

Section 5.12

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any Parcel shall not affect the assessment lien. However, the sale or transfer of any Parcel pursuant to mortgage foreclosure or proceedings in lieu thereof shall extinguish the lien



Section 7.01 The covenants, restrictions, easements, rights, liens, and encumbrances herein provided for shall be covenants running with the land and shall be binding upon the Property and any and all parts thereof, the parties in interest thereto and their heirs, assigns personal representatives and successors in interest. Accepting an interest in and to any portion of the Parcels shall constitute an agreement by any person or entity accepting such interest, that they and each of them shall be bound by and subject to the provisions hereof.

Section 7.02 In the event that any provision hereof shall be declared to be invalid by any court of competent jurisdiction, no other provision shall be affected thereby and the remaining provisions shall remain in full force and effect. No waiver of the breach of any provision hereof shall constitute a waiver of a subsequent breach of the same provision or of any other provision. No right of action shall accrue for or on account of the failure of any person to exercise any right hereunder nor for requiring compliance with any provision, condition, restriction or covenant which may be determined unenforceable.

Section 7.03 Each Owner and the Association, for the benefit of the Owners, shall have the right and authority to enforce the provisions hereof and in addition to any other remedy for damages or otherwise, shall have the right to injunctive relief. The prevailing party in any action to enforce any provision hereof shall recover a reasonable sum as attorney's fees together with the reasonable costs of searching and abstracting the public record which sums shall be paid by the unsuccessful party.

Section 7.04 If there is any conflict between any recorded survey and this Declaration, this Declaration shall control.

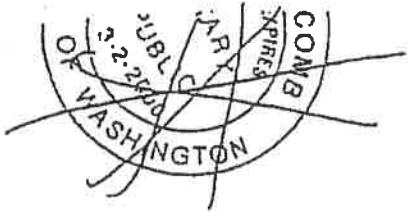
Section 7.05 The provisions of this Declaration may be amended, changed or revoked in whole or in part at any time by written instrument signed by the Owners holding seventy-five percent (75%) of all votes entitled to be cast, provided that as long as any Parcel is owned by the Declarant (or any of them), the written consent of the Declarant shall also be required. Such instrument shall be effective only when recorded with the Auditor of Kittitas County, Washington. Until such time as at least half of the Parcels have been sold to third parties, Grantor may amend this Declaration by recording a written instrument with the Auditor of Kittitas County, Washington, and providing a copy of such amendment to any other Owner.

Section 7.06 Grantor may assign its rights and obligations hereunder to any corporation, limited liability company or other entity of which Grantor is an owner or



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MULTI 34.00

Kittitas Co Auditor STEWART TITLE



Jo Ann Holcomb
PRINTED NAME: Jo Ann Holcomb
NOTARY PUBLIC
in and for the State of
Washington.
My commission expires: 3-2-2000





200008010057
Page: 14 of 19
08/01/2000 04:15P
MULTI 34.00

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me DARRELL STORKSON and MARJORIE STORKSON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me by DARRELL STORKSON and MARJORIE STORKSON on this 21 day of Feb, 2000.



Jo Ann Holcomb
PRINTED NAME: Jo Ann Holcomb
NOTARY PUBLIC
in and for the State of
Washington.
My commission expires: 3-2-2000



200008010057

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08/01/2008 04:16p
MULTI 34.00

Kittitas Co Auditor STEWART TITLE

EXHIBIT A

Lot 1E

Lot 1E of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 1F

Lot 1F of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 1G

Lot 1G of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 1H

Lot 1H of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the East Half of Section 3 and a portion of the Northwest Quarter of Section 2, all in Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 2E

Lot 2E of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 2F

Lot 2F of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.



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MULTI 34.00

Kittitas Co Auditor STEWART TITLE

Washington; being a portion of the Northeast Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 5E

Lot 5E of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the South Half of Section 35, Township 18 north, Range 17 East, and a portion of the North Half and the Southeast Quarter of Section 2, Township 17 North, Range 17 East, W.M., all in the County of Kittitas, State of Washington.

Lot 5F

Lot 5F of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 35, Township 18 North, Range 17 East, and a portion of the Northwest Quarter of Section 2, Township 17 North, Range 17 East W.M., all in the County of Kittitas, State of Washington.

