

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

MEMORANDUM

TO:

WA State Dept. Ecology SEPA Registrar
WA State Dept. Ecology, Yakima
WA State Dept. Fish & Wildlife, Ellensburg
WA State Dept. of Transportation- Yakima
WA State Dept. of Transportation- Aviation
Division
WA State Dept. of Community, Trade, and
Economic Development*
Yakama Nation
Yakama Nation – Department of Natural
Resources
Kittitas Co. Board of Commissioners

Kittitas Co. Fire Marshall
Kittitas Co. Environmental Health
Kittitas Co. Fire District No. 3
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
U.S. Forest Service
WA State Dept. of Natural Resources
Easton School District
Adjacent Property Owners
Applicant

FROM:

Joanna Valencia, Staff Planner JV

DATE:

February 21, 2007

SUBJECT:

Notice of Application: Marian Meadows Rezone (Z-06-35) and Preliminary Plat (P-06-31)

Applications for the following: 1. Marian Meadows Rezone, Z-06-35, from Forest and Range and Rural-3 to Planned Unit Development (PUD) for approximately 520 acres and 2. Marian Meadows Preliminary Plat, P-06-31, which is a 225-lot subdivision on approximately 120 acres. Proponent: Anne Watanabe, authorized agent for Easton Ridge Land Company, landowner. The project site is approximately a total of 520 acres and is located Location: North of Sparks Road, East of the Easton Airport and Country Drive and Northeast of Interstate 90, within Section 1, T20N, R13E, W.M. in Kittitas County. Parcel numbers 20-13-01000-0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -0010, -0011, -0012, -0013, and 20-13-12000-0013.

Enclosed please find a Notice of Application, Rezone Application, Long Plat Application, SEPA Environmental Checklist, and related documents for the referenced application. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office. The full project file is available for review at the CDS office.

Written comments from the public on environmental impacts may be submitted to the Kittitas County Community Development Services Department (CDS) no later than **March 23, 2007 @ 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21CRCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance, (DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request.

This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared. Written comments may be submitted to Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926.

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 24, 2007 at 6:30 p.m. in the Commissioner's Auditorium, Kittitas County Courthouse. If you have any questions please do not hesitate to contact us. Interested persons are encouraged to verify with CDS prior to attending by calling 509-962-7506.

WRITTEN COMMENTS ON ENVIRONMENTAL IMPACTS AND THE OVERALL APPLICATION MUST BE SUBMITTED NO LATER THAN March 23, 2007 @ 5:00 p.m.

*This constitutes the required 60-day filing notification to the Department of Community Trade and Economic Development as required by law.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

NOTICE OF APPLICATION

Marian Meadows Rezone and Preliminary Plat

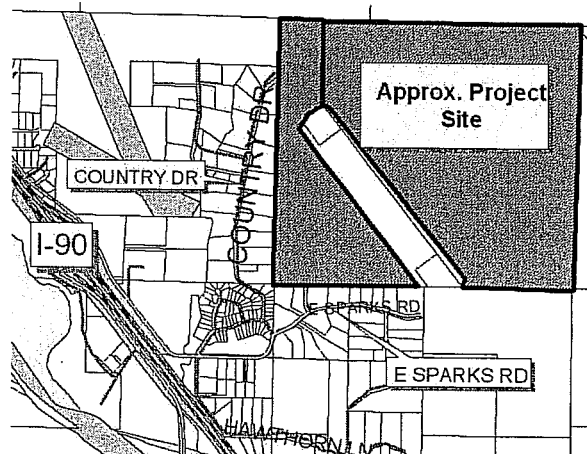
Pursuant to 15A.03 Kittitas County Code, NOTICE IS HEREBY GIVEN that Kittitas County did on January 24, 2007 receive applications for the following: 1. Marian Meadows Rezone, Z-06-35, from Forest and Range and Rural-3 to Planned Unit Development (PUD) for approximately 520 acres and 2. Marian Meadows Preliminary Plat, P-06-31, which is a 225-lot subdivision on approximately 120 acres of the total 520 acres. Applications were revised from the originally submitted materials received by CDS on July 20, 2006 by the applicant. Per the request of the applicant, the issuance of a Notice of Application was postponed. Proponent: Anne Watanabe, authorized agent for Easton Ridge Land Company, landowner. The project site is approximately a total of 520 acres and is located Location: North of Sparks Road, East of the Easton Airport and Country Drive and Northeast of Interstate 90, within Section 1, T20N, R13E, W.M. in Kittitas County. Parcel numbers 20-13-01000-0002, -0003, -0004, -0005, -0006, -0007, -0008, -0009, -0010, -0011, -0012, -0013, and 20-13-12000-0013.

Any person desiring to express his /her views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby St., Ellensburg, WA 98926. Phone (509) 962-7506. Staff Planner: Joanna Valencia.

Written comments from the public may be submitted to Kittitas County CDS no later than March 23, 2007 @ 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance, (DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on April 24, 2007 @ 6:30 P.M., Commissioners' Auditorium, County Courthouse. Written and oral testimony will be considered by the Planning Commission at said public hearing. Interested persons are encouraged to verify by contacting CDS prior to attending.

Dated: February 21, 2007, Publish: February 22, 2007 Daily Record and March 1, 2007 Northern Kittitas County Tribune



Easton Ridge Land Company, Inc.
103 S. 2nd St.
P.O. Box 687
Roslyn, WA 98941
Tel: (509) 649-2211
FAX: (509) 649-3300

RECEIVED

**EASTON RIDGE
LAND COMPANY**

JAN 24 2007

**Kittitas County
CDS**

January 24, 2007

Mr. Darryl Piercy, Director
Kittitas County
Community Development Services
411 North Ruby Street, Suite 4
Ellensburg, WA 98926

RE: Supplemental Information
Marian Meadows Rezone and Plat Application (Files #Z-06-35 and P-06-31)

Dear Mr. Piercy:

On July 20, 2006, the Easton Ridge Land Company (ERLC) submitted to the Kittitas County Community Development Services (KCCDS) an application to rezone property to a planned unit development (PUD) and an associated long plat application (collectively referred to as the "Marian Meadows PUD"). ERLC has completed several environmental studies associated with the project and is providing KCCDS with the following update and status report.

KCCDS' letter to ERLC dated September 5, 2006, outlined certain issues that KCCDS requested ERLC address to assist KCCDS in its application review process. In a September 12, 2006, meeting with you and Ms. Joanna Valencia, ERLC agreed to KCCDS' suggestion for ERLC to complete several environmental studies prior to KCCDS issuing the Marian Meadows PUD applications for public notice and comment.

Over the past months, ERLC has worked diligently to address potential impacts associated with the proposed project and the following is offered into the file in response to KCCDS' concerns.

Enclosed are the following reports that have been completed as part of the SEPA review process for the Marian Meadows PUD:

- Wetland, Stream and Wildlife Assessment, by Raedeke Associates, Inc., December 2, 2006
- A Section 106 Archaeological Review and Inventory, by Reiss-Landreau Research, September 22, 2006
- Traffic Impact Study, by Transportation Engineering Northwest, December 2006

In addition, to the above referenced consultant studies, ERLC also submits the following information:

- Kittitas County Water District No. 3, Board Resolution regarding developer agreement for water connections
- Kittitas County Water District No. 3 Water Facilities Inventory Form showing total service connections

- d) **Transportation:** As a result of the Traffic Impact Study, by Transportation Engineering Northwest, and discussions with the County Public Works Department, the applicant has modified the proposal to include Country Drive as a second access into the property. While we originally planned to have this as an emergency access only, the County has required a second access point in addition to Sparks Road.

ERLC also provides the following information in specific response to KCCDS' September 5th letter.

Hazardous Slopes: The southwest corner of the property where the 225 lots are proposed is flat and contains no hazardous slopes. As already indicated in the SEPA checklist item (B)(1)(h), any instances where future development or site work (such as erecting a water storage tank) is likely to impact slopes will be addressed by best management practices identified in the Construction Stormwater Permit that the applicant will obtain from the Washington Department of Ecology.

Commercial Development, Mini-Storage: ERLC referenced the potential to establish a commercial mini-storage on the area north of the BPA power lines as a separate project, purely speculative in nature. Due to the nature of the existing uses of this area (BPA right-of-way and rock quarry) the applicant believes that this area should remain in R-3 zoning. Thus, approximately 40 acres has been explicitly excluded from the Marian Meadows PUD and Long Plat application and is not part of the proposal.

Forest Practices Act: ERLC has a forest practices permit approved by the Washington Department of Natural Resources. ERLC will follow the conditions identified on the permit and any SEPA mitigations identified for the proposed harvest.

Wildlife –Connectivity-Silver Creek Basin: Please see the Wetland, Stream and Wildlife Assessment, by Raedeke Associates, Inc.

Gravel Pits: The two small quarries on site are not currently part of the initial proposed plat and they will need to be addressed as development of the property progresses. ERLC will work with mining engineers and the Washington Department of Natural Resources to identify the most appropriate method to reclaim these quarry areas. As already mentioned in the SEPA environmental checklist item (A)(5), the applicant already has a Sand and Gravel General Permit and associated Erosion and Sediment Control Plan as required by the Washington Department of Ecology. Again, the rock quarry area is not part of the proposed PUD.

Density: Please see the Wetland, Stream and Wildlife Assessment, by Raedeke Associates, Inc., and the Traffic Impact Study, by Transportation Engineering Northwest. Regarding infrastructure and services, ERLC has been in discussions with the Easton School District and the Fire District to identify appropriate public service benefits associated with the future build out of the development. As already described in the SEPA checklist, the project will be served by the Easton No. 3 Water District and no exempt wells are proposed; a 100,000 gallon water storage tank will be established for fire flows and will provide a more reliable water reserve supply for the benefit of the development and the surrounding community; and a Class A Reclaimed Wastewater Treatment Plant will be installed to serve the plat.

Traffic: Please see the Traffic Impact Study, by Transportation Engineering Northwest.

Water: Please see the Wetland, Stream and Wildlife Assessment, by Raedeke Associates, Inc.

Wetlands: Please see the Wetland, Stream and Wildlife Assessment, by Raedeke Associates, Inc.

Cultural Resources: Please see, "A Section 106 Archaeological Review and Inventory," by Reiss-Landreau Research.

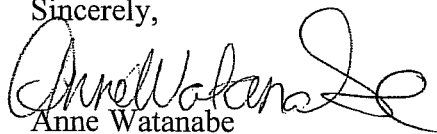
In conclusion, ERLC has addressed the issues raised by the KCCDS and has appropriately modified the proposal in response to expert consultant studies and county staff concerns. ERLC recognizes that additional issues may arise during the public comment and agency comment period and we will work with KCCDS to address those if and should they arise.

Enclosed are the revised Rezone and Long Plat Applications and a revised SEPA Checklist which incorporate the above referenced information. Please substitute the original applications dated July 19, 2006, with the enclosed updated versions. At this time, we request the KCCDS to issue a Notice of Application for the Marian Meadows PUD so that this additional review period may begin.

Thank you for your advanced input and patience as we worked on addressing the KCCDS' concerns over the past months.

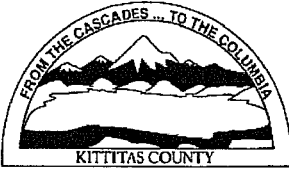
Please don't hesitate to call if you have any questions. I can be reached at (509) 649-2211.

Sincerely,



Anne Watanabe

Enclosures



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1100.00 (\$900 Rezone + \$200 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.		
SIGNATURE:	DATE:	RECEIPT #
_____	_____	_____
NOTES:		

**DATE STAMP
HERE**

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

Name: Easton Ridge Land Company, Inc.

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-2211

2 Name, mailing address and day phone of authorized agent, if different from landowner of record: Agent

Name: Anne Watanabe

Mailing Address: Same as Above

City/State/ZIP:

Day Time Phone:

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Off of I-90, North of Sparks Road

City/State/ZIP: Easton, WA 98925

5. Legal description of property: Portions of Section 1 and 12, T20N, R13E, W.M., Kittitas County

6. Tax parcel number: 20-13-01000-0002; 20-13-01000-0003; 20-13-01000-0004; 20-13-01000-0005; 20-13-01000-0006; 20-13-01000-0007; 20-13-01000-0008; 20-13-01000-0009; 20-13-01000-0010; 20-13-01000-0011; 20-13-01000-0012; 20-13-01000-0013; 20-13-12000-0013

7. Property size: 520 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

This is a planned unit development (PUD) for residential housing to be developed pursuant to Kittitas County Code (KCC) Chapter 17.36, Planned Unit Development Zone. The following narrative description is intended to meet the preliminary development plan requirements of KCC 17.36.030 for the proposed "Marian Meadows PUD."

