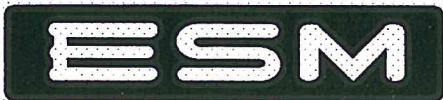


LETTER OF TRANSMITTAL



33915 1st Way South, #200
Federal Way, WA 98003
(253) 838-6113 Fax: (253) 838-7104

DATE:	8/30/2006	JOB NO.	410-028-005
ATTN:	<i>Joanna Valencia</i>		
RE:	SSH1		
	<i>Black Horse at Whiskey Creek</i>		

TO: Kittitas County Community Services
411 N Ruby Street, Suite 2
Ellensburg WA 98926

VIA _____ Courier
_____ Mail
_____ To be picked up
X _____ Overnight mail

WE ARE SENDING YOU:

____ Prints X Plans _____ CAD Disk
____ Copy of Letter _____ Change Order _____ Original drawings
____ Other - _____

COPIES	DATE	SHT. NO.	DESCRIPTION
3	8/30/2006		P-Plat Drawings

THESE ARE TRANSMITTED as checked below:

X For approval _____ For review and comment
____ For your use _____ For your signature
____ As requested _____

REMARKS

Joanna,

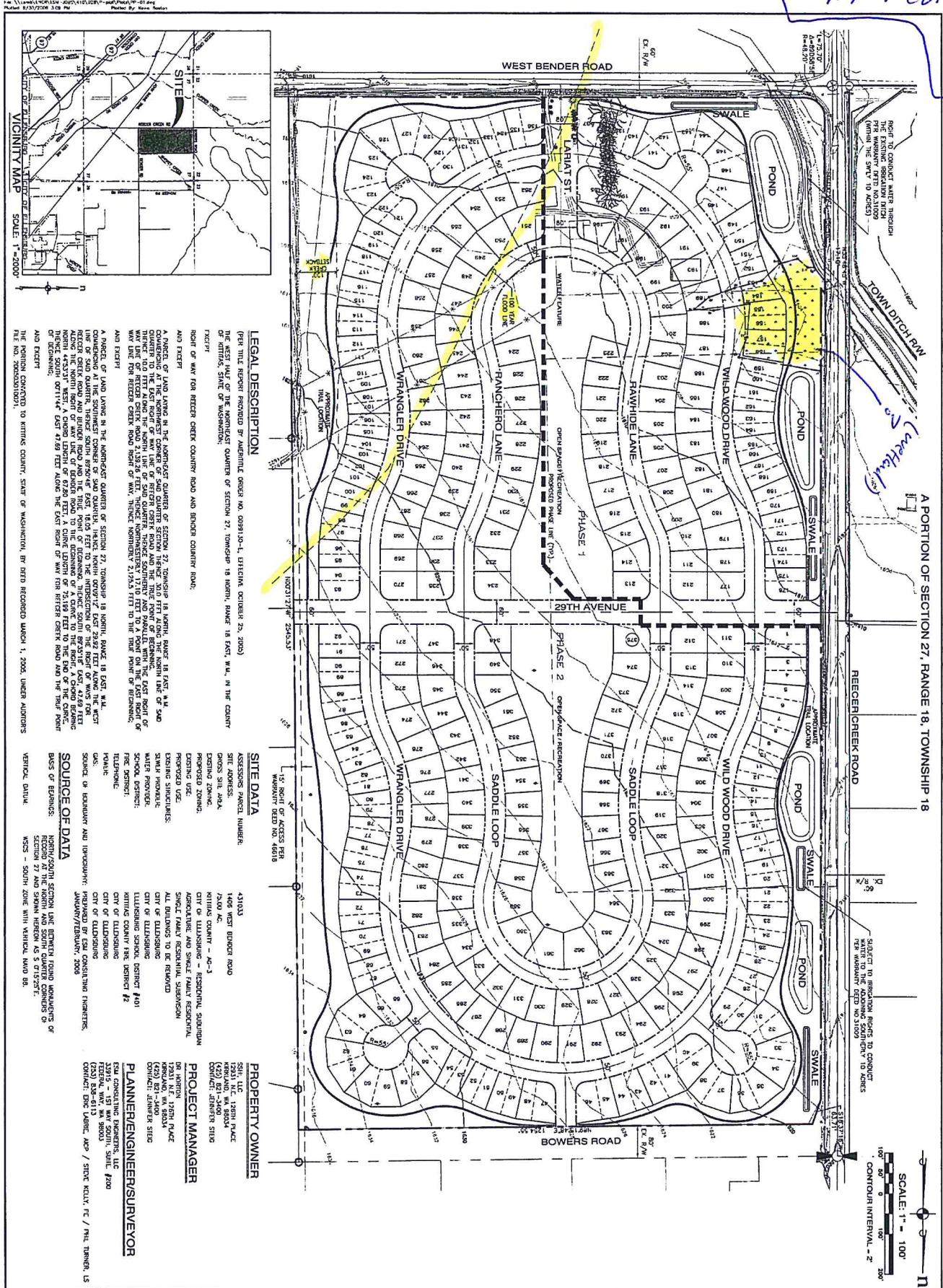
Included are three copies of the updated P-Plat drawings for the Axtman PUD, now referred to as "Black Horse at Whiskey Creek". Unfortunately, our wetland consultant is unexpectedly out of the office until next Tuesday, and therefore we do not have the updated wetlands report at this time. However, we will be able to discuss the contents of the wetland report at our upcoming meeting.

COPY TO: _____

SIGNED: Steve Kelly, PE

Journal Copy
for Review

received
8/31/08



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION
(PER TITLE RECORD PROVIDED BY APPLICANT UNDER RECORD NO. 0099130-4, ELLensburg COUNTY 23, 2003)
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KENNESAW, STATE OF WASHINGTON.