Lot 5G

Lot 5G of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 35, Township 18 North, Range 17 East, and a portion of the Northwest Quarter of Section 2, Township 17 North, Range 17 East, W.M., all in the County of Kittitas, State of Washington.

Lot 18E

Lot 18E of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 18F

Lot 18F of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 3, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Lot 18G

Lot 18G of that certain Survey as recorded October 8, 1999, in Book 24 of Surveys at pages 155-158, under Auditor's File No. 199910080039, records of Kittitas County,

STATE OF WASHINGTON, Kittitas County) ss.
I, Beverly M. Allenbaugh, Kittitas County Auditor,
do hereby certify that the enclosed instrument is
a true and correct copy of the microfilmed original
record preserved in my office. Witness my hand
and official seal.

BEVERLY M. ALLENBAUGH, Kittitas County Auditor

By Deputy L. Flach Date: 8-1-2000

CA-15-0272



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

"Building Partnerships - Building Communities"

PRELIMINARY SITE ANALYSIS
The PSA provides general information about a parcel and must be completed prior to applying for a building permit.
This review will be completed within 7-10 business days.

FEES: \$50.00

TRACKING #:

1. **REQUESTER INFORMATION**
Name: Steffen Bradley & Carin Thomas-Bradley Phone Number: 509-856-7387
509-899-4050
Mailing Address: 809 E. Tacoma Ave Ellensburg WA 98926
Email: bradleyscjs@gmail.com Send PSA by: Email Mail

2. **ADDITIONAL CONTACT INFORMATION:**
Name: _____ Phone Number: _____
Mailing Address: _____
Email: _____ Send PSA by: Email Mail
Name: _____ Phone Number: _____
Mailing Address: _____
Email: _____ Send PSA by: Email Mail

3. **PROPERTY ADDRESS:** 881 Marion Canyon Rd

4. **MAP OR PARCEL NUMBER:** 17-17-03000-0005

5. **PROJECT DESCRIPTION (If the proposed project location is known, please provide a site plan):**
Residence 2215 sq ft. one story
double wall insulated

6. **ARE THERE OTHER BUILDINGS ON THE PROPERTY?** Yes No
IF YES, PLEASE LIST THE TYPE OF BUILDINGS: _____

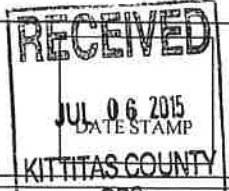
7. **DOES THE PROPOSED PROJECT INCLUDE PLUMBING?** Yes No
IS THERE AN EXISTING POTABLE WATER SOURCE? Yes No
IF YES, PLEASE SELECT ONE OF THE FOLLOWING: Individual Well Shared Well Public Water System

AUTHORIZATION

I hereby acknowledge that I have read this application and certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I agree to comply with all current codes, laws, regulations and permit requirements related to this project. I hereby certify that I will pay all fees as required by law. All permit fees are non-refundable.

Signature of Applicant: [Signature] Date: 7/6/15

Application Received By (CDS Staff Signature): [Signature] Date: 7/6/15 Receipt #: 26093



NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. **PSA applications expire after 365 days from the application date**

Critical Areas

Shoreline: No

DNR water: Yes

DNR water type: Type 2, Type 4

- *There is a Type 2 and type 4 stream on the subject property. The type 2 stream has a 40-100 foot buffer landward from the Ordinary High Water Mark (OHWM). The Type 4 stream has a 15 foot setback landward from the OHWM. The stream and setback/ buffer must be shown on the site plan at the time of building permit submittal.*

Wetlands: No

Hazardous slope: Yes

- *33% slope or greater must follow KCC 17A.06.015: Areas identified as high risk erosion/landslide geologic hazard areas including cliff or talus slopes, may require specialized engineering to ascertain the property is suitable for development purposes. The director is authorized to require such engineering. (Ord. 94-22 (part), 1994). Please contact CDS Planning and Building for further information.*

Landslide area: No

Priority habitat species: Yes

Species type: -

Coal mine shaft: No

Design Criteria

Ground snow load: 76, Engineering is required

Wind speed: 85

Seismic zone: D1

Frost depth: 24"