17.36.030(1)-(2) Vicinity and Site Maps – see attached maps

The proposed PUD site plan includes approximately 520 acres in Sections 1 and 12 of T20N, R13E, located off Interstate 90, off of Sparks Road in Easton, WA. Phase I of the proposed development, will be built on about 120 acres in the southwest corner of the property. The remaining acreage includes 100 acres of designated open space along the north and east boundary adjacent to the Wenatchee National Forest; and "Tract A" totaling 300 acres reserved for possible future development. There are 40 total acres in "Tract B," "Lot 8," and "Lot 9" which is not part of the proposed Marian Meadows PUD proposal and will remain zoned Rural-3. This 40 acre area is comprised of the Bonneville Power Administration (BPA) right-of-way and two small rock quarries.

The property is bordered on the north and east by the Wenatchee National Forest; by the Easton UGN and rural residences along the west and south property lines. General commercial also exists to the west. The two small inactive rock quarries are located outside the proposed plat boundaries. The applicant may reclaim these quarries during plat development and will, to the greatest extent feasible, use any resultant material on site. The prior landowner (Plum Creek Timber Co.) clear cut logged the southwest portion of the property where the initial long plat is being proposed. The primary access to the property is to the south off Sparks Road via a paved county road developed by the proponent. Western access to the property is off of Country Drive, a county right-of-way road that is privately maintained. The road system that serves the lots within the PUD will be built to county road standards, privately owned and maintained.

17.36.030(3) Adjacent Development and Natural Areas

There are at least 131 rural residential lots on adjacent and surrounding plats, with densities ranging from 80 quarter-acre lots on the Easton Village plat to Silver Creek I and II plats with 26 lots averaging 5 to 8 acres each, with the remaining 25 or so platted lots averaging 3 acres each. The more off-site areas surrounding the property consist primarily of second-growth mixed, coniferous-deciduous forest with houses and associated outbuildings, lawns, and livestock pastures. The southeast quarter of the property, west of the power line, is bordered by Washington Department of Natural Resource lands which are currently in second growth forest. Adjacent land to the north and east of the property is the Wenatchee National Forest. The PUD will include a roadway right-of-way that meets Kittitas County Road Standards and will include a road system and easements that allow for connectivity between adjacent existing plats for both motorized and non-motorized travel. Access roads will be extended off of Country Drive and Sparks Road. This will essentially create a looped road system for ingress and egress between Country Drive and Sparks Road. Several trail easements are located within the PUD for pedestrian and other non-motorized access to the proposed parks and neighboring residences within the PUD. A bike/snowmobile lane is located on one of the main arterial roads in the PUD. At the request of the U.S. Forest Service and the Easton State Park, no new or enhanced public

access points will be provided from the PUD into the Wenatchee National Forest.

17.36.030(4) Landscaping and Retention of Open Spaces

The applicant will place 100 acres of the PUD property into designated open space in perpetuity. This designated open space area is bordered on the north and east by the Wenatchee National Forest, thus creating a contiguous, intact undeveloped landscape for wildlife habitat and connectivity to public lands and also helps to retain an unaltered view shed from the I-90 corridor.

The initial long plat also incorporates at least two acres of parks for both public and private day-use as well as several pocket parks with picnic areas dispersed within the PUD. In addition, several short trail easements are included to allow pedestrian and non-motorized access to the proposed park areas and other sections of the PUD. Within the proposed long plat, conditions, covenants and restrictions (CCRs) will promote natural landscaping with native vegetation and water conservation techniques such as xeriscaping.

17.36.030(5) Future Ownership Patterns

The PUD will consist of only residential housing units. The developed phases of the PUD will be managed by a Homeowner's Association and will be governed by By-Laws and recorded CCRs. The designated open space area will be held in fee and managed by the applicant or possibly a qualified conservation organization.

17.36.030(6) Proposed Water and Sewer Plans

The PUD will be served by the Kittitas County Water District No. 3 in Easton according to a developer agreement already established between the applicant and the water district. The developer agreement with the water district requires the applicant to install a 100,000 gallon water storage tank on the property. Sewage needs of the PUD will most likely be served by a Class "A" Reclaimed Water System to be developed on site and designed to meet Washington State reclaimed water and reuse standards. This system will treat effluent to meet "Class A" water reclamation and reuse standards, which is the highest quality classification for reclaimed water. Expected reuse of reclaimed water will likely include on-site irrigation and stream flow augmentation to the unnamed NS (formerly called Type 5) stream located on the PUD property but outside the boundaries of the proposed long plat. The reclaimed water system will not require sewer lagoons. Remaining solid waste from the treatment plant will be pumped and transported to an appropriate off site location. Household solid waste will be managed either by a contract with Kittitas County Waste Management or privately by individual lot owners to the nearby Cle Elum Transfer Station.

17.36.030(7) County SEPA Review

SEPA review will be done by the County upon receiving the application for the PUD rezone and long plat.

17.36.030(8) Housing Density

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone" Because the proposed residential PUD is not within a UGA or UGN

the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The housing density allowed within the PUD is 443 units. The initial long plat represents approximately 50% of the entire density allowed in the PUD. The calculation is as follows:

Total Project Acres = 520 acres
Underlying Zoning: Forest & Range = 90 acres
Rural 3 = 260
90 acres divided by 20 acres = 4.5 units for the underlying FR zone
430 acres divided by 3 acres = 143.3 units for the underlying R-3 zone
3:1 PUD maximum density adjustment:
FR = 4.5 x 3 = 13.5 units
R-3 = 143.3 x 3 = 430
Total Units = 13.5 + 430 = 443
Total Units Proposed in Initial Plat = 225
Total Remaining Units for the PUD = 218 units

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD will not be less than 1.1 units per acre.

9. What is the zoning district requested? **Planned Unit Development Zone**
10. What is the present zoning district? **90 acres in Forest & Range; 430 acres in Rural - 3**
11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):
 - A. The proposed amendment is compatible with the comprehensive plan.

The proposed rezone and long plat application were submitted to the County on July 20, 2006 and are vested under the County Comprehensive Plan as it existed at that time.

The property is within the designation of "Rural Lands" as described in Chapter 8 of the Kittitas County Comprehensive Plan. The proposal meets the general policies and objectives, namely:

- GPO 2.6 Kittitas County will maintain a flexible balance of land uses.
- GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.
- GPO 3.14 Designate high density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.
- GPO 3.15 Provide for a range of housing types within Kittitas County.
- GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.
- GPO 3.18 Provide sufficient housing units while maintaining environmental quality.
- Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable

for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.9 Project or development which result in the significant conservation of rural lands or rural character will be encouraged.

GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.12 Descriptions of rural character included in the Comprehensive Plan shall not be used as a criteria in the evaluation of an individual project application.

GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

GPO 8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.

GPO 8.43 To increase commercial, industrial, recreational and tourist opportunities, the County should consider the establishment of areas of more intensive rural development, according to RCW 36.70A.070 (5) (d).

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.

GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGAs and UGNs.

GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

In addition to the County Comprehensive Plan, the proposed rezone is also consistent with the Growth Management Act (GMA).

RCW 36.70A.030(15) states that “ “Rural Development” refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element”

RCW 36.70A.070 (5) describes the “Rural element” and states that, “Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. In order to achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character.”

The proposed planned unit development is compatible with the Kittitas County Comprehensive Plan and the intent of the Growth Management Act.

- B. The proposed amendment bears a substantial relation to the public health, safety or welfare. **The proposed PUD substantially benefits public health safety and welfare. Domestic water to the lots will be provided by the Kittitas County Water District No. 3 which is a Group A Small Water System. The proposed PUD property is included in the Water District's service area and approved by the Washington Department of Health. No individual exempt wells will be drilled. The applicant has elected to go thru an expensive and rigorous regulatory permitting process to allow for sewage effluent to be treated with the use of a Class "A" Reclaimed Water System. The Washington State Legislature has declared that, "the utilization of reclaimed water by local communities for domestic, agricultural, industrial, recreational, and fish and wildlife habitat creation and enhancement purposes, will contribute to the peace, health, safety, and welfare of the people of the State of Washington." (See RCW 90.46.005).**

In addition, the proponent will install a 100,000 gallon water storage tank on the PUD but outside the long plat boundaries as part of its agreement with the Kittitas County Water District No. 3. This additional water storage will provide increased assurances of water availability for fire flows, thus providing added health, safety and welfare benefits not only to the residents of the proposed PUD, but also to the broader Easton community and the Easton Fire District. Covenants, conditions and restrictions recorded for the PUD will also require owners to implement appropriate "fire wise" land management techniques consistent with the Washington Department of Natural Resources guidelines.

- C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county. **The proposed PUD has merit and value for the county in that it will allow for the creation of residential lots and an increased tax base that will eventually provide long-term economic support for the water district, fire and emergency services and the school district. The open space area will protect the I-90 view shed and retain a contiguous landscape for wildlife habitat and connectivity to public lands.**
- D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property. **The proposed PUD property is no longer managed for timber nor is it designated as a resource land of long term commercial significance. Portions of the property were consequently rezoned in 2002 from Commercial Forest to Rural -3. In 2004, the Easton Water District updated and amended its Small Water System Plan to include the PUD property in the Water District's service area. In addition, the County has adopted the Office of Financial Management's high range 20-year population projection for the county and the Washington Department of Transportation is planning an expansion of the I-90 corridor near Easton. The increased population and the improved travel conditions to the Easton area support the need for additional residential units. The proposed PUD zone is appropriate for reasonable development of the property. The property is flat; previously clear-cut logged; bordered by existing established road; is adjacent to existing rural residential development; is near I-90; will be served by the Easton Water District and private sewer; and is easily served by utilities.**

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The proposed property for the PUD zone is suitable for development in conformance with the PUD zone standards and density. The property is flat, previously clear-cut logged, bordered by existing established roads, near I-90, will be served by the Easton Water District and private sewer, is adjacent to existing rural residential development and easily served by utilities.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed PUD and long plat is consistent with the use of properties in the immediate vicinity which support rural residential lots and development. There are at least 131 rural residential lots on adjacent and surrounding plats, with densities ranging from 80 quarter-acre lots on the Easton Village plat to Silver Creek I and II plats with 26 lots averaging 5 to 8 acres each, with the remaining 25 or so platted lots averaging 3 acres each. The PUD is not expected to include exempt wells or septic tanks and this will provide environmental benefits to neighboring residences. Additional CCRs will assure that the PUD uses are consistent with or enhance the character and quality of the surrounding properties. No commercial activity is proposed in the PUD. The PUD rezone actually reduces the types of permitted and conditional uses allowed further assuring that future uses of the property will be consistent with existing rural residential development.

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

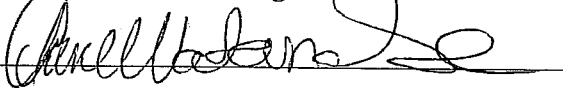
The subject property is not in an irrigation district and there are no irrigation water deliveries that will be impacted.

1 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.

2 Are there any other pending applications associated with the property associated with this application?

Yes. The applicant has an approved Forest Practices Application that is subject to final County determination on the SEPA mitigation measures.

Signature of Authorized Agent:

X 

Date:

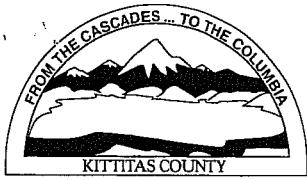
1-24-2007

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

X 

Date:

1-24-2007



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

LONG PLAT APPLICATION
(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more. Please pick up a copy of the Checklist if required)

FEES:

\$200 plus \$10 per lot for Public Works Department;
\$625 plus \$50 per hour over 12.5 hours for Environmental Health Department;
\$800 for Community Development Services Department, PLUS \$200 if SEPA Checklist is required
*One check made payable to KCCDS

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE: _____

DATE: _____

RECEIPT # _____

X _____

NOTES: _____

**DATE STAMP
HERE**

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

Name: Easton Ridge Land Company, Inc.

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98922

Day Time Phone: (509) 649-2211

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Anne Watanabe

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-2211

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Off of I-90, North of Sparks Road

City/State/ZIP: Easton, WA 98925

5. Legal description of property: Portions of Section 1 and 12, T20N, R13E, W.M., Kittitas County

6. Tax parcel number(s): 20-13-01000-0002; 20-13-01000-0003; 20-13-01000-0004; 20-13-01000-0005; 20-13-01000-0006; 20-13-01000-0007; 20-13-01000-0008; 20-13-01000-0009; 20-13-01000-0010; 20-13-01000-0011; 20-13-01000-0012; 20-13-01000-0013; 20-13-12000-0013

7. Property size: 520 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

This long plat consists of 225 residential units and is the initial plat submitted for the Marian Meadows planned unit development (PUD) and is a residential housing project to be developed pursuant to Kittitas County Code (KCC) Chapter 17.36, Planned Unit Development Zone.