SITE DATA
PROPOSED PROJECT NUMBER: 2008-0001
SITE ADDRESS: 14303 WEST BENDER ROAD, ELLensburg, WA 99004
PROPOSED ZONING: RESIDENTIAL SUBDIVISION
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING STRUCTURES: NONE
WATER PROVISION: CITY OF ELLensburg
SEWER PROVISION: CITY OF ELLensburg
FIRE PROVISION: CITY OF ELLensburg
TELEPHONE: CITY OF ELLensburg
POWER: CITY OF ELLensburg
GAS: CITY OF ELLensburg
SOURCE OF WATERWAY AND UNDERCUT: PREPARED BY ESM CONSULTING ENGINEERS, JAVIER/TERRELL, 2008
BASIS OF EVIDENCE: NORTH/SOUTH SECTION LINE BETWEEN TRADING COMPANIES OF SECTION 27 AND SHOWN HEREON AS S 0153527' W 153.527' AND WEST BENDER ROAD AS S 0153527' W 153.527' AND SOUTH ZONE WITH VERTICAL CURVE 88.

PROPERTY OWNER
SSHI, LLC dba DR HORTON
12201 N.E. 12TH PLACE
KENT, WA 98044
CONTACT: JENNIFER STEE

PROJECT MANAGER
DR. HORTON
14303 WEST BENDER ROAD
ELLensburg, WA 99004
CONTACT: JENNIFER STEE

PLANNER/ENGINEER/SURVEYOR
ESM CONSULTING ENGINEERS, LLC
33915 1st Way South #200
Federal Way, WA 98003
CONTACT: ERIC LARSEN, AEP / STACEY KELLY, PE / PAUL TURNER, LS

REVISIONS

NO.	DATE	DESCRIPTION
1	08-20-08	ISSUED FOR PERMIT
2	08-20-08	ISSUED FOR PERMIT
3	08-20-08	ISSUED FOR PERMIT
4	08-20-08	ISSUED FOR PERMIT
5	08-20-08	ISSUED FOR PERMIT
6	08-20-08	ISSUED FOR PERMIT

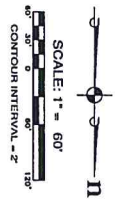
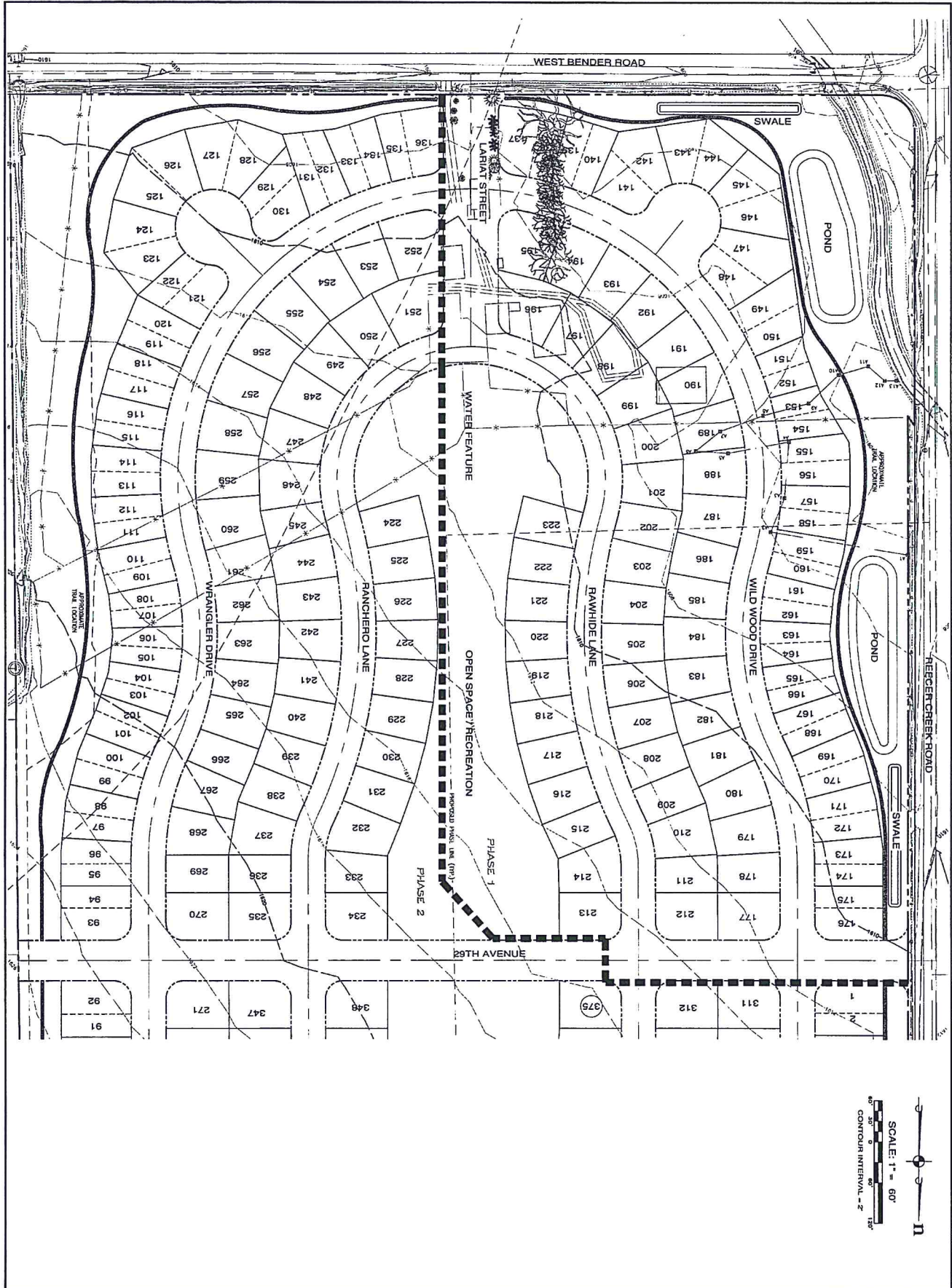
SCALE: 1" = 100'
CONTOUR INTERVAL: 2'