WUIC: IR 1

- *USE EXPOSURE FACTOR 1.0 FOR OPEN AREA USE EXPOSURE "C" FOR OPEN AREA
NOTE: DUE TO THE SITE CONDITIONS EXCEEDING 33.3% SLOPE, THIS PROPERTY REQUIRES A DETAILED TOPO MAP TO BE REVIEWED BY OUR DEPARTMENT IN ORDER TO VERIFY SITE CONDITIONS WITH SETBACKS FROM THE TOE OF SLOPE AND THE SETBACK AT THE BASE OF A SLOPE BEHIND THE STRUCTURE. A SOILS ENGINEERING ANALYSIS OF THE SITE MAY BE REQUIRED AFTER THIS REVIEW IF THE STRUCTURE DOES NOT MEET SETBACKS TO THE NATURAL TOPOGRAPHY. PLANS MAY NEED BOTH ENGINEERED SOILS ANALYSIS AND STRUCTURALLY ENGINEERED STAMPED PLANS AT TIME OF SUBMITTAL. HOME OWNER MUST VERIFY THIS THIS INFORMATION BEFORE SUBMITTING FOR A BUILDING PERMIT APPLICATION.*

Access

- To permit an on-site septic system, follow the steps outlined below:

1. Site Evaluation

To obtain an OSS installation permit you will first need to have a site evaluation on the proposed project parcel. The site evaluation is performed by an Environmental Health Specialist from the Kittitas County Public Health Department (KCPHD) and a Washington State licensed on-site designer. This evaluation of soil and site characteristics will determine the suitability for an OSS on the parcel. During the evaluation, the type of OSS (gravity, pressure distribution, or alternative system), the soil loading rate, and other landscape and environmental factors will be determined. To obtain a site evaluation, submit the site evaluation application and fee to the KCPHD.

2. OSS Design

After the site evaluation is complete, the next step will be to have an OSS design prepared by a licensed on-site designer. All types of OSS systems (other than gravity) must be designed by a licensed on-site designer. The design and permit application must be submitted to Kittitas County Public Health Department with applicable fees for review.

3. Installation

Once the OSS design has been reviewed and approved, an OSS installation permit will be issued (fees for permit vary.) This installation permit is valid for one year from the date of issuance. A one-year renewal permit may be issued if the application is submitted before the expiration date of the original installation permit. Homeowners are allowed to install their own OSS system. A Kittitas County OSS Installers license is required for all septic system installers and septic tank pumpers contracting work in Kittitas County. These licenses are available through the KCPHD.

4. Inspection

All OSS systems installed must be inspected by an Environmental Health Specialist prior to back fill. The installer or designer may schedule these inspections directly with the KCPHD.

Code Enforcement

Existing Code Enforcement: No

Stormwater & Grading

Stormwater Plans required: No

Grading Permit comments: General Comments:

A grading permit is required for any filling or excavating prior to beginning work unless certain exemptions are met. For more information visit: <http://www.co.kittitas.wa.us/public-works/development/grading-permit.aspx>

Plant Survey Results for the Thomas-Bradley Residence Site

15 June 2016

Prepared for Carin Thomas and Steffen Bradley
809 East Tacoma Ave
Ellensburg, WA 98926

Prepared by Viridia NorthWest
1801 N B St. Ellensburg, WA 98926
Denise Horton, Botanist

Dear Carin and Steffen,

Attached you will find a list of vascular plant species observed during the plant survey you requested for the Thomas-Bradley residence site. The area surveyed is described by the Kittitas County Assessors office as Map # 17-17-03000-0005, Parcel # 14103, also known as 881 Marion Canyon Road, Ellensburg. The plant survey occurred during the spring and early summer of 2016. A total of 20 acres was surveyed for this report.

The residence site lies within the Columbia Basin physiographic Province of Washington state. The vegetation type of the survey site is defined as shrub-steppe habitat. The Washington Department of Fish and Wildlife (WDFW) recognizes shrub-steppe as a Priority Habitat for conservation. Priority Habitats are defined as "habitat types or elements with unique or significant value to a diverse assemblage of species."