The proposed PUD site plan includes approximately 520 acres in Sections 1 and 12 of T20N, R13E, located off Interstate 90, off of Sparks Road in Easton, WA. Phase I of the proposed development, will be built on about 120 acres in the

southwest corner of the property. The remaining acreage includes 100 acres of designated open space along the north and east boundary adjacent to the Wenatchee National Forest; and "Tract A" totaling 300 acres reserved for possible future development. There are 40 total acres in "Tract B," "Lot 8," and "Lot 9" which is not part of the proposed Marian Meadows PUD proposal and will remain zoned Rural-3. This 40 acre area is comprised of the Bonneville Power Administration (BPA) right-of-way and two small rock quarries.

The property is bordered on the north and east by the Wenatchee National Forest; by the Easton UGN and rural residences along the west and south property lines. General commercial also exists to the west. The two small inactive rock quarries are located outside the proposed plat boundaries. The applicant may reclaim these quarries during plat development and will, to the greatest extent feasible, use any resultant material on site. The prior landowner (Plum Creek Timber Co.) clear cut logged the southwest portion of the property where the initial long plat is being proposed. The primary access to the property is to the south off Sparks Road via a paved county road developed by the proponent. Western access to the property is off of Country Drive, a county right-of-way road that is privately maintained. The road system that serves the lots within the PUD will be built to county road standards, privately owned and maintained.

There are at least 131 rural residential lots on adjacent and surrounding plats, with densities ranging from 80 quarter-acre lots on the Easton Village plat to Silver Creek I and II plats with 26 lots averaging 5 to 8 acres each, with the remaining 25 or so platted lots averaging 3 acres each. The more off-site areas surrounding the property consist primarily of second-growth mixed, coniferous-deciduous forest with houses and associated outbuildings, lawns, and livestock pastures. The southeast quarter of the property, west of the power line, is bordered by Washington Department of Natural Resource lands which are currently in second growth forest. Adjacent land to the north and east of the property is the Wenatchee National Forest. The PUD will include a roadway right-of-way that meets Kittitas County Road Standards and will include a road system and easements that allow for connectivity between adjacent existing plats for both motorized and non-motorized travel. Access roads will be extended off of Country Drive and Sparks Road. This will essentially create a looped road system for ingress and egress between Country Drive and Sparks Road. Several trail easements are located within the PUD for pedestrian and other non-motorized access to the proposed parks and neighboring residences within the PUD. A bike/snowmobile lane is located on one of the main arterial roads in the PUD. At the request of the U.S. Forest Service and the Easton State Park, no new or enhanced public access points will be provided from the PUD into the Wenatchee National Forest.

The applicant will place 100 acres of the PUD property into designated open space in perpetuity. This designated open space area is bordered on the north and east by the Wenatchee National Forest, thus creating a contiguous, intact undeveloped landscape for wildlife habitat and connectivity to public lands and also helps to retain an unaltered view shed from the I-90 corridor.

The initial long plat also incorporates at least two acres of parks for both public and private day-use as well as several pocket parks with picnic areas dispersed within the PUD. In addition, several short trail easements are included to allow pedestrian and non-motorized access to the proposed park areas and other

sections of the PUD. Within the proposed long plat, conditions, covenants and restrictions (CCRs) will promote natural landscaping with native vegetation and water conservation techniques such as xerascaping.

The PUD will consist of only residential housing units. The developed phases of the PUD will be managed by a Homeowner's Association and will be governed by By-Laws and recorded CCRs. The designated open space area will be held in fee and managed by the applicant or possibly a qualified conservation organization.

The PUD will be served by the Kittitas County Water District No. 3 in Easton according to a developer agreement already established between the applicant and the water district. The developer agreement with the water district requires the applicant to install a 100,000 gallon water storage tank on the property. Sewage needs of the PUD are expected to be served by a Class "A" Reclaimed Water System to be developed on site and designed to meet Washington State reclaimed water and reuse standards. This system will treat effluent to meet "Class A" water reclamation and reuse standards, which is the highest quality classification for reclaimed water. Expected reuse of reclaimed water will likely include on-site irrigation and stream flow augmentation to the unnamed NS (formerly called Type 5) stream located on the PUD property but outside the boundaries of the proposed long plat. The reclaimed water system will not require sewer lagoons. Remaining solid waste from the treatment plant will be pumped and transported to an appropriate off site location. Household solid waste will be managed either by a contract with Kittitas County Waste Management or privately by individual lot owners to the nearby Cle Elum Transfer Station.

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone" Because the proposed residential PUD is not within a UGA or UGN the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The housing density allowed within the PUD is 443 units. The initial long plat represents approximately 50% of the entire density allowed in the PUD. The calculation is as follows:

Total Project Acres = 520 acres

Underlying Zoning: Forest & Range = 90 acres

Rural 3 = 260

90 acres divided by 20 acres = 4.5 units for the underlying FR zone

430 acres divided by 3 acres = 143.3 units for the underlying R-3 zone

3:1 PUD maximum density adjustment:

FR = 4.5 x 3 = 13.5 units

R-3 = 143.3 x 3 = 430

Total Units = 13.5 + 430 = 443

Total Units Proposed in Initial Plat = 225

Total Remaining Units for the PUD = 218 units

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD will not be less than 1.1 units per acre.

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

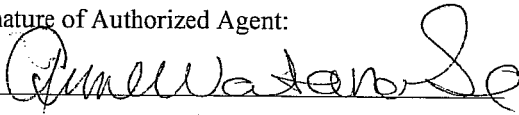
10. What County maintained road(s) will the development be accessing from?

Sparks Road

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

x

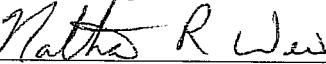


Date:

1-24-2007

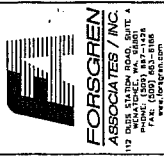
Signature of Land Owner of Record
(Required for application submittal):

x



Date:

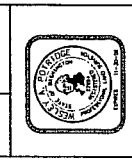
1-24-2007



FORSOREN ASSOCIATES / INC.
 110 WILSON AVENUE, SUITE 100
 KITTITAS COUNTY, WASHINGTON
 PH: (509) 463-1188
 WWW.FORSOREN.COM

NO.	REVISIONS	BY	DATE

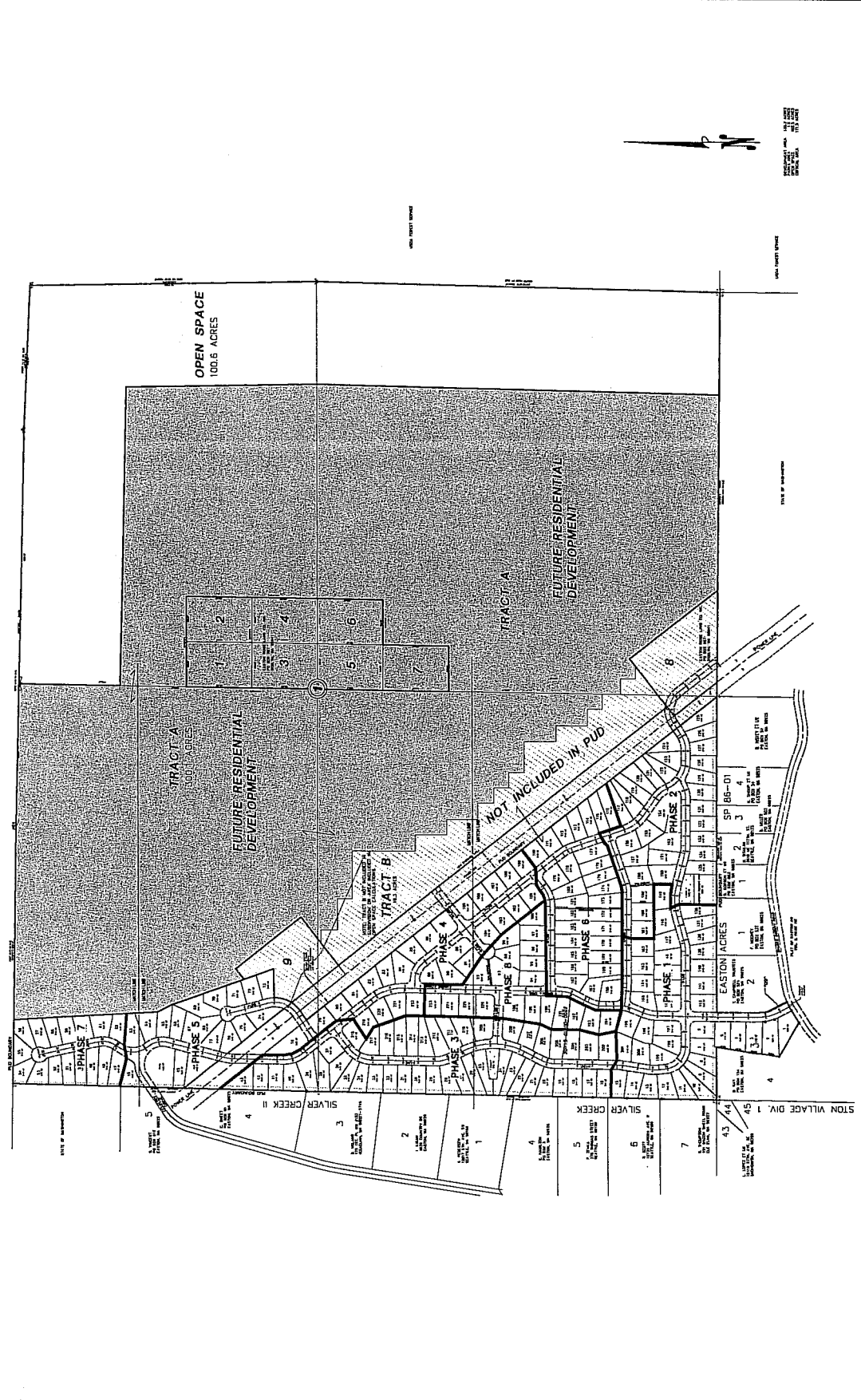
**MARIAN MEADOWS
 PRELIMINARY PLAT
 PHASING AND TOTAL SITE PLAN**
 SEC. 1 & 12, TWP. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON



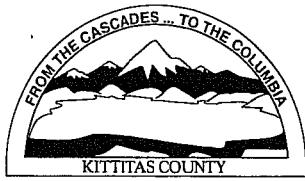
CU	DATE
DESIGNED	
PROJECT ENGINEER	
PROJECT MANAGER	

SCALE	FILE NAME	PROJECT NO.	SHEET NO.
1" = 100'			P1

SECTION 1 AND 12, T. 20 N., R. 13 E., W.M.



STON VILLAGE DIV. 1
 SILVER CREEK
 EASTON ACRES
 PHASE 1
 PHASE 2
 PHASE 3
 PHASE 4
 PHASE 5
 PHASE 6
 PHASE 7
 TRACT A
 TRACT B
 NOT INCLUDED IN PUD
 FUTURE RESIDENTIAL DEVELOPMENT
 OPEN SPACE 100.6 ACRES
 SCALE: 1" = 100'
 PROJECT NO. [blank]
 SHEET NO. P1



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

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 of 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.

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.

USE

FOR STAFF

A. BACKGROUND

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

FY 2007: Final PUD Approval

FY 2007: Preparation of property for lot development

FY 2007-2012: Sale of units and home construction.

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

Development of a residential Planned Unit Development consisting of single family and multi-family residential housing units.

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

Boundary Line Adjustment # 06-03 completed in May 2006; Forest Practices Application Approval Notice on April 20, 2006; Amended Forest Practices Application and SEPA MDNS issued on June 2, 2006, by the Kittitas County Community Development Services; Forest Practices Application and SEPA MDNS issued on November 10, 2005, by the Kittitas County Community Development Services; Easton Flats Short Plat #03-3 and SEPA review completed in 2004; Easton Ridge Rezone and SEPA DNS issued in 2002.

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

Yes. The applicant has an approved Forest Practices Application with amended SEPA mitigation measures issued by the County and subject to final approval.

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

Final PUD approval by the County Commissioners; Infrastructure services such as the water/sewer treatment plant will require approvals from WA Dept. of Health, WA Dept. of Ecology and County Health Dept.; Construction stormwater permit from WA Dept. of Ecology; applicant currently has a Sand and Gravel General Permit and associated Erosion and Sediment Control Plan from WA Dept. of Ecology.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slopes on the property are 45-85% primarily in the northern and northwestern portion of the property.

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.

3944 Kladnick Sandy Loam (0-8% Slope); 6800 Roxer Complex/Rock Outcrop (40-70% Slope); 6845 Roxer Gravelly Sandy Loam (45-65% Slope); 6846 Roxer Variant/Roxer complex (45-65% Slope); No prime farmland or agricultural soils on site.

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

None Known.