SSHI, LLC dba DR HORTON

BLACK HORSE AT WHISKEY CREEK
(AUXMAN PUD)
OVERALL SITE PLAN
WASHINGTON

ESM CONSULTING ENGINEERS, LLC
33915 1st Way South #200
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

CITY OF ELLensburg



DATE	08.26.24
PROJECT	PHASE 2
DRAWN BY	AKB
REVIEWED BY	AKB
DESIGNED BY	AKB
APP. NO.	15-0000000
PROJ. NO.	PH-02

SSHI, LLC dba DR HORTON

BLACK HORSE AT WHISKEY CREEK
 (ACTMAN PUD)
 CITY OF ELLENSBURG SITE PLAN - SOUTH WASHINGTON

ESM CONSULTING ENGINEERS, LLC
 33615 1st Way South #200
 Federal Way, WA 98003

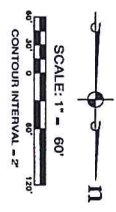
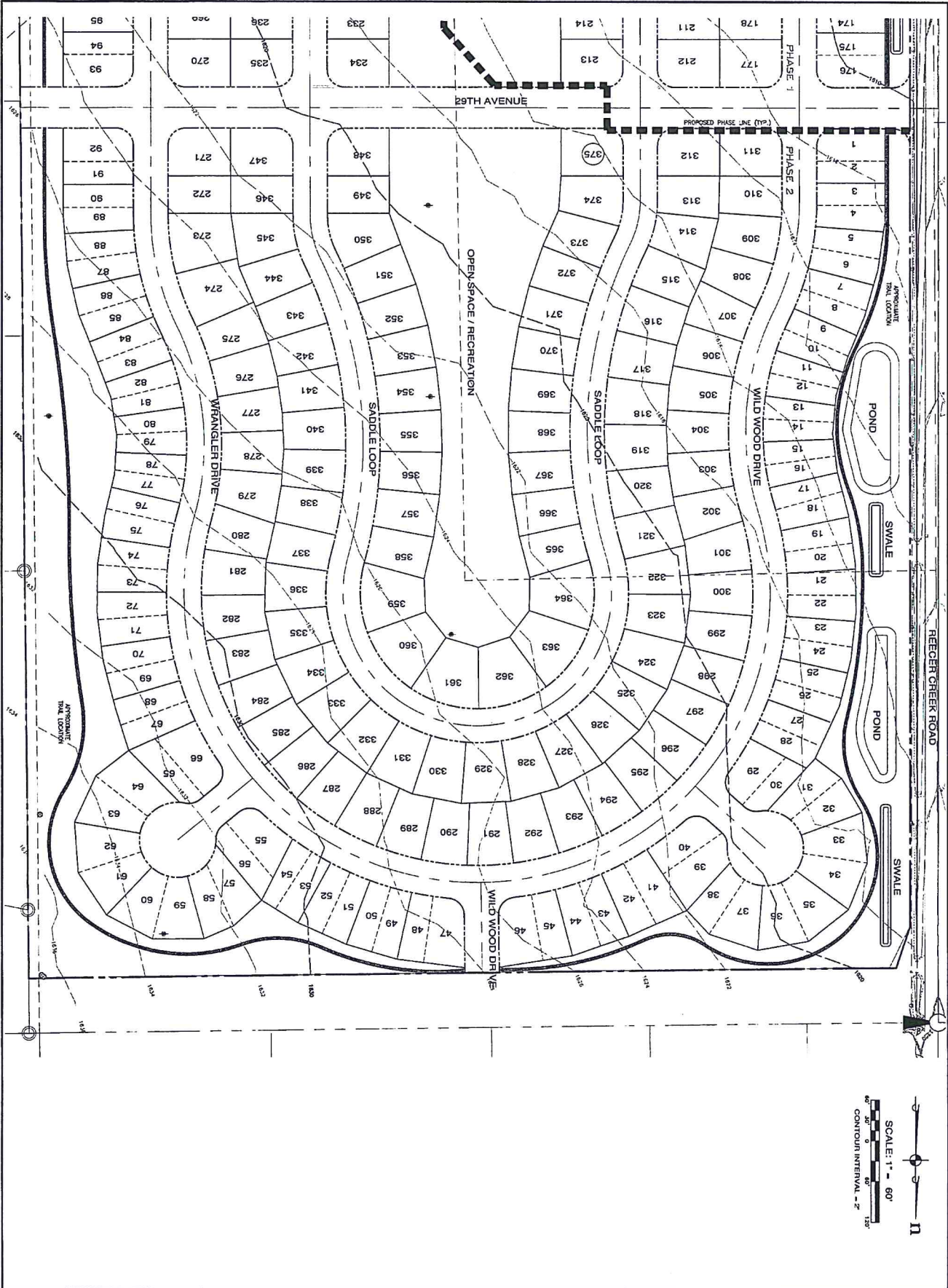
www.esmcivil.com

Civil Engineering Land Surveying
 Public Works Project Management

Land Planning
 Landscape Architecture



NO. OF SHEETS	6
SHEET NO.	2



DATE: 08-27-06	PROJECT: PH-03
CHECKED BY: JMS	DESIGNED BY: JMS
DRAWN BY: JMS	DATE: 08-27-06

SSHI, LLC dba DR HORTON
BLACK HORSE AT WHISKEY CREEK
 (AXTMAN PUD)
 CITY OF ELLENBURG
 SITE PLAN - NORTH
 WASHINGTON

ESM CONSULTING ENGINEERS, LLC
 33915 1st Way South #200
 Federal Way, WA 98003
 www.esmcivil.com