The survey site consists of three dominant shrub-steppe plant community types. The moderately steep south-facing slope at the north end of the site is a *Purshia tridentata*/*Festuca idahoensis* plant association with abundant native forbs and grasses. The generally flat area at the center of the site consists of a mosaic of *Artemesia tripartita*/*Festuca idahoensis* interspersed with an *Eriogonum thymoides*/*Poa secunda* plant association. These three shrub-steppe community types are in good condition with just an occasional patch of introduced plant species. No rare plants were found during the survey.

The area south of Marion Canyon Road has had past disturbance but appears to be recovering with an abundance of native species re-establishing among the restoration grasses planted by the WDFW. Your continued work with the Kittitas County Weed Board to eradicate invasive weeds and the release of bio-control agents along with your reseeding native plants from seeds and propagules collected on site will help with a rapid recovery of the disturbed areas. This botanist appreciates your choice to not plant a lawn and to retain and maintain the native plant habitats.

The Thomas-Bradley residence site is adjacent to other similar properties with good quality native shrub-steppe habitat and Open Space designation. With the addition of the close proximity to the L.T. Murray Wildlife Area I highly recommend you reclassify this parcel to Open Space.

Sincerely,

Denise Horton

Vascular Plant List
881 Marion Canyon Road

This list represents vascular plant species observed at 881 Marion Canyon Road, Kittitas County, Washington. This is not a complete list of species on the property but of plants observed during the 2016 spring and early summer survey dates.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Family Name</u>
<i>Achillea millifolium</i>	Yarrow	Asteraceae
<i>Agoseris heterophylla</i>	Annual agoseris	Asteraceae
<i>Agropyron cristatum*</i>	Crested wheatgrass	Poaceae
<i>Allium acuminatum</i>	Taper-tip onion	Liliaceae
<i>Allium scilloides</i>	Scilla-like onion	Liliaceae
<i>Amsinckia lycopoides</i>	Bugloss fiddleneck	Boraginaceae
<i>Amsinckia retrorsa</i>	Rigid fiddleneck	Boraginaceae
<i>Artemisia rigida</i>	Stiff sagebrush	Asteraceae
<i>Artemisia tridentata</i>	Big sagebrush	Asteraceae
<i>Artemisia tripartita</i>	Three-tip sagebrush	Asteraceae
<i>Boechera cusickii</i>	Cusick's rockcress	Brassicaceae
<i>Bromus japonicus*</i>	Japanese brome	Poaceae
<i>Bromus tectorum*</i>	Cheat grass	Poaceae
<i>Calochortus macrocarpus</i>	Sagebrush mariposa	Liliaceae
<i>Castilleja thompsonii</i>	Thompson's paintbrush	Scrophulariaceae
<i>Centaurea diffusa*</i>	Diffuse knapweed	Asteraceae
<i>Chrysothamnus viscidiflorus</i>	Green rabbit-brush	Asteraceae
<i>Cirsium arvense*</i>	Canada thistle	Asteraceae
<i>Claytonia lanceolata</i>	Western springbeauty	Portulacaceae
<i>Claytonia rubra</i>	Red miner's lettuce	Portulacaceae
<i>Collinsia parviflora</i>	Small-flowered blue-eyed Mary	Scrophulariaceae
<i>Collomia grandiflora</i>	Large-flowered collomia	Polemoniaceae
<i>Crepis acuminata</i>	Tapertip hawksbeard	Asteraceae
<i>Crepis barbiger</i>	Bearded hawksbeard	Asteraceae
<i>Crocidium multicaule</i>	Goldstar	Asteraceae
<i>Cryptantha pterocarya</i>	Wingnut cryptantha	Boraginaceae
<i>Delphinium nuttallianum</i>	Upland larkspur	Ranunculaceae
<i>Descurainia sophia*</i>	Flixweed	Brassicaceae
<i>Dodecatheon conjugens</i>	Desert shooting star	Primulaceae
<i>Draba verna</i>	Spring whitlow-grass	Brassicaceae
<i>Erigeron corymbosus</i>	Long-leaf fleabane	Asteraceae
<i>Erigeron linearis</i>	Desert yellow daisy	Asteraceae
<i>Eriogonum douglasii</i>	Douglas' buckwheat	Polygonaceae
<i>Eriogonum elatum</i>	Tall buckwheat	Polygonaceae
<i>Eriogonum heracleoides</i>	Parsnip-flowered buckwheat	Polygonaceae
<i>Eriogonum strictum</i>	Strict buckwheat	Polygonaceae
<i>Eriogonum thymoides</i>	Thyme-leaf buckwheat	Polygonaceae