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

The initial plat will include approximately 137,000 cubic yards of earthen material will be excavated for grading, cutting and filling of roads; 37,000 cubic yards of material may be imported for road surfacing; an on-site rock quarry will produce about 150,000 tons of rip rap and gravel to be used on site.

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

Some erosion is likely to occur when clearing lots and associated infrastructure.

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

It is estimated that 10-15% of the site could eventually be covered with impervious services to support roads, residences, and other infrastructure. Approximately 100 acres are proposed for designated open space.

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

Best management practices will be used to reduce or control storm water runoff and erosion on site in accordance with the WA Dept. of Ecology's *Stormwater Management Manual for Eastern Washington*.

2. AIR

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

During construction, some on-site dust and normal gas and diesel emissions from vehicular and equipment operations are expected to occur. Some burning of on-site woody debris may occur. When residences are completed, smoke from wood stove heat sources may be a source of air emissions.

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:

On-site dust control measures will be used as necessary and in accordance with a Fugitive Dust Control Plan to be developed for the project in accordance with WA Dept. of Ecology guidelines as well as any additional air quality requirements imposed by the Washington Dept. of Ecology.

3. WATER

a. Surface

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

Two intermittent Type 5 streams and four intermittent Type 4 streams occur on site and may be crossed during development.

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.

Some clearing and roadwork is likely to occur within 200 feet of one or more of the intermittent streams. If streams are crossed, a minimum 18' culvert will be installed and any necessary setbacks will be complied with.

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

If culverts are required, some sand and gravel may be removed or placed in one or more of the intermittent streams to properly install the culverts.

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

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Any storm water will be controlled with on-site best management practices. The project will be served by a "Class A" reclaimed wastewater treatment plant. "Class A" reclaimed water is expected to be discharged on the property pursuant to a permit issued by the WA Dept. of Ecology, for on-site irrigation and stream flow augmentation to a Type 5 stream located on the PUD property but not within the long plat boundaries.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

The development will be served by Kittitas County Water District No. 3 which is a Group A water system. The project will be served by a "Class A" reclaimed wastewater treatment plant. "Class A" reclaimed water is expected to be discharged on the property pursuant to a permit issued by the WA Dept. of Ecology, for on-site irrigation and stream flow augmentation to a Type 5 stream located on the PUD property but not within the long plat boundaries.

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

Domestic sewage needs of the project will be served by a "Class A" Reclaimed Water System to be developed on site and designed and engineered to the WA Dept. of Health and WA Dept. of Ecology's reclaimed water and reuse standards and consistent with Washington's 1992 Reclaimed Water Act. This system will treat effluent to meet "Class A" water reclamation and reuse standards. "Class A" is the highest quality classification for reclaimed water and requires a level of treatment and disinfection that far exceeds the levels required or achievable by conventional wastewater treatment systems. The reclaimed water facility will be operated by a private utility with staff trained and certified in accordance with the regulations. Also in accordance with the reclaimed water standards, the facility will have emergency water storage on site. The system will accommodate 60,000 -80,000 gallons per day of effluent. No sewer lagoons are required.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Snow melt and heavy rainfall are expected to be sources of runoff. Runoff will be collected in roadside ditches and directed to retention ponds, infiltrators or other best management practices.

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

No waste materials are expected to enter ground or surface waters. Septic tanks will not be used. The "Class A" Reclaimed Water System will treat domestic sewage on site without the use of sewer lagoons. "Class A" reclaimed water is expected to be discharged on the property pursuant to a permit issued by the WA Dept. of Ecology, for on-site irrigation and stream flow augmentation to a Type 5 stream located on the PUD property but not within the long plat boundaries.

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

Best management practices will be implemented to reduce or control surface, ground and runoff water impacts. The "Class A" Reclaimed Water System will be designed and engineered to State standards.

4. PLANTS

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

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

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

The initial plat for the PUD will result in SW 1/4 of the property being cleared of young seedling fir and pine trees that have regenerated since the previous landowner logged the property. All harvesting will be in accordance with the Forest Practices Application.

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:

Covenants, conditions and restrictions on the development will require the use of naturally occurring plants. Reseeding with native vegetation will be encouraged. Small lawns and gardens will be allowed.

5. ANIMALS

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

- ___ birds: hawk, heron, eagle, songbirds, other:

_____ mammals: deer, bear, elk, beavers, other:
_____ fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known.

c. Is the site part of a migration route? If so, explain.

While deer and elk might move thru the property, the "Wetland, Stream and Wildlife Assessment," conducted by Raedeke Associates, Inc., for this project concluded that deer and elk use of the site is moderately low based on low pellet density and the limited amount of browsing and grazing that was evidenced on forage plants on the site. Raedeke Associates also concluded that there was no evidence of any defined movement areas or wildlife trails across the Marian Meadows PUD property.

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

Approximately 100 acres of the property is proposed to be placed in designated Open Space in perpetuity and will provide an intact, contiguous landscape for wildlife habitat and habitat connectivity to adjacent Wenatchee National Forest lands. The portion of the property to be developed in the initial plat is flat, previously clear cut logged and adjacent to existing development.

6. ENERGY AND NATURAL RESOURCES

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

Homes will be serviced with electricity and wood stoves.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Buildings will meet Kittitas County standards for energy conservation. Home construction will encourage Built Green concepts and Energy Star certified products as much as possible.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

There will be general risks inherent in construction and operation of equipment on site. No special emergency services are expected to be required on site.

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

Safety measures required by OSHA and WISHA will be followed. Covenants, conditions and restrictions on the development will prevent hazardous conditions and materials on lots. The CCRs will also encourage the use of "fire wise" practices in accordance with the WA Dept. of Natural Resources guidelines.

b. Noise

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

Some traffic noise from I-90 can be heard from the property. Noise from snowmobiles may effect the project in winter months.

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

Noise from vehicle and construction equipment will be limited to the hours of 6:00 a.m. to 8:00 p.m.

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

Hours of on -site construction will be limited to the hours of 6:00 a.m. to 8:00 p.m

8. LAND AND SHORELINE USE

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

The site is undeveloped property and is clear-cut logged with no building structures; BPA power lines traverse the site; two existing inactive rock quarries are on site; the Wenatchee National Forest borders along the north and east boundary; the Easton UGN and rural residences are adjacent to the west and south; General Commercial lies to the east.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.

BPA power lines traverse the property. The Kittitas County Water District No. 3 in Easton, WA has a small well house in the southwest corner on the property.

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

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

430 acres are zoned Rural 3 and 90 acres are zoned Forest and Range. The entire property is currently being proposed for a rezone to a Planned Unit Development (PUD) zone.

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?

No.

- i. Approximately how many people would the completed project displace?

None.

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

The PUD could result in up to 443 residential units. The initial plat proposes 225 residential units. An estimated 225-900 people could reside at the completed project.

- k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

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

The proposal is consistent with Kittitas County's Comprehensive Plan Designation of Rural which allows for a variety of residential densities. There are at least 131 rural residential lots on adjacent and surrounding plats, with densities ranging from 80 quarter-acre lots on the Easton Village plat to Silver Creek I and II plats with 26 lots averaging 5 to 8 acres each, with the remaining 25 or so platted lots averaging 3 acres each. Adjacent lands currently support rural residential uses.

9. HOUSING

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

The initial plat includes development of up to 225 residential units that may be a mix of single family and multi family units and will include high to middle income housing. The maximum number of units allowed on the property in the PUD zone is 443. It is uncertain whether and when the remaining 218 units allowed will be developed on the remaining portion of the PUD currently reserved for future development.

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

None.

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

A Homeowners' Association and covenants, conditions and restrictions will apply to the development. Approximately 100 acres is proposed for designated open space.

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?

All building structures will be in accordance with Kittitas County Building Codes. Exterior building materials will mostly be stained natural woods and rock as well as some manufactured siding.

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

The proposal will result in a change in the territorial views seen by some nearby residences.

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

Covenants, conditions and restrictions will be placed on the development to assure consistency in the quality and character of the development, including the type of housing style, restrictions on outside storage of motorized equipment and other personal affects and landscaping. Houses in the initial plat will not be seen from the I-90 corridor. A landscape buffer is expected to be placed along the west and south boundaries of the initial plat. The applicant will place 100 acres along the north and east boundaries adjacent to the Wenatchee National Forest into designated open space.

11. LIGHT AND GLARE

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

Typical lighting from a residential development will be produced. The development will have little street lighting. External lights will be downward facing and of limited wattage.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Residential lighting and glare will be typical, designed to building codes and will not pose a safety hazard. Some night sky views are likely to be impaired but minimally since lights will be facing downward. Covenants, conditions and restrictions will also limit watts of outdoor lighting.

- c. What existing off-site sources of light or glare may affect your proposal?

None known.

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

Covenants, conditions and restrictions will prevent light and glare impacts that interfere with others' use and enjoyment of their property such as downward facing lights and limited watts for outdoor lights.

12. RECREATION

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

Snowmobiling, hiking, hunting, biking, camping.

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

The previous private land owner had an "open land" policy allowing the public to access the property for recreational uses. Future public access and uses will be limited on the property. At the U.S. Forest Service and WA State Parks Service's request, no new public access will be established from the property to adjacent public lands.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant,

if any:

The initial plat will include at least two acres of parks. Several trail easements on the property are proposed for pedestrian and non-motorized access to on-site parks and other areas of the plat. A bike/snowmobile lane is proposed on one of the primary arterial road in the plat. At the request of the U.S. Forest Service and WA State Parks Service, no new public access will be established from the property to adjacent public lands.

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.

None. See, "A Section 106 Archaeological Review and Inventory," by Reiss-Landreau Research conducted for this project.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None. See, "A Section 106 Archaeological Review and Inventory," by Reiss-Landreau Research conducted for this project.

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

See, "A Section 106 Archaeological Review and Inventory," by Reiss-Landreau Research conducted for this project.

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.

The site is accessed from the south off of Sparks Road, a county-owned and maintained road and from the west by Country Drive, a county-owned and privately-maintained road. The private road thru the plat creates a looped road system with Sparks Road and Country Drive.

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?

Private 2-car driveways will be established for each residential homesite. A maximum of 225 units will be developed in the initial plat.

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).

See the "Traffic Impact Study," conducted by Transportation Engineering Northwest for the project. The existing entrance into the project area off of Sparks Road has been approved by the County and dedicated to the County pursuant to the Easton Flats Short Plat (SP 03-35). The road system serving the private lots will be constructed in accordance with Kittitas County road standards for private roads.

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.

See the "Traffic Impact Study," conducted by Transportation Engineering Northwest for the project which, in sum, concluded that there would be 2,200 trips per day associated with the initial plat...

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

See the "Traffic Impact Study," conducted by Transportation Engineering Northwest for the project. The speed limit on the project property will be limited to 25 miles per hour. The private road system serving the development will connect with both Sparks Road and Country Drive, creating a looped road system. Adequate traffic signs will be located at appropriate intersections.

15. PUBLIC SERVICE

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

Over time, full build out of the development will bring an increase in residential units that will increase the need for emergency services including fire and police protection. The number of students attending local schools may also increase.

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

The applicant will place a 100,000 gallon water storage tank on site which provides water availability for adequate fire flows to protect the development and surrounding Easton community.