ESM is a member of the
 ESM GROUP
 11000 1st Ave S, Suite 110
 Federal Way, WA 98003
 Phone: 206-835-8111
 Fax: 206-835-8112
 DE FAX: 206-835-8113

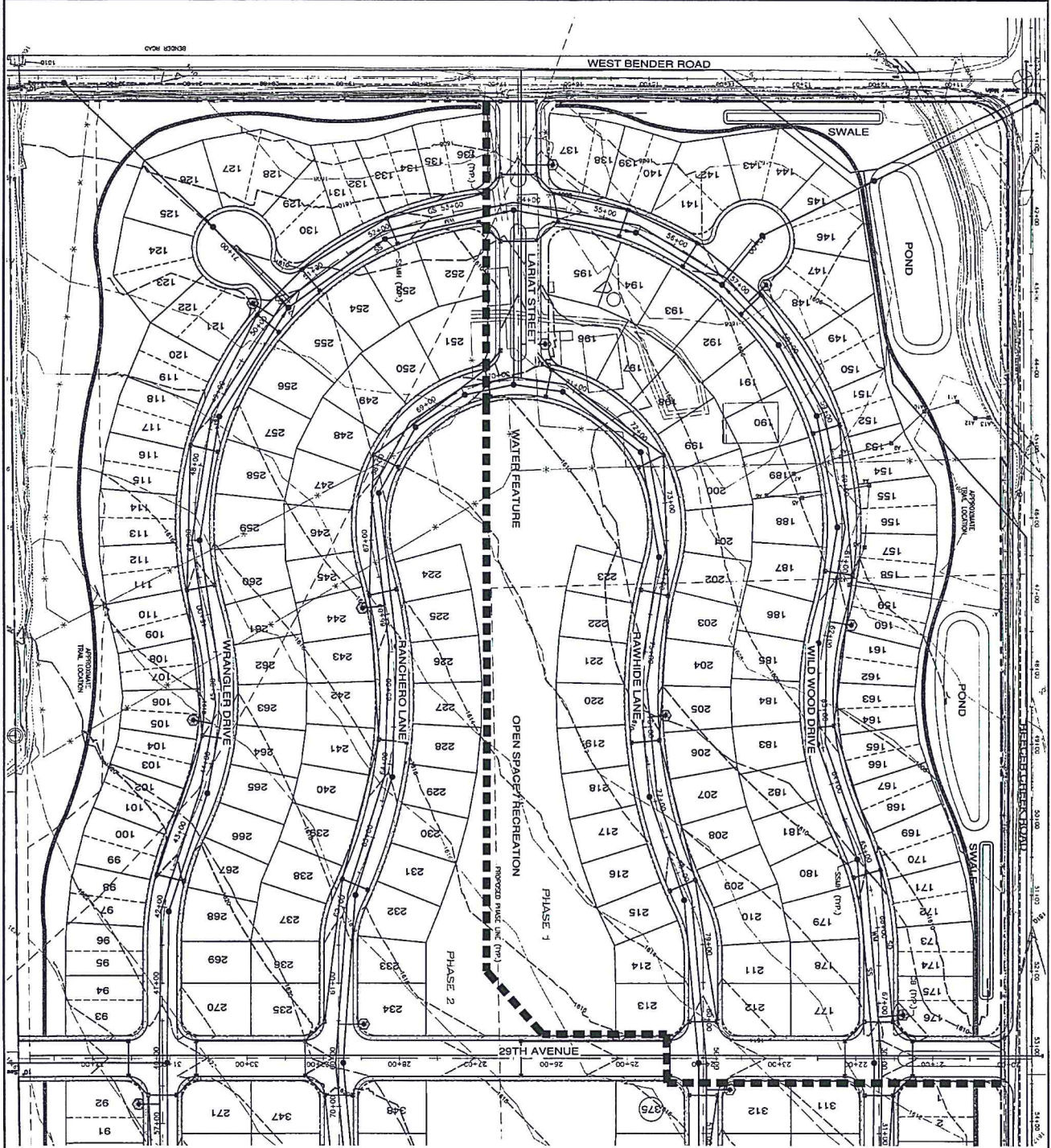
Civil Engineering
 Public Works

Land Surveying
 Project Management

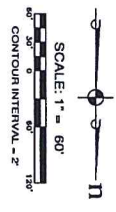
Land Planning
 Landscape Architecture



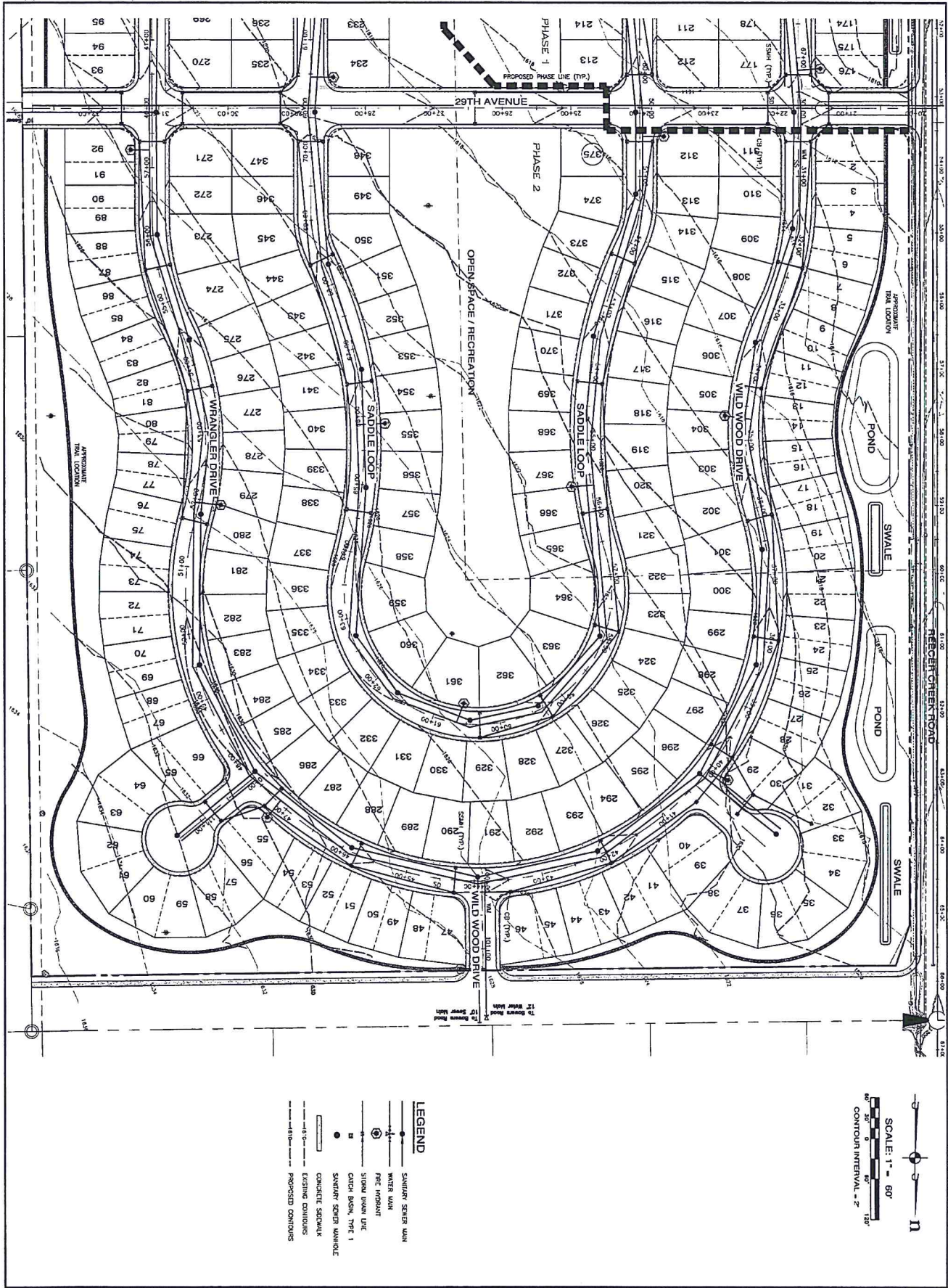
REVISIONS	NO.	DATE	DESCRIPTION



- LEGEND**
- Sanitary Sewer Main
 - Water Main
 - (H)— Fire Hydrant
 - (S)— Storm Drain Line
 - (CB)— Catch Basin, Type 1
 - (C)— Sanitary Sewer Manhole
 - (CS)— Concrete Sidewalk
 - (E)— Existing Contours
 - (P)— Proposed Contours