<i>Festuca idahoensis</i>	Blue bunchgrass	Poaceae
<i>Fritillaria pudica</i>	Yellow bell	Liliaceae
<i>Hieracium cynoglossoides</i>	Hounds-tongue hawkweed	Asteraceae
<i>Hydrophyllum capitatum</i>	Woolly breeches	Hydrophyllaceae
<i>Idahoia scapigera</i>	Scalegod	Brassicaceae
<i>Lactuca serriola</i> *	Prickly lettuce	Asteraceae
<i>Lathyrus lanszwertii</i>	Thick-leaved peavine	Fabaceae
<i>Lathyrus pauciflorus</i>	Few-flowered peavine	Fabaceae
<i>Lewisia rediviva</i>	Bitterroot	Portulacaceae
<i>Leymus cinereus</i>	Basin wildrye	Poaceae
<i>Lithophragma glabrum</i>	Bulbiferous prairie-star	Saxifragaceae
<i>Linaria dalmatica</i> *	Dalmation toadflax	Plantaginaceae
<i>Lomatium dissectum</i>	Fern-leaf biscuit-root	Apiaceae
<i>Lomatium geyeri</i>	Geyer's desert-parsley	Apiaceae
<i>Lomatium gormanii</i>	Gorman's desert-parsley	Apiaceae
<i>Lomatium macrocarpum</i>	Large-fruited lomatium	Apiaceae
<i>Lomatium triternatum</i>	Nine-leaf lomatium	Apiaceae
<i>Lupinus lepidus</i>	Prairie lupine	Fabaceae
<i>Madia gracilis</i>	Common tarweed	Asteraceae
<i>Mertensia longiflora</i>	Small bluebells	Boraginaceae
<i>Nestotus stenophyllus</i>	Narrow-leaved goldenweed	Asteraceae
<i>Olsynium douglasii</i>	Douglas' grass-widow	Iridaceae
<i>Orobanche uniflora</i>	Naked broom-rape	Orobanchaceae
<i>Penstemon rydbergii</i>	Rydberg's penstemon	Plantaginaceae
<i>Phacelia hastata</i>	White-leaf phacelia	Hydrophyllaceae
<i>Phacelia linearis</i>	Thread-leaf phacelia	Hydrophyllaceae
<i>Phlox hoodii</i>	Hood's phlox	Polemoniaceae
<i>Phlox longifolia</i>	Long-leaf phlox	Polemoniaceae
<i>Phoenicaulis cheiranthoides</i>	Daggerpod	Brassicaceae
<i>Pinus ponderosa</i>	Ponderosa pine	Pinaceae
<i>Poa bulbosa</i> *	Bulbous bluegrass	Poaceae
<i>Poa secunda</i>	Sandberg's bluegrass	Poaceae
<i>Polemonium micranthum</i>	Littlebells polemonium	Polemoniaceae
<i>Pseudoroegneria spicata</i>	Bluebunch wheatgrass	Poaceae
<i>Purshia tridentata</i>	Bitterbrush	Rosaceae
<i>Ranunculus glaberrimus</i>	Sagebrush buttercup	Ranunculaceae
<i>Ribes cereum</i>	Wax currant	Grossulariaceae
<i>Rumex crispus</i> *	Sour dock	Polygonaceae
<i>Sambucus nigra</i>	Blue elderberry	Caprifoliaceae
<i>Saxifraga mertensiana</i>	Wood saxifrage	Saxifragaceae
<i>Senecio integerrimus</i>	Western groundsel	Asteraceae
<i>Sisymbrium altissimum</i> *	Jim Hill mustard	Brassicaceae
<i>Thinopyrum intermedium</i>	Intermediate wheatgrass	Poaceae
<i>Tragopogon dubius</i> *	Oysterplant	Asteraceae
<i>Trifolium macrocephalum</i>	Big-headed clover	Fabaceae
<i>Triteleia grandiflora</i>	Douglas' brodiaea	Liliaceae
<i>Viola trinervata</i>	Sagebrush violet	Violaceae