16. UTILITIES

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

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

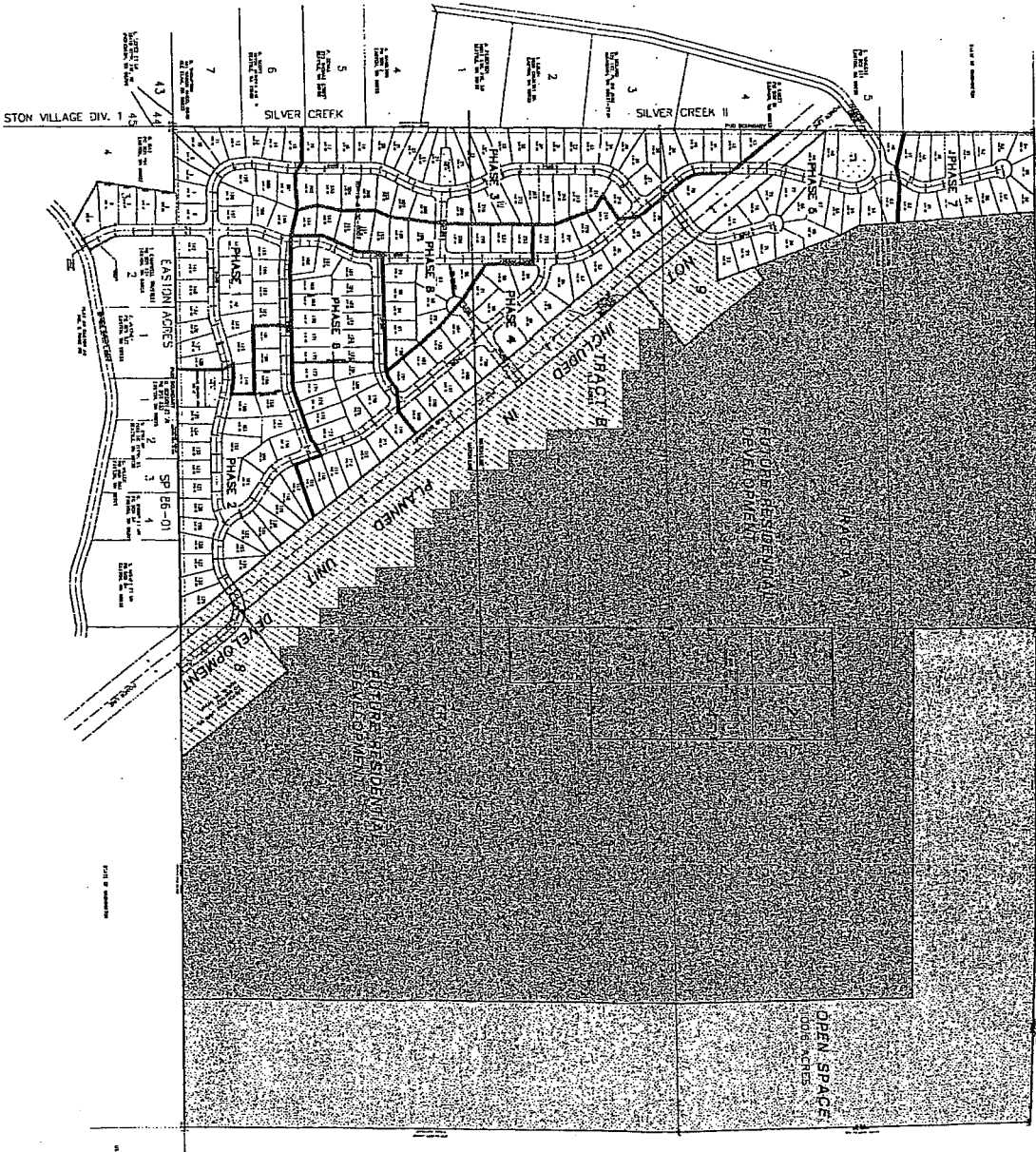
- Domestic water from Kittitas County Water District No. 3
- Sewer from private utility operating on-site treatment plant.
- Telephone from Qwest and/or Inland Telephone Company
- Cable from Millenium and/or R&R Cable Company
- Electricity from Puget Sound Energy

C. SIGNATURE

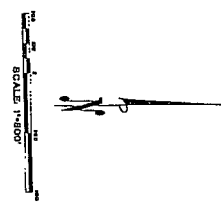
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Nathan R. Weir

Date: 1-24-07



SECTION 1 AND 12, T. 20 N., R. 13 E., W.M.



RECORD

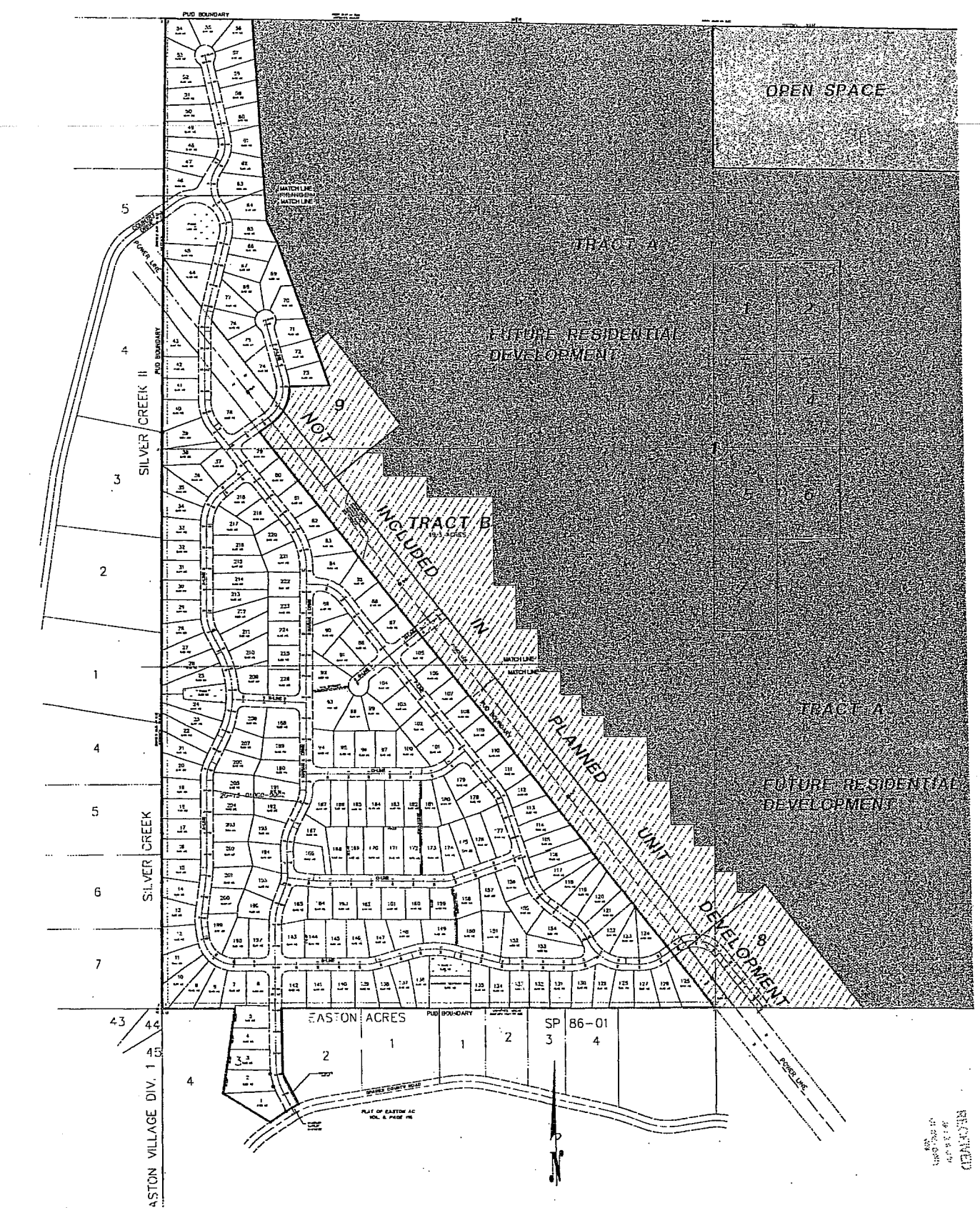
FORSGREN ASSOCIATES / INC.
 113 QUIN SILVER ROAD, SUITE A
 PUEBLO, COLORADO 81012
 PHONE: (303) 841-1125
 FAX: (303) 841-1126
 WWW.FORSGREN.COM

MARJAN MEADOWS PRELIMINARY PLAT
 SEC. 1 & 12, TWP. 20 N., RNG 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON
 PLANNING AND TOTAL SITE PLAN

NO.	REVISIONS	BY	DATE



DATE	2/2/06
DRAWN BY	
CHECKED BY	
DESIGNED BY	
PROJECT ENGINEER DATE	
PROJECT MANAGER DATE	
SCALE	
TITLE BLOCK	
PROJECT NO.	
SHEET NO.	P1



RECEIVED
 JUN 23 1988
 11:50 AM

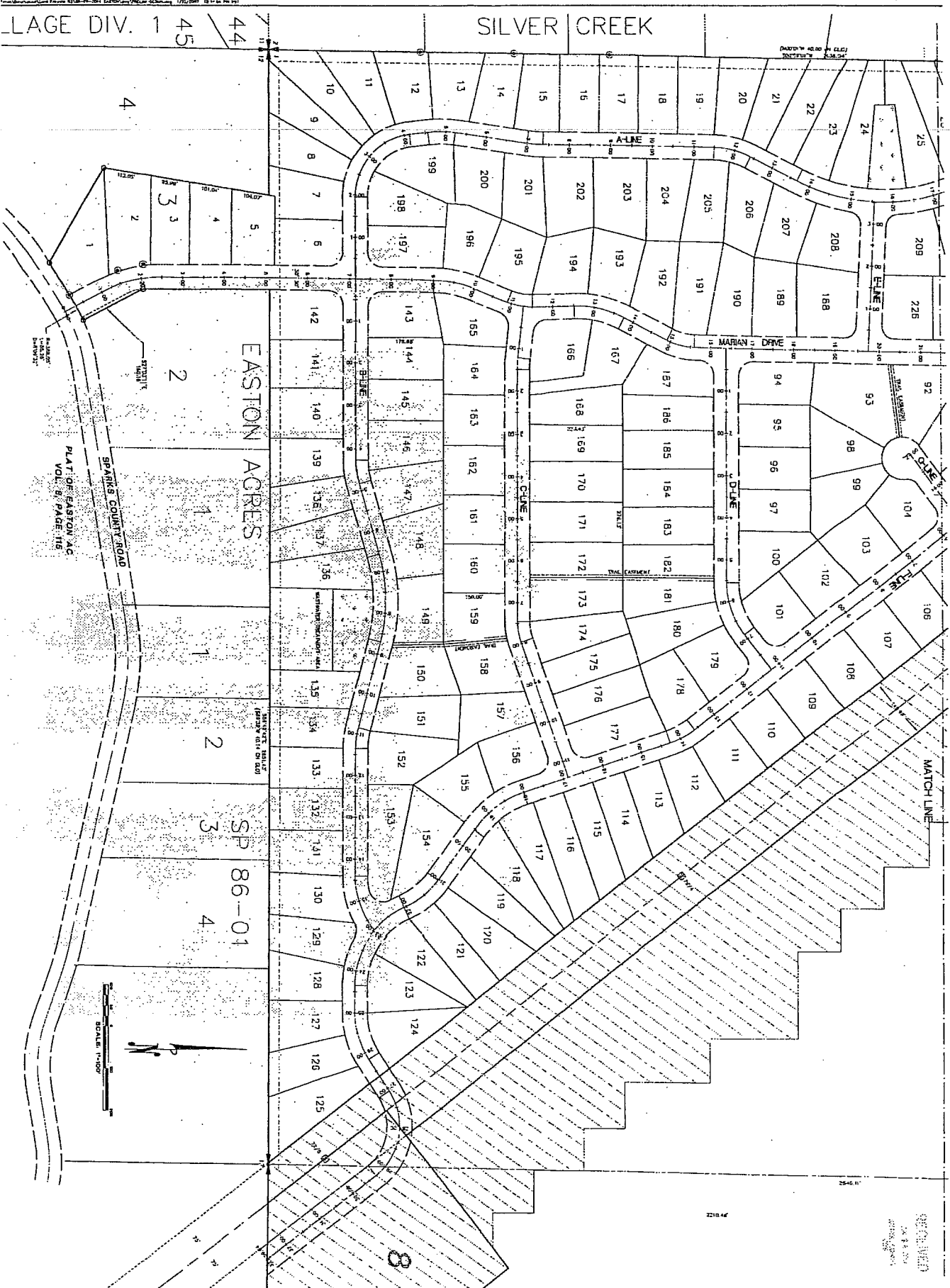
OWNER	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT ENGINEER	DATE
PROJECT MANAGER	DATE
SCALE	DATE
FILE NUMBER	
PROJECT NO.	
SHEET NO.	P2