<p>4 of 6 sheets</p>	<p>SSHI, LLC dba DR HORTON</p> <p>BLACK HORSE AT WHISKEY CREEK (ACTMAN PUD)</p> <p>CITY OF ELLENSBURG PRELIMINARY ROAD, GRADING AND UTILITY PLAN WASHINGTON</p>	<p>ESM CONSULTING ENGINEERS, LLC 33915 1st Way South #200 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Land Surveying Public Works Project Management</p> <p>Land Planning Landscape Architecture</p>	
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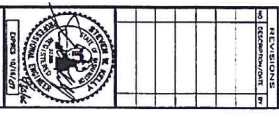
5 of 6 sheets

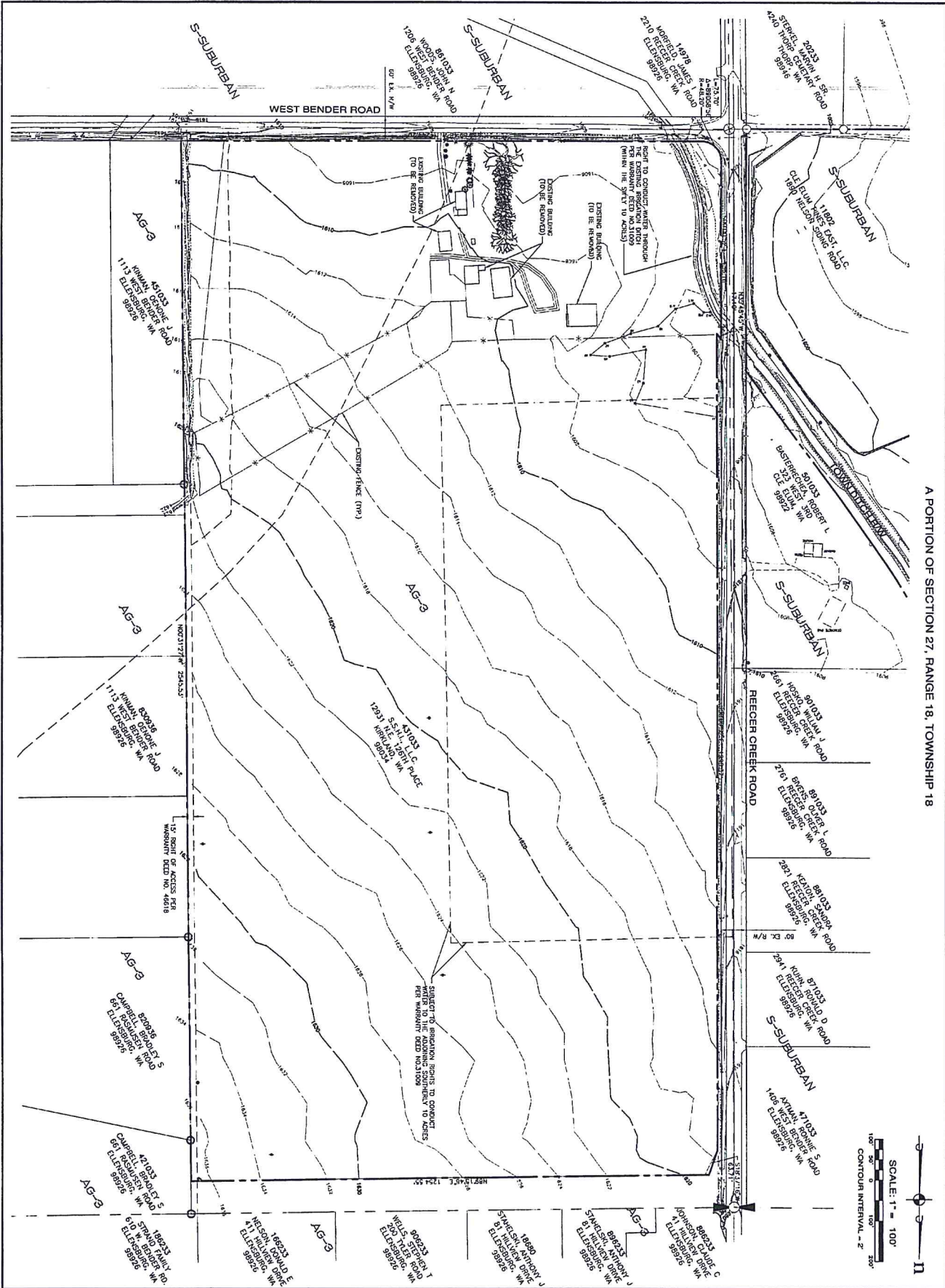
SSHI, LLC dba DR HORTON
BLACK HORSE AT WHISKEY CREEK
 (ACTMAN PUD)
 CITY OF ELLENBURG PRELIMINARY ROAD, GRADING AND UTILITY PLAN WASHINGTON