*Washington
Natural
Heritage
Program*

Reference Desk

Reference Desk	Location Search	Rare Plants	Rare Animals	Communities
GIS	Field Guides	Publications	Natural Heritage Plan	

Washington Natural Heritage Information System
Known High-Quality or Rare Plant Communities and Wetland Ecosystems of Washington
September 2014
Kittitas County

Artemisia arbuscula ssp. arbuscula / Festuca idahoensis Shrub Herbaceous Vegetation	Low Sagebrush / Idaho Fescue	
Artemisia rigida / Poa secunda Shrub Herbaceous Vegetation	Stiff Sagebrush / Sandberg's Bluegrass	
Artemisia rigida Cover Type	Stiff Sagebrush Shrubland	
Artemisia tridentata / Festuca idahoensis Shrub Herbaceous Vegetation	Big Sagebrush / Idaho Fescue	
Artemisia tridentata ssp. wyomingensis / Pseudoroegneria spicata Shrub Herbaceous Vegetation	Wyoming Big Sagebrush / Bluebunch Wheatgrass	
Artemisia tripartita ssp. tripartita / Festuca idahoensis Shrub Herbaceous Vegetation	Threetip Sagebrush / Idaho Fescue	
Eriogonum thymoides / Poa secunda Dwarf-shrub Herbaceous Vegetation	Thyme Buckwheat / Sandberg's Bluegrass	
Larix occidentalis Cover Type	Western Larch Forest	H
Picea engelmannii Cover Type	Engelmann Spruce Forest	H
Pinus albicaulis - Abies lasiocarpa Cover Type	White-bark Pine - Subalpine Fir Forest	H
Pinus albicaulis Cover Type	White-bark Pine Forest	H
Pinus monticola Cover Type	Western White Pine Forest	H
Pinus ponderosa / Symphoricarpos albus Temporarily Flooded Woodland	Ponderosa Pine - Common Snowberry	
Pinus ponderosa Cover Type	Ponderosa Pine Forest	
Pseudotsuga menziesii - Abies lasiocarpa Cover Type	Douglas-fir - Subalpine Fir Forest	H
Pseudotsuga menziesii - Tsuga heterophylla Cover Type	Douglas-fir - Western Hemlock Forest	H

Pseudotsuga menziesii Cover Type	Douglas-fir Forest	H
Purshia tridentata / Achnatherum hymenoides Shrubland	Bitterbrush / Indian Ricegrass	
Quercus garryana / Carex geyeri Woodland	Oregon White Oak / Geyer's Sedge	
Quercus garryana Forest [Placeholder]	Oregon White Oak	

Washington Natural Heritage Program - www.dnr.wa.gov/ResearchScience/Topics/NaturalHeritage/Pages/amp_nh.aspx/ [back to top](#)