MARIAN MEADOWS
 PRELIMINARY PLAT
 SEC. 1 & 12, TWP. 20 N., RNG. 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON

NO.	REVISIONS	BY	DATE

FORSYREN
 ASSOCIATES / INC.
 115 SOUTH AVENUE, SUITE 100
 P.O. BOX 1000
 WAUNUKAMIA, WA 98148
 (206) 835-1111

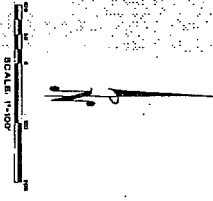


LAGE DIV. 1 45 / 44

SILVER CREEK

EASTON ACRES

PLAT OF EASTON ACRES VOL. 87 PAGE 116



SP 86-01

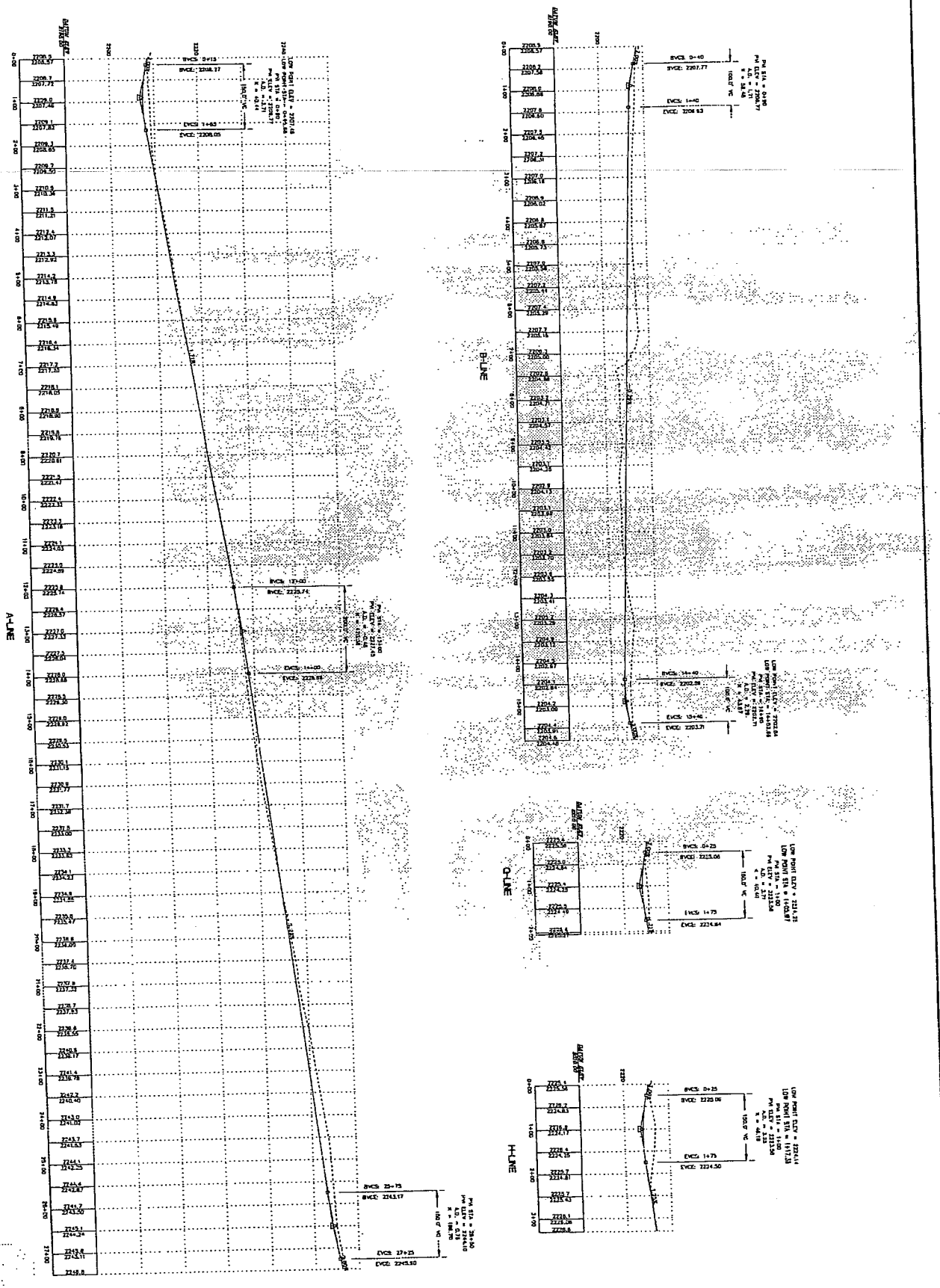
MARIAN MEADOWS PRELIMINARY PLAT

SEC. 1 & 12, TWP. 20 N., RNG 13 E., W.M. KITTITAS COUNTY, WASHINGTON

DATE	12/15/10
DRAWN BY	...
CHECKED BY	...
DESIGNED BY	...
PROJECT NO.	...
PROJECT DATED	...
SCALE	1" = 100'
TITLE	MARIAN MEADOWS
PROJECT NO.	...
SHEET NO.	C1

FORSCORE ASSOCIATES / I





GRAPHIC SCALE: HORIZ. = 1" = 100' VERT. = 1" = 10'
 (SEE SHEET 37 FOR DETAILS)

DATE	BY	SCALE
DESIGNED	DATE	HORIZ. 1" = 100'
CHECKED	DATE	VERT. 1" = 10'
PROJECT MANAGER	DATE	
PROJECT NO.		
SHEET NO.		
C4		

MARIAN MEADOWS
PRELIMINAR PLAT
 SEC. 1 & 12, TWP. 20 N., RNG 13 E., W.M.
 KITITIAS COUNTY, WASHINGTON
 PROFILES

NO.	REVISIONS	BY	DATE

FORSGREN
ASSOCIATES / INC.
 1101 11TH AVENUE, SUITE 100
 BELLINGHAM, WA 98225
 TEL: (360) 842-1111
 FAX: (360) 842-1112

KITTITAS COUNTY WATER DISTRICT NO. 3

RESOLUTION NO.

A RESOLUTION adopting a special connection charge for parcels located within Sec. 1, T20N., R13E., W.M., Kittitas Co., WA, an amending, in part, Resolution No. 030796-2, subject to certain conditions.

WHEREAS, by Resolution No. 030796-2, the Board of Commissioners of the District adopted a general facility connection charge in accordance with RCW 57.08.005(10) in the amount of \$2,260 per residence or residential equivalent;

WHEREAS, the Easton Ridge Land Company ("Developer") is in the process of developing almost all of Section 1, Township 20 North, Range 13 East, W.M., of Kittitas County, Washington (the "Easton Ridge Property") into residential lots and has expended substantial sums to transfer a Northern Pacific Railroad Water Right to the District, to change points of withdrawal of two other District water rights and to change the area of use of all District water rights to include the Easton Ridge Property; and the Developer has also expended substantial sums to update the District's water system comprehensive plan for which the District was required to do regardless of whether the Easton Ridge Property was developed;

WHEREAS, in the course of developing the first forty lots of the Easton Ridge Property, the District will require the Developer to install a 100,000 gallon water reservoir within such property at the same elevation as the District's existing reservoir on Cabin Creek Road and install an eight inch water main connecting the Easton Ridge Property to an existing District water main on Cross Country Drive; and, upon commencement of the second division of the Easton Ridge Property (beginning with the forty-first lot), the District will require the Developer to install a water main loop from the new reservoir to an existing District water main on Sparks Road near the Southwest corner of the Easton Ridge Property;

WHEREAS, portions of the foregoing work will benefit the entire District and have been determined by the Board of Commissioners to constitute general facilities of the District; and the cost of such work has been identified by the Developer as

\$43,000 for the cost of the water right changes and water system comprehensive plan, and the cost of the tank as \$63,000; and the Board of Commissioners has determined that the Developer is entitled to fully recover the costs incurred in preparing and obtaining approval of the aforementioned water right changes and water system comprehensive plan update and one-half of the costs of the water reservoir;

WHEREAS, the District and the Developer have negotiated an understanding whereby, instead of entering into an agreement which would allow the Developer to be reimbursed for an appropriate share of the costs of general facilities from connection charges received by the District, the District would adopt a special connection charge for lots within the Easton Ridge Property that would take into account the Developer's contributions to the District's general facilities; and such understanding is set forth in a letter dated January 27, 2004, from Allen Lang of Eastside Consultants, Inc. to Jonson & Jonson, P.S., the District's legal counsel. Now, therefore,

BE IT RESOLVED that, based on the foregoing recitals, the Board of Commissioners hereby finds and determines that the sum of \$1,760.00 is a fair and equitable general facilities connection charge for the first 150 residences to be built in the Easton Ridge Development, and does hereby adopt a special connection charge of \$1,760.00 per single family residence or equivalent applicable to the first 150 residences or residential equivalents constructed within the Easton Ridge Property; and thereafter the District's regular connection charge shall apply, provided, however, such reduced connection charge shall be conditioned upon Developer's completion, in a good and workman like manner and in accordance with District standards, of the reservoir and water line facilities described in the above recitals and the conveyance of those facilities along with a warranty deed for the reservoir site and easements for the water lines to District at no charge; and

BE IT RESOLVED FURTHER that, District Resolution No. 030796-2 shall remain in full force and effect except for the first 150 residences or residential equivalents built within the Easton Ridge Property; and

BE IT RESOLVED FURTHER that, in the event the Board of Commissioners further amends or supercedes Resolution No. 030796-2 by increasing or decreasing the District's general facility connection charges, then the general facility connection charge payable by the first 150 residences or residential equivalents constructed in the Easton Ridge Property shall be \$500.00 less than the regular amount; and

BE IT RESOLVED FURTHER that the District hereby incorporates into its costs basis for general facilities the amount of \$43,000 for the cost of the aforementioned water rights changes and the 2004 water system comprehensive plan amendment and \$31,950 for one-half of the cost of the water reservoir to be constructed by the Developer on the Easton Ridge Property; and

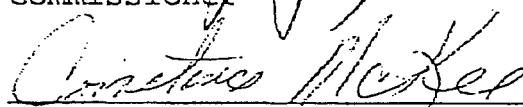
BE IT RESOLVED FURTHER, that the President of the District is hereby authorized and directed to negotiate and execute an agreement with Developer on behalf of the District setting forth the above terms and conditions.

PASSED BY THE BOARD OF COMMISSIONERS OF KITTITAS COUNTY WATER DISTRICT NO. 3, at Easton, Washington, at its regular meeting held 3-09, 2004.



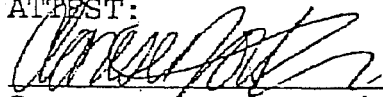
President and Commissioner



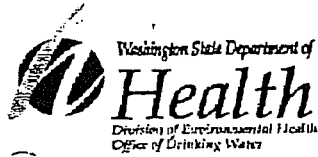
Commissioner

Commissioner

ATTEST:



Secretary ~~and Commissioner~~



WATER FACILITIES INVENTORY (WFI) FORM

Quarter: 2
Updated: 06/29/2006
Printed: 07/03/2006
WFI Printed For: On-Demand
Submission Reason: Other

ONE FORM PER SYSTEM

RETURN TO: Eastern Regional Office, 1500 W 4th Ave STE 305, Spokane, WA, 99204

1. SYSTEM ID NO: 427005	2. SYSTEM NAME: KITITAS COUNTY WATER DIST 3	3. COUNTY: KITITAS	4. GROUP: A	5. TYPE: Ground
----------------------------	--	-----------------------	----------------	--------------------

6. PRIMARY CONTACT NAME & MAILING ADDRESS: CHUCK WHITE [COMMISSIONER] PO BOX 68 EASTON, WA 98925	7. OWNER NAME & MAILING ADDRESS: KITITAS COUNTY WD 3 CLARESE NORTH PO BOX 68 EASTON, WA 98925 TITLE: SECRETARY	8. Owner Number: 003056
9. STREET ADDRESS IF DIFFERENT FROM ABOVE: ATTN: ADDRESS: CITY: STATE: ZIP:	10. STREET ADDRESS IF DIFFERENT FROM ABOVE: ATTN: ADDRESS: CITY: STATE: ZIP:	

9. 24 HOUR PRIMARY CONTACT INFORMATION: Primary Contact Daytime Phone: (509) 656-0180 Primary Contact Mobile/Cell Phone: (509) 260-0662 Primary Contact Evening Phone: (509) 656-0180 Fax: E-mail:	10. OWNER CONTACT INFORMATION: Owner Daytime Phone: (206) 498-4424 Owner Mobile/Cell Phone: (206) 498-4424 Owner Evening Phone: (206) 498-4424 Fax: (509) 656-3082 E-mail: gcnorth@verizon.com
--	--

WAC 246-290-420(9) requires that water systems provide 24-hour contact information for emergencies.