ESM CONSULTING ENGINEERS, LLC
 33915 1st Way South #200
 Federal Way, WA 98003
 www.esmcivil.com

Civil Engineering Land Surveying
 Public Works Project Management
 Land Planning Landscape Architecture

PHONE: (206) 835-1111
 FAX: (206) 835-1122
 TOLL FREE: 877-352-7273





A PORTION OF SECTION 27, RANGE 18, TOWNSHIP 18

DATE	BY	REVISION
08-20-08	MB	1
08-20-08	MB	2
08-20-08	MB	3
08-20-08	MB	4
08-20-08	MB	5
08-20-08	MB	6

SSHI, LLC dba DR HORTON

BLACK HORSE AT WHISKEY CREEK
 (A/XTM PUD)
 EXISTING CONDITIONS

CITY OF ELLENBURG WASHINGTON

ESM CONSULTING ENGINEERS, LLC
 3315 1st Way South #200
 Federal Way, WA 98003

www.esmcivil.com

Civil Engineering Land Surveying
 Public Works Project Management
 Land Planning Landscape Architecture

Joanna F. Valencia

From: Joanna F. Valencia
Sent: Tuesday, August 22, 2006 12:38 PM
To: 'Jennifer A Steig'
Cc: Steve Kelly
Subject: RE: Axtman PUD

Hi Jennifer,

If you could email the traffic analysis and wetland report to me today that would be great.

How are things going with the possible intersection improvements discussion with Public Works? I haven't been able to touch base with them yet, but anticipate chatting with them this afternoon and having that traffic study on hand would be helpful.

In regards to other items:

- ✓ Wetlands- in addition to the ones identified in your initial submittal we had talked during our 7/25/06 meeting about possible wetlands near the creek. I'm not sure if you're wetlands study has addressed this but thought I'd just bring it up.
- ✓ WDFW/floodplain/creek- per WDFW comments there was some concern about the proper identification of applicable flood zones and possible work that might be occurring here. Will your new map delineate such information? In addition to floodplain management, capacity and no-net loss off floodplain, etc. Other items regarding the creek that I recall from the joint meeting include your trail systems/points of access near creeks and discharge. Please refer to the WDFW comments for additional information.
- ✓ Irrigation- do you have an update in regards to progress with issues they may have or requirements for the project.
- ✓ Fire Hydrants- have you been able to identify locations?, Fire flows- is this adequate? There was mention of a possible need for an extra connection per the joint meeting discussion.
- ✓ Snow plowing/snow storage/ street parking- This was brought up during our meeting with County Public Works. How are things with this?

Off site improvements- I think the major thing here was the intersection at Univ Way and Reecer Creek. As I mentioned, I still need to catch up with public works on this, but just wanted to touch base with you to see if you had any info.

- ✓ Phasing Plan- this was still up in the air. Just wanted to see if you have anything more concrete.

This is what I have so far. Let me know if you have questions.

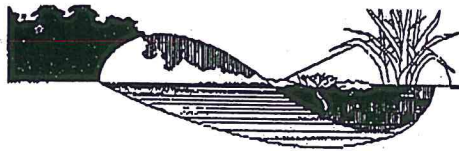
Thanks,
Joanna

- C

Joanna Valencia

Planner II
Kittitas County Community Development Services
[P] 509.962.7046
[F] 509.962.7682
joanna.valencia@co.kittitas.wa.us

8/29/2006



B-12 Wetland Consulting, Inc.