Washington Dept. of Natural Resources, PO Box 47016, Olympia, WA

WDFW Priority Habitat Species



Layers Tools

Base Maps

- Aerial
- Hybrid
- Boundaries
- Parcel
- Street
- Topography

Toggle PHS

Turn PHS Data Off

PHS View Source

PHS Plus Public View (Sh

PHS Features Found

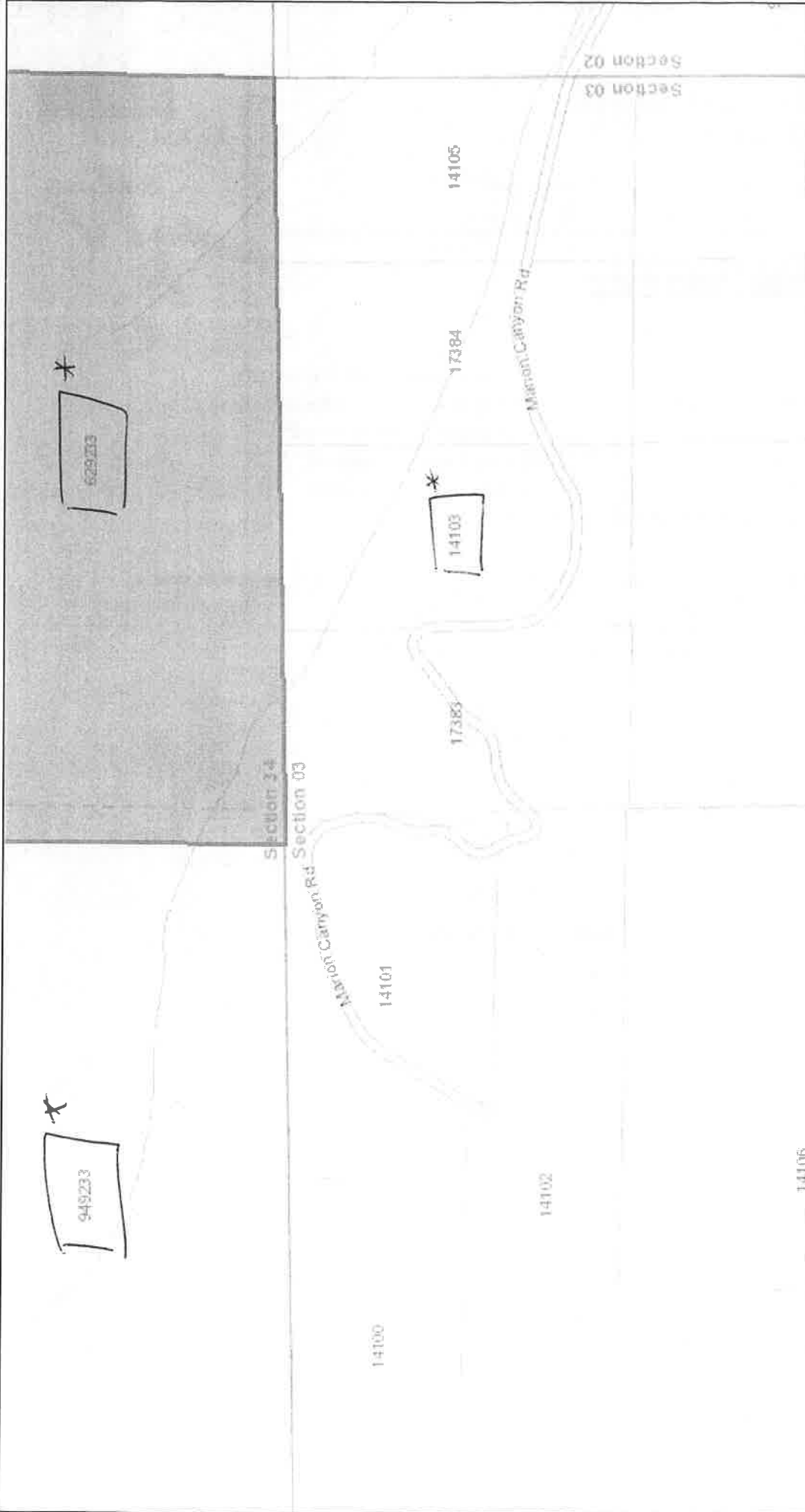
Common Name	Scientific Name	Priority Area	Display Resolution	Feature Type	Full Record
Elk (show)	Cervus elaphus	Regular Concentration	AS MAPPED	Area	Show Full Record
Shrub-steppe (show)	Null	Terrestrial Habitat	AS MAPPED	Area	Show Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Gray wolf (show)	Canis lupus	Occurrence	TOWNSHIP	Area	Show Full Record
Ring-necked Snake (show)	Diadophis punctatus	N/A	QTR-TWP	Area	Show Full Record

Dismiss

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,

Accessed on 6/10/2016

Kittitas County COMPAS Map



1 inch = 752 feet
Relative Scale 1:9,028

Date: 6/14/2016

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





KITTITAS COUNTY
WASHINGTON



TAXSIFTER

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[PAYMENT CART\(0\)](#)

Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949233 Owner Name: STATE OF WASH (DNR)
 DOR Code: 67 - Services - Governmental Address1: 1111 WASHINGTON ST SE
 Situs: Address2: PO BOX 47016
 Map Number: 18-17-34000-0003 City, State: OLYMPIAWA
 Status: EXEMPT FULL YEAR Zip: 98504-7016
 Description: ACRES 80.00, SEC. 34; TWP. 18; RGE. 17 S 1/2 SW 1/4
 Comment:

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$100	Land:	\$0	District:	19 - COR SD401 H01
Improvements:	\$0	Improvements:	\$0		CO COF ST
Permanent Crop:	\$0	Permanent Crop:	\$0	Current Use/DFL:	No
Total	\$100	Total	\$0	Senior/Disability Exemption:	No
				Total Acres:	80.00000

Ownership

Owner's Name	Ownership %
STATE OF WASH (DNR)	100 %

Sales History

No Sales History

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Inpr.	PermCrop Value	Total	Exempt	Taxable
2016	STATE OF WASH (DNR)	\$100	\$0		\$0	\$100	\$0
2015	STATE OF WASH (DNR)	\$100	\$0		\$0	\$100	\$0
2014	STATE OF WASH (DNR)	\$100	\$0		\$0	\$100	\$0
2013	STATE OF WASH (DNR)	\$100	\$0		\$0	\$100	\$0
2012	STATE OF WASH (DNR)	\$100	\$0		\$0	\$100	\$0

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

No images found.



CENTRAL WASHINGTON UNIVERSITY

June 13, 2016

To Whom It May Concern,

This letter confirms that Carin Thomas-Bradley and Steffen Bradley have made available their property in High Ranch at 881 Marion Canyon in Ellensburg for field ecology and plant taxonomy courses taught in the Department of Biological Sciences at Central Washington University. The site is 9 miles west of the University and this gesture is highly appreciated.

Faculty who wish to use this location for field trips showing the plant ecological communities of Eastern Washington including two Natural Heritage Program Rare Plant Communities, (*Artemisia tripartita* / *Festuca idahoensis*, Threetip Sagebrush / Idaho Fescue and *Eriogonum thymoides* / *Poa secunda*, Thyme Buckwheat / Sandberg's Bluegrass) should contact the owners at least two weeks in advance to arrange the details of the site visit.

Contact Information:

1. A letter addressed to the owners at 881 Marion Canyon, Ellensburg, WA 98926.
2. A phone call to the owners at 509-856-7387 or 509-899-4050.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James E. Johnson'.

James E. Johnson, Chair
Department of Biological Sciences

Carin Thomas-Bradley

From: James Johnson
Sent: Monday, June 13, 2016 12:55 PM
To: Eric Graham; Fabiola Serra Fuertes; Lucy Bottcher; James Johnson; Blaise Dondji; David Darda; Paul James; Kristina Ernest; Daniel Beck; Linda Raubeson; Holly Pinkart; Mary Poulson; Tom Cottrell; Jason Irwin; Steve Wagner; Ian Quitadamo; Wayne Quirk; Alison Scoville; Lucinda Carnell; Clay Arango; Lixing Sun; Gabrielle Stryker; Jennifer Dechaine-Berkas; April Binder
Cc: Kari Linnell; Mari Knirck; Carin Thomas-Bradley
Subject: Thomas-Bradley Property for Plant Taxonomy and Field Ecology

Dar All,

Carin and Stefan have kindly made available their property in the High Ranch at 881 Marion Canyon in Ellensburg available to use for field ecology and plant taxonomy courses and other field biology courses taught in the Department of Biological Sciences. Their property is 9 miles west of the University.

Faculty who wish to use this location for field trips (the site includes two Natural Heritage Program Rare Plant Communities, (*Artemisia tripartita* / *Festuca idahoensis*, Threetip Sagebrush / Idaho Fescue and *Eriogonum thymoides* / *Poa secunda*, Thyme Buckwheat / Sandberg's Bluegrass) should contact Carin and Stefan at least two weeks in advance to arrange the details of the site visit.

Contact Information:

1. A letter addressed to the owners at 881 Marion Canyon, Ellensburg, WA 98926.
2. A phone call to the owners at 509-856-7387 or 509-899-4050.

Maybe later this summer, we can arrange a visit to the property for interested faculty to plan some field visits.

If you see Carin in the halls be sure to thank her for this opportunity!

J.

—

Jim Johnson, Chair
Department of Biological Sciences
400 East University Way
Ellensburg, WA 98926-7537

Thomas - Bradley Residence Site Plan

881 - Marion Canyon Rd.