11. SATELLITE MANAGEMENT AGENCY (SMA) (check only one)

Not applicable (Skip to #12)
 Owned and Managed SMA NAME: SMA Number:
 Managed Only
 Owned Only

12. WATER SYSTEM CHARACTERISTICS (mark ALL that apply)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Hospital/Clinic	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Commercial / Business	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> School
<input type="checkbox"/> Day Care	<input type="checkbox"/> Licensed Residential Facility	<input type="checkbox"/> Temporary Farm Worker
<input checked="" type="checkbox"/> Food Service/Food Permit	<input checked="" type="checkbox"/> Lodging	<input type="checkbox"/> Other (church, fire station, etc.):
<input type="checkbox"/> 1,000 or more person event for 2 or more days per year	<input checked="" type="checkbox"/> Recreational /RV Park	

13. WATER SYSTEM OWNERSHIP (mark only one)

<input type="checkbox"/> Association	<input type="checkbox"/> County	<input type="checkbox"/> Investor	<input type="checkbox"/> Special District
<input checked="" type="checkbox"/> City / Town	<input type="checkbox"/> Federal	<input type="checkbox"/> Private	<input type="checkbox"/> State

14. STORAGE CAPACITY (Gallons): 195,000

15. Source Number	16. SOURCE NAME LIST UTILITY'S NAME FOR SOURCE AND WELL TAG ID NUMBER Example: WELL #1 XY2456 IF SOURCE IS PURCHASED OR INTERIRED, LIST SELLER'S NAME Example: SEATTLE	17. INTERIE SYSTEM ID NUMBER	18. SOURCE CATEGORY										19. USE	20. TREATMENT	21. DEPTH	22. CAPACITY (GALLONS PER MINUTE)	24. SOURCE LOCATION						
			WELL FIELD	WELL IN A WELL FIELD	SPRING	SPRING FIELD	SPRING IN SPRING FIELD	SEA WATER	SURFACE WATER	RAINNEY / INF. GALLERY	OTHER	PERMANENT					SEASONAL	EMERGENCY	SOURCE NEEDED	NONE	CHLORINATION	FILTRATION	FLUORIDATION
602	Well #1: AFT392 (Country)		X											X		X	170	104	SW NW	01	20N	13E	
602	Well #2 AFT391 (Village)		X											X		X	70	82	SW NE	11	20N	13E	
603	Well #3 AFT395 (School)		X											X	X		60	75	SW NE	11	20N	13E	

WATER FACILITIES INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO: 427005	2. SYSTEM NAME: KITITAS COUNTY WATER DIST 3	3. COUNTY: KITITAS	4. GROUP: A	5. TYPE: Comm
-----------------------------------	---	------------------------------	-----------------------	-------------------------

<i>Lines 25, 29, 33 and 36 are required to be completed (other lines are optional)</i>	ACTIVE SERVICE CONNECTIONS	WATER SYSTEM CALCULATED ACTIVE CONNECTIONS	DOH USE ONLY APPROVED
25. SINGLE FAMILY RESIDENCES (How many of the following do you have?)	0	169	193
A. Full Time Single Family Residences (Occupied 180 days or more per year)	169		
B. Part Time Single Family Residences (Occupied less than 180 days per year)	0		
26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)	0		
A. Apartment Buildings, condos, duplexes, barracks, dorms	0		
B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied more than 180 days/year	0		
C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied less than 180 days/year	0		
27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)	3	16	6
A. Recreational Services (Campsites, RV Sites, Sigols, etc.)	3	16	6
B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc.	16	6	6
28. TOTAL SERVICE CONNECTIONS	188	188	512

29. FULL-TIME RESIDENTIAL POPULATION	<u>250</u>
A. How many residents are served by this system 180 or more days per year?	250

30. PART-TIME RESIDENTIAL POPULATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many part-time residents are present each month?												
B. How many days per month are they present?												

31. TEMPORARY & TRANSIENT USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many total visitors, attendees, travelers, campers, patients or customers have access to the water system each month?	186	168	186	180	186	180	186	186	180	186	180	166
B. How many days per month is water accessible to the public?	31	28	31	30	31	30	31	31	30	31	30	31

32. REGULAR NON-RESIDENTIAL USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. If you have schools, daycares, or businesses connected to your water system, how many students daycare children and/or employees are present each month?												
B. How many days per month are they present?												

33. ROUTINE COLIFORM SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
* Requirement is exception from WAC 246-290												

35. Reason for Submitting WFI:

Update - Change
 Update - No Change
 Inactivate
 Re-Activate
 Name Change
 New System
 Other _____

36. I certify that the information stated on this WFI form is correct to the best of my knowledge.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ TITLE: _____



United States
Department of
Agriculture

Forest
Service

Okanogan and Wenatchee
National Forests
Cle Elum Ranger District

803 West Second Street
Cle Elum, WA 98922
(509) 852-1100

weFile Code: 1500

Date: November 15, 2006

Mr. Nathan R. Weis
Easton Ridge Land Company
P.O. Box 687
Roslyn, WA 98941

RECEIVED
NOV 20 2006

Dear Mr. Weis:

Thank you for the advanced opportunity to review and discuss your proposed residential development project in Easton, especially in regards to public access issues to the adjacent Wenatchee National Forest and Silver Creek Basin.

We understand that the County encourages and supports and in some cases, provides developers with bonus densities for providing public access to public lands through newly established private developments. And while we recognize that access to public lands has become an increasing problem with increased private developments abutting national forest lands, we do not support you providing public access to the Wenatchee National Forest from your proposed private development in Easton.

As we indicated before, the Forest Service has an established public access to the west of your property that we want the public and the development to use to access public lands in that area. In addition, and as you know, there is no legal opportunity for dirt bike access on the National Forest adjacent to your property. Off road vehicle use has caused severe ecological damage to the surrounding National Forest System land. Any "historical" use of trails through your property and into the National Forest was not under any type of authorization by the U.S. Forest Service. Budget constraints prevent us from policing and enforcing this unauthorized access and we similarly do not have the resources to maintain any new access points.

Consequently, we greatly appreciate your cooperation in helping us to protect the Silver Creek Basin area by not allowing public or private access through or from your property in Easton to the adjacent public lands. We also greatly appreciate your assistance and cooperation in barricading a portion of the road on the north end of your property. That will help deter unauthorized access into the National Forest.

Again, thank you for the opportunity to consult with you in the early stages of planning your project.

Sincerely,

RODNEY D SMOLDON
District Ranger

cc: Patricia A GarveyDarda



Summary of Police Reports from January 1, 2005 through November 2006 for Easton, Washington for the following incidents:

Incident Type	Number of Incidents
Burglary	45
Theft	35
Motor Vehicle (excluding I-90)	25
Assault	18
Trespass	9
Sex Offense	3

11/20/06
13:23

Kittitas County Sheriffs Office
Deputy Report

Page: 148
1

Nature: ASSAULT

Case: [REDACTED]
Addr: SPARKS RD; [REDACTED] Area: KCSO KITTITAS CO SHERIFF OF
City: EASTON St: WA Zip: 98925 [REDACTED]

Reported: ASSM Assault, Simple
Observed: SOCM Sex Offense, Child Molest
Offense
Codes: SOCM Sex Offense, Child Molest

Circumstances: LT25 Other/Unknown Location

[REDACTED]
Rspnsbl Officer: RICKEY, MARK Agency: KCSO
Received By: 058 Last RadLog: **:**:** **/**/**
How Received: 0 Officer Report Clearance: RTF REPORT TO FOLLOW

When Reported: 16:14:54 03/16/06 [REDACTED]

Occurrd between: 18:50:00 03/16/06 Judicial Sts:
and: 18:50:00 03/16/06 Misc Entry:

Modus Operandi:
Factor Description Method

INVOLVEMENTS:
Date Description Relationship

Responsible LEO:

Approved by:

Date

11/20/06
13:24

Kittitas County Sheriffs Office
Deputy Report

Page: 148
1

Nature: ASSAULT

Addr: RR ST; Area: KCSO KITTITAS CO SHERIFF OF
City: EASTON St: WA Zip: 98925 Contact:

Reported: ASSM Assault, Simple
Observed: SOCO Sex Offense, Comm Minor
Offense
Codes: SOCO Sex Offense, Comm Minor

Circumstances: LT20 Residence/Home

Responding Officers: VRAVES, ERIC C28

When Reported: 20:02:37 05/08/06 Disposition: INA Disp Date: 10/27/06

Occurrd between: 15:00:00 05/08/06 Judicial Sts:
and: 16:00:00 05/08/06 Misc Entry:

Modus Operandi:
Factor Description Method

INVOLVEMENTS:
Date Description Relationship

Responsible LEO:

Approved by:

Date

11/20/06
13:23

Kittitas County Sheriffs Office
Deputy Report

Page: 148
1

Nature: ASSAULT

[REDACTED]

Addr: E SPARKS RD
City: EASTON

St: WA Zip: 98925

Area: KCSO KITTITAS CO SHERIFF OF

[REDACTED]

[REDACTED]

Reported: ASSM Assault, Simple
Observed: SOAR Sex Offense, Att Forcible
Offense
Codes: SOAR Sex Offense, Att Forcible

Circumstances: LT20 Residence/Home

[REDACTED]

Rspnsbl Officer: KOKJER, BEN Agency: KCSO
Received By: 019 Last RadLog: **:**:** **/**/**
How Received: 0 Officer Report Clearance: RTF REPORT TO FOLLOW

When Reported: 02:02:34 06/27/06

[REDACTED]

Occurrd between: 02:02:00 06/27/06 Judicial Sts:
and: 02:02:00 06/27/06 Misc Entry:

Modus Operandi:
Factor Description Method

INVOLVEMENTS:
Date Description Relationship

Responsible LEO:

Approved by:

Date

11/20/06
13:17

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

Page: 148
1

Number	Time and Date	Nature	Address	Loctn	Dsp
Agency: KITTITAS SHERIFFS OFFICE					
Officer: BANNISTER, GREG					
[REDACTED]	11:07:45	06/23/05 Theft	EASTON, EASTON, WA	KCSO	ACT
Total Incidents for This Officer: 1					
Officer: FOSTER, NATE					
[REDACTED]	15:45:03	06/04/06 Theft	[REDACTED] SPARKS RD, EASTON, WA	KCSO	ACT
[REDACTED]	16:25:11	06/12/06 Theft	[REDACTED] COUNTRY DR, EASTON, W	KCSO	ACT
Total Incidents for This Officer: 2					
Officer: GREEN, ZACHERY					
[REDACTED]	09:24:06	04/10/05 Theft	[REDACTED] RR SPUR RD, EASTON, WA	KCSO	ACT
Total Incidents for This Officer: 1					
Officer: HOCTOR, ROB					
[REDACTED]	15:11:33	05/07/05 Theft	[REDACTED] E SPARKS RD; [REDACTED]	KCSO	ACT
[REDACTED]	03:21:43	07/10/05 Theft	[REDACTED] E SPARKS RD; [REDACTED] EASTO	KCSO	ACT
Total Incidents for This Officer: 2					
Officer: JONASSEN, DAN					
[REDACTED]	14:23:30	01/11/05 Theft	[REDACTED] RAILROAD ST; EASTON SC	KCSO	INA
[REDACTED]	11:27:00	05/26/05 Theft	[REDACTED] LAKE KACHESS CAMPGROUND, E	KCSO	INA
Total Incidents for This Officer: 2					
Officer: KIVI, DAN					
[REDACTED]	08:11:15	03/30/05 Theft	3251 E RAILROAD ST; [REDACTED] EAS	KCSO	INA
[REDACTED]	11:40:55	05/11/05 Theft	[REDACTED] SPARKS RD, EASTON, WA	KCSO	CLO
[REDACTED]	09:26:13	09/14/05 Theft	[REDACTED] EASTON SCHOOL, EASTON, WA	KCSO	CLO
[REDACTED]	01:25:22	11/28/05 Theft	[REDACTED] RAILROAD ST; [REDACTED]	KCSO	ACT
Total Incidents for This Officer: 4					
Officer: KOKJER, BEN					
[REDACTED]	11:16:26	10/17/05 Theft	[REDACTED] KACHESS RIVER RD, EASTON	KCSO	ACT
[REDACTED]	18:09:44	11/21/05 Theft	[REDACTED] RAILROAD ST, EASTON,	KCSO	ACT
[REDACTED]	18:04:21	11/27/05 Theft	[REDACTED] LAP WAY, EASTON, WA	KCSO	CLO
Total Incidents for This Officer: 3					
Officer: MARTIN, MATT					
[REDACTED]	09:02:45	02/05/05 Theft	[REDACTED] LAKE EASTON STATE PARK, EA	KCSO	INA
Total Incidents for This Officer: 1					
Officer: MCBRIDE, MARK					
[REDACTED]	19:04:38	03/27/05 Theft	[REDACTED] SPARKS RD; [REDACTED]	KCSO	ACT
[REDACTED]	08:59:35	07/28/06 Theft	[REDACTED] KACHESS RIVER DR, EAST	KCSO	INA
Total Incidents for This Officer: 2					
Officer: MCKEAN, MIKE					
[REDACTED]	11:22:11	06/28/05 Theft	[REDACTED] S BAKERS LN, EASTON, W	KCSO	ACT
Total Incidents for This Officer: 1					
Officer: NALE, JAMES					
[REDACTED]	11:55:36	09/01/05 Theft	[REDACTED] LAKE KACHESS RD; CAMPG	KCSO	INA
[REDACTED]	04:41:28	09/04/05 Theft	[REDACTED] RAILROAD ST, EASTON,	KCSO	ACT
[REDACTED]	14:27:13	08/26/06 Theft	[REDACTED] TALL TIMBER TRAIL, EA	KCSO	INA

11/20/06
13:17

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 2

Number	Time and Date	Nature	Address	Loctn	Dsp
--------	---------------	--------	---------	-------	-----

Total Incidents for This Officer: 3

Officer: RICKEY, MARK

[REDACTED]	12:29:15 01/13/05	Theft	[REDACTED] E SPARKS RD, EASTON, WA	KCSO	INA
[REDACTED]	09:47:52 04/26/05	Theft	[REDACTED] TALL TIMBER TRAIL; DOU	KCSO	ACT