1103 W. Meeker St.
Kent, WA 98032-5751

(M) 253-859-0515
(F) 253-852-4732

Planner copy for Review

RECEIVED

DEC 13 2005

KITTITAS COUNTY
CDS

Post-it® Fax Note	7671	Date	4/3/06	# of pages	6
To	Rebecca Denny	From	Ed Sewall		
Co./Dept.	DR Hunter	Co.	B-12 Wetland Cons.		
Phone #		Phone #			
Fax #	425-821-3903	Fax #			

December 13, 2005

Chad Bala
Terra Design Group
PO Box 462
Roslyn, Washington 98941

RE: Wetland Stream Analysis – Axtman Property, Ellensburg, Washington
B-12 Wetland Consulting Job #A5-339

Dear Chad,

At your request we have conducted an inspection of the Axtman property located in unincorporated Kittitas County, Washington, at the northeast quadrant of the intersection of Bender Road and Reecer Creek Road. This rectangular shaped 73 acre property is managed as a timothy hay farm. The entire site is in planted in timothy with the exception of the southwest corner of the site which includes the existing farm buildings and residential structure. The Town Canal also crosses the southwest corner of the site and Whisky Creek borders the south half of the east property line flowing in a southerly direction.

The purpose of our investigation was to determine the approximate size and location of any jurisdictional wetlands, streams or buffers on the site.

1.0 METHODOLOGY

B-12 Wetland Consulting, Inc. investigated the site in November of 2005, using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by Kittitas County and the City of Ellensburg for

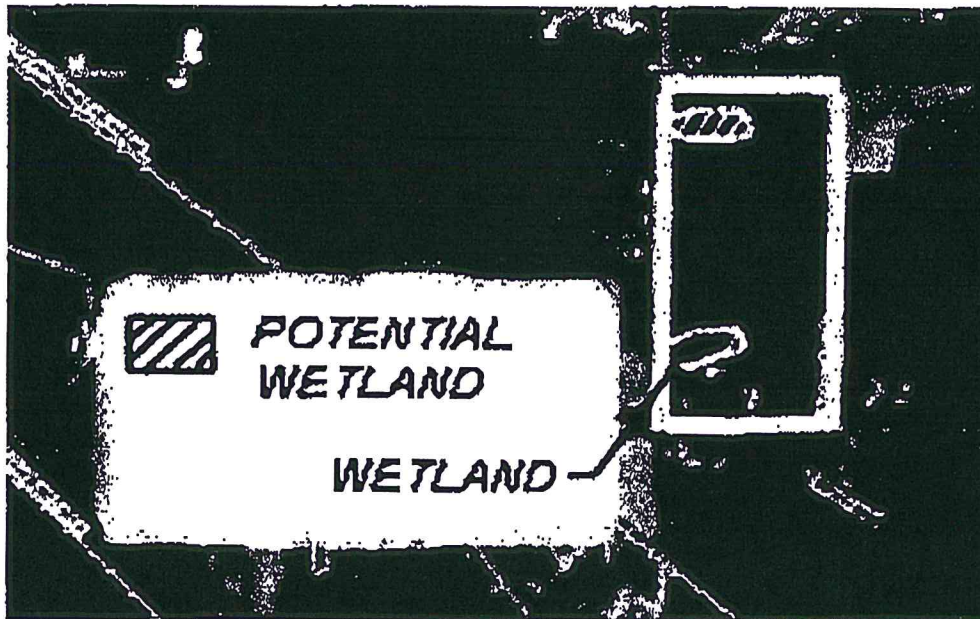
wetland determinations and delineations. Soil colors were identified using the 1990 Edited and Revised Edition of the **Munsell Soil Color Charts** (Kollmorgen Instruments Corp. 1990).

The *Washington State Wetlands Identification and Delineation Manual* and the *Corps of Engineers Wetlands Delineation Manual* both requires the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with low chromas (2 or less), as determined by using the Munsell Soil Color Charts; iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of wetland hydrology between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

NOTE: The Ellensburg area has unique hydrologic conditions that make wetland delineation and identification difficult without cessation of site irrigation practices, and monitoring of the hydrology through the growing season (mid April through October 1). Generally, irrigated fields in this area have been flood irrigated for decades, and in many cases, over 100 years. This long term irrigation practice creates soils profiles that have hydric or wetland characteristics, as well as allows the growth of plants typically found in wetland areas. On many sites, only through shutting off the irrigation and monitoring the sites hydrology can it be determined if natural wetland conditions exist. If no evidence of inundation or saturation of the upper 12" of soil is found within the growing season, the area is not wetland regardless of the fact there may be wetland plants and hydric soils. This determination is made more complicated by the regional rise in the water table through the irrigation

season, often peaking near in the mid-late summer. This regional rise, although itself created by the local use of irrigation (an artificial hydrology source), is considered to be a "natural" phenomenon and treated as a natural water source by the regulatory authorities such as the Corps of Engineers as well as Washington Department of Ecology. As a result, in order to make a definitive determination of the actual presence of wetland in the area of the site, the sites irrigation must be shut off prior to the start of the irrigation season, and the site will need to be monitored for soil inundation or saturation within 12" of the surface through the entire growing season. It is our experience in this region that this is the only acceptable way to disprove areas that contain wetland soils and plants from being considered wetland.

2.0 OBSERVATIONS



The site is generally comprised of timothy fields with the exception of several agricultural outbuildings near the south end of the site bordering the Town Canal. Whisky Creek flows south along the southeast side of the site, although it was dry during our site visit. Numerous irrigation ditches, pipes, and diversions are found along the property leading from the Town Canal as well as both creeks. The property owner informed me that the irrigation system on the north and east sides of the site was recently re-built and relocated changing the way irrigation water gets to

and is used on the site. This was required because the County road will shortly be extended along the north side of his property and the existing drainage features which provided irrigation water to the north end of the site were being removed.

Additionally, he informed me a large gravel French drain is located along the east property line to intercept flood irrigation water from the neighbor to the east and direct it south to Whisky Creek. Mr. Axtman also has switched to wheel irrigation on the north side of the site, an area formerly flood irrigated.

As previously described, the majority of the site is planted and cropped in timothy hay (*Phleum pretense*). Timothy although a planted species on this site, is also considered a facultative wetland plant.

The southeast side of the site west of the home/farm and north of the Town Canal has an area that does meet the criteria to be wetland. This area is vegetated with a mix of hydrophytic vegetation including sedges (*Carex* spp.), cattail (*Typha latifolia*) and meadow foxtail (*Alopecurus geniculatus*). Soils are dark hydric soils with soil saturation present during our site visit.