Total Incidents for This Officer: 2

Officer: SINCLAIR, DREW

[REDACTED]	17:35:44 01/24/06	Theft	[REDACTED] SILVER TRAIL RD, EASTO	KCSO	CLO
[REDACTED]	11:15:58 10/21/06	Theft	[REDACTED] E SPARKS RD, EASTON, WA	KCSO	ACT

Total Incidents for This Officer: 2

Officer: VRAVES, ERIC

[REDACTED]	15:08:38 02/17/05	Theft	[REDACTED] SILVER CREEK TRAIL, EA	KCSO	INA
[REDACTED]	10:54:40 11/06/05	Theft	[REDACTED] SILVER CREEK RD, EASTO	KCSO	ACT
[REDACTED]	10:14:46 11/24/05	Theft	[REDACTED] RAILROAD ST, EASTON, WA	KCSO	ACT
[REDACTED]	18:09:34 12/14/05	Theft	[REDACTED] PELTON AVE, EASTON, WA	KCSO	ACT

Total Incidents for This Officer: 4

Officer: WOODY, JAMES

[REDACTED]	19:59:59 04/20/05	Theft	[REDACTED] 1ST ST, EASTON, WA	KCSO	INA
[REDACTED]	17:44:36 05/26/05	Theft	[REDACTED] 1ST ST, EASTON, WA	KCSO	INA
[REDACTED]	13:02:10 05/30/05	Theft	[REDACTED] SPARKS RD; RV TOWN, EA	KCSO	ACT
[REDACTED]	12:34:07 11/29/05	Theft	[REDACTED] EASTON, EASTON, WA	KCSO	ACT
[REDACTED]	10:58:08 11/17/06	Theft	[REDACTED] W SPARKS RD, EASTON, WA	KCSO	INA

Total Incidents for This Officer: 5

Total Incidents for This Agency: 35

Total Incidents for This Report: 35

Report Includes:

- All dates greater than `00:00:00 01/01/05`
- All agencies matching `KCSO`
- All officers
- All dispositions
- All natures matching `THEFT`
- All locations
- All cities matching `EASTON`
- All clearance codes
- All observed offenses
- All reported offenses
- All offense codes
- All Circumstance codes

*** End of Report /tmp/rptz4qn7a-rplwizr.r1 ***

11/20/06
13:15

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 1

Number Time and Date Nature Address Loctn Dsp

Agency: KITTITAS SHERIFFS OFFICE

Officer: BAILEY, GRANT

[REDACTED] 22:11:52 02/23/05 Burglary [REDACTED] RAILROAD ST; [REDACTED] EAST KCSO INA
[REDACTED] 18:41:05 02/25/05 Burglary [REDACTED] KACHESS LN, EASTON, WA KCSO INA
Total Incidents for This Officer: 2

Officer: BERG, CHARLES

[REDACTED] 15:12:33 12/27/05 Burglary [REDACTED] VIA KACHESS, EASTON, KCSO ACT
Total Incidents for This Officer: 1

Officer: BLUME, ANDREA

[REDACTED] 11:52:25 01/30/05 Burglary [REDACTED] SILVER CREEK RD, EASTO KCSO ACT
[REDACTED] 22:37:17 05/01/05 Burglary [REDACTED] 2ND ST, EASTON, WA KCSO ACT
Total Incidents for This Officer: 2

Officer: FOSTER, NATE

[REDACTED] 12:31:15 10/27/06 Burglary [REDACTED] W SPARKS RD, EASTON, KCSO INA
Total Incidents for This Officer: 1

Officer: GREEN, ZACHERY

[REDACTED] 12:56:30 03/29/05 Burglary [REDACTED] 1ST ST, EASTON, WA KCSO INA
[REDACTED] 15:51:55 08/20/06 Burglary [REDACTED] 1ST ST, EASTON, WA KCSO ACT
Total Incidents for This Officer: 2

Officer: HARUM, JIM

[REDACTED] 04:41:04 07/31/06 Burglary [REDACTED] E SPARKS RD, EASTON, KCSO INA
Total Incidents for This Officer: 1

Officer: HILLEMANN, SEAN

[REDACTED] 14:09:42 05/20/06 Burglary [REDACTED] HAWTHORN LN, EASTON, W KCSO INA
[REDACTED] 21:18:19 06/18/06 Burglary [REDACTED] LITTLE CREEK RD, EASTO KCSO ACT
[REDACTED] 13:22:00 08/02/06 Burglary I 90 WB MP 66, EASTON, WA KCSO INA
Total Incidents for This Officer: 3

Officer: JONASSEN, DAN

[REDACTED] 13:03:55 04/10/05 Burglary CRYSTAL SPRINGS SNO PARK;G KCSO INA
Total Incidents for This Officer: 1

Officer: KIVI, DAN

[REDACTED] 16:44:07 02/04/05 Burglary [REDACTED] SAWMILL FLATS RD, EAST KCSO ACT
[REDACTED] 17:08:59 02/26/05 Burglary [REDACTED] KACHESS LN, EASTON, WA KCSO INA
[REDACTED] 04:31:54 05/09/05 Burglary [REDACTED] E RAILROAD ST, EASTON KCSO ACT
[REDACTED] 12:47:38 04/19/06 Burglary EASTON, EASTON, WA KCSO CLO
[REDACTED] 12:18:31 08/03/06 Burglary [REDACTED] PIT WAY, EASTON, WA KCSO ACT
[REDACTED] 11:50:19 08/09/06 Burglary [REDACTED] SILVER CRK RD, EASTON, KCSO CLO
Total Incidents for This Officer: 6

Officer: KOKJER, BEN

[REDACTED] 14:46:30 06/11/05 Burglary [REDACTED] LOST LAKE RD, EASTON, KCSO INA
[REDACTED] 18:41:48 07/18/06 Burglary KACHESS LAKE RD, EASTON, W KCSO CLO
Total Incidents for This Officer: 2

Officer: MARTIN, MATT

[REDACTED] 19:25:59 01/20/05 Burglary [REDACTED] SILVER TRAIL RD, EASTO KCSO INA
[REDACTED] 19:37:33 08/18/06 Burglary [REDACTED] VIA KACHEES RD, EASTO KCSO INA

11/20/06
13:15

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 2

Number	Time and Date	Nature	Address	Loctn	Dsp
--------	---------------	--------	---------	-------	-----

Total Incidents for This Officer: 2

Officer: MCBRIDE, MARK

[REDACTED]	10:57:07	02/27/05	Burglary	[REDACTED] FS 4118, EASTON, WA	KCSO	INA
[REDACTED]	14:05:44	07/15/06	Burglary	[REDACTED] KACHESS LAKE RD, EAST	KCSO	INA
[REDACTED]	17:22:27	08/29/06	Burglary	[REDACTED] LAKE KACHESS RD; RESI	KCSO	INA
[REDACTED]	11:24:47	11/19/06	Burglary	[REDACTED] E LAKE KACHESS RD, EA	KCSO	ACT

Total Incidents for This Officer: 4

Officer: MCKEAN, MIKE

[REDACTED]	09:05:02	03/23/05	Burglary	[REDACTED] ST ANDREWS DR; SUN COUN	KCSO	INA
[REDACTED]	10:13:37	03/25/06	Burglary	[REDACTED] VIA KACHESS RD, EASTO	KCSO	INA
[REDACTED]	10:11:33	08/14/06	Burglary	[REDACTED] W SPARKS RD, EASTON,	KCSO	INA

Total Incidents for This Officer: 3

Officer: NALE, JAMES

[REDACTED]	12:06:18	02/27/05	Burglary	[REDACTED] FSRD 4818, EASTON, WA	KCSO	INA
[REDACTED]	12:53:21	02/27/05	Burglary	[REDACTED] FS 4818 RD, EASTON, W	KCSO	ACT
[REDACTED]	16:19:24	02/27/05	Burglary	[REDACTED] KACHESS RD, EASTON, WA	KCSO	ACT
[REDACTED]	13:04:44	05/21/05	Burglary	[REDACTED] HIDDEN LN, [REDACTED]	KCSO	INA
[REDACTED]	15:37:49	08/12/05	Burglary	[REDACTED] SPARKS RD, EASTON, WA	KCSO	INA
[REDACTED]	14:41:40	08/26/06	Burglary	[REDACTED] 1ST ST, EASTON, WA	KCSO	ACT

Total Incidents for This Officer: 6

Officer: SEVERSON, BRENT

[REDACTED]	15:50:46	01/13/06	Burglary	[REDACTED] MORGAN CREEK RD, EASTO	KCSO	INA
------------	----------	----------	----------	-----------------------------------	------	-----

Total Incidents for This Officer: 1

Officer: SINCLAIR, DREW

[REDACTED]	08:02:15	06/21/06	Burglary	[REDACTED] MEADOW PARK, EASTON, - W	KCSO	INA
[REDACTED]	11:09:38	06/25/06	Burglary	[REDACTED] SPARKS RD; PARKSIDE C	KCSO	CLO
[REDACTED]	10:37:37	07/25/06	Burglary	[REDACTED] VIA KACHESS RD, EASTO	KCSO	INA
[REDACTED]	20:04:27	08/06/06	Burglary	[REDACTED] COUNTRY DR, EASTON, W	KCSO	INA

Total Incidents for This Officer: 4

Officer: VRAVES, ERIC

[REDACTED]	13:31:04	07/30/05	Burglary	[REDACTED] COUNTRY DR, EASTON, WA	KCSO	INA
[REDACTED]	16:30:00	08/26/05	Burglary	[REDACTED] RD 4818, EASTON, WA	KCSO	ACT
[REDACTED]	17:31:20	07/08/06	Burglary	[REDACTED] KACHESS RIVER RD, EAST	KCSO	INA

Total Incidents for This Officer: 3

Officer: WOODY, JAMES

[REDACTED]	08:29:13	07/05/05	Burglary	[REDACTED] RAILROAD AVE; I 90 ST	KCSO	INA
------------	----------	----------	----------	----------------------------------	------	-----

Total Incidents for This Officer: 1

Total Incidents for This Agency: 45

Total Incidents for This Report: 45

Report Includes:

All dates greater than `00:00:00 01/01/05`
All agencies matching `KCSO`
All officers
All dispositions

11/20/06
13:15

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

Page: 148
3

~~All natures matching `BURGLARY`~~

All locations

All cities matching `EASTON`

All clearance codes

All observed offenses

All reported offenses

All offense codes

All Circumstance codes

*** End of Report /tmp/rptz4qn7a-rplwlr.rl ***

11/20/06
13:04

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 1

Number	Time and Date	Nature	Address	Loctn	Dsp
Agency: KITTITAS SHERIFFS OFFICE					
Officer:					
	19:32:08 07/14/05	Trespass	[REDACTED] PIT WAY, EASTON, WA	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: GREEN, ZACHERY					
	14:54:41 03/02/05	Trespass	NELSON SIDING RD; S SIDE,	KCSO	CLO
	Total Incidents for This Officer:			1	
Officer: HILLEMANN, SEAN					
	17:29:25 06/25/06	Trespass	ELK MEADOWS, EASTON, WA	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: MARTIN, MATT					
	16:46:08 01/06/06	Trespass	[REDACTED] RAILROAD ST, EASTON,	KCSO	CAA
	Total Incidents for This Officer:			1	
Officer: NALE, JAMES					
	21:12:39 06/23/05	Trespass	[REDACTED] 2ND ST, EASTON, WA	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: RICKEY, MARK					
	09:56:48 07/31/06	Trespass	BEHIND OLD COUNTRY STORE,	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: SINCLAIR, DREW					
	14:32:50 10/31/06	Trespass	SPARKS RD; [REDACTED]	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: SLYFIELD, FRED					
	11:27:52 08/24/05	Trespass	SAM RD; 2 MI E OF EASTON N	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: WOODY, JAMES					
	22:35:09 12/13/05	Trespass	[REDACTED] RAILROAD ST, EASTON,	KCSO	ACT
	Total Incidents for This Officer:			1	
	Total Incidents for This Agency:			9	

	Total Incidents for This Report:			9	

Report Includes:

All dates greater than `00:00:00 01/01/05`
All agencies matching `KCSO`
All officers
All dispositions
All natures matching `TRESPASS`
All locations
All cities matching `EASTON`
All clearance codes
All observed offenses
All reported offenses
All offense codes
All Circumstance codes

11/20/06
13:12

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 1

Number Time and Date Nature Address Loctn Dsp

Agency: KITTITAS SHERIFFS OFFICE

Officer:

[REDACTED] 10:07:35 03/26/05 Accident-Unk In I 90 WB EXIT 63, EASTON, W KCSO ACT
Total Incidents for This Officer: 1

Officer: GREEN, ZACHERY

[REDACTED