Soil pits excavated throughout the remainder of the site in portions of the areas identified in the Ellensburg UGA inventory as wetland did reveal clay loam soils with hydric (wetland) characteristics including dark (10YR 2/1) and the presence of redoximorphic concentrations. Contrasting to these areas, other portions of the site have slightly higher chroma soils (10YR 2/1.5) with less clay and no redoximorphic features.

The site is currently under a mixed flood and wheel irrigation program. Irrigation covers the entire site and can create artificial wetland conditions.

The wetlands on the site appears to be a Category 3 or 4 rating, which in Kittitas County, currently have buffers that can range between a simple structure setback of less than 25' up to 80'. These will depend upon the proposed land use, potential for enhancement, slope and presence of any listed species. The buffer areas on site should lend themselves for minimum widths with potential enhancement as a trade off. Any wetlands that are filled will need to be mitigated at a ratio of 1:1-1.5:1.

However, due to the long term irrigation practices which mask the natural hydrologic condition of the site on the site, and our short term observations of the site, it is very difficult at this time to separate out natural hydrology supported wetlands and artificial irrigation supported wetlands. Only through a detailed monitoring program as described in Section 1.0 and cessation of the irrigation and tail water features can the actual presence of regulated wetlands on this site be determined.

Whisky Creek

Whisky Creek borders the east side of the site. Whisky Creek is dry much of the year north of the Town Canal, including the portion bordering the site. South of the site and Bender Road, the Town Canal has a diversion which keeps water within the channel south of this area.

Whisky Creek does contain some fish in the portions south of the site. We do not know at this time if fish utilize the reach along the eastside of the site. However, assuming fish can migrate into the sites channel during higher flows, this stream would be considered a Type 3 water under Kittitas County Code. In Kittitas County, Type 3 streams typically have a 20'-50' buffer measured from the ordinary high water mark of the streams. As with wetlands, the width of the buffer depends upon the intensity of land use, the use of enhancement as a way to reduce buffer width, slope and the presence of any listed species. The sites buffers, slopes and vegetation present a good opportunity to reduce buffer widths to minimums with the use of enhancement plantings.

3.0 REGULATIONS

In addition to the wetland regulations previously described for wetlands and streams, certain activities (filling and dredging) within "waters of the United States" may fall under the jurisdiction of the US Army Corps of Engineers (ACOE). The ACOE regulates all discharges into "waters of the United States" (wetlands) under Section 404(b) of the Clean Water Act.

Discharges (fills) into isolated and headwater wetlands up to 0.5 (1/2) acre are permitted under the Nationwide 39 Permit (NWP 39). However, discharges that result in over 0.1 (1/10th) acre of fill (and less than 0.5 acres) will require "Notification" and mitigation at a ratio of 1:1 (minimum). Washington State Department of Ecology has placed

Terra-Axtman/#A5-339
B-12 Wetland Consulting, Inc.
December 13, 2005
Page 6

Regional Conditions on the Nationwide 39 permit that are more restrictive than the national regulations. The limits of fill can be modified if the agencies conclude that ESA fisheries could be impacted by the proposed wetland or stream fill activities.

Due to the increasing emphasis on Endangered Species Act compliance for all fills of Waters of the United State and Waters of the State, both the Corps of Engineers and Washington Department of Ecology should be contacted regarding permit conditions, compliance, and processing prior to commitment to any fill of wetlands or streams.

Further Study Requirements

The site currently contains several areas that appear to meet wetland criteria. In order to break out the upland from the wetland on this site a detailed monitoring study as described in Section 1 of this report will be needed. All irrigation will need to cease for the duration of the monitoring period (April-Oct). This is the only way to definitively determine which portions of the site currently displaying wetland characteristics are truly natural wetland, or are artificial and only supported by irrigation, and as such, would not be regulated as wetlands.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at ed@b12assoc.com.

Sincerely,
B-12 Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist (PWS #212)

7/20/06

Axtman
Jennifer
Steve Kelly
Jan, DPW
Brandon, DPW

Flood plain

- Wetland (3/4) size?
Whiskey creek
↳ Riparian

Impact to adjacent lands

→ NBise

Comments

Cascade ✓

Town Ditch
↳ Drainage issues
off + on site
↳ water in water

Transportation

* "Road K" connection (city/county Regs)

↳ mention of use of Bowers
industrial vs. residential

- snow plowing → street parking (storage/parking)

- LOS C is county standard

* - Improvement to Univ. Way + Reecer Creek (mitigations)

→ wetland determinations
→ irrigation to lots
→ HMA or LID

Utilities
water/sewer connection
in County pd.

Preliminary Submittal Requirements:

Review Date: 5/11/06

Tax Parcel: 18-18-27010-0002

Date Received: 5/9/06

File Number: P-06-22, Long Plat + Rezone to PUD

Date Project Completed

Planner

Joanna

* Project is a Rezone to PUD w/ a submitted plat.

- Fee Collected Long Plat + Rezone
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District:

Memo sent to Irrigation District 5/11/06
Cascade + Ellensburg Water

Critical Areas Check

Date 5/11/06 Planner Signature: *[Signature]*

Zoning: Ag-3 (Rezone being proposed to PUD)

Lot Size: 73.34 Acres

Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use?
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 4298 Zone: C+4 (Southeasterly portion) ← 100 year
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement: P&MC see submitted wetland study

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Memo Sent to BPA
- Additional Approvals Required? Type

CRITICAL AREA NOTES:

→ Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet (Larger)
- Names of proposed subdivision (no name → currently Ax-man)

- Location of subdivision by section, township, range, county, and state
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**

Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES: Need to delineate 100-year floodplain.

*Whiskey creek
Town Ditch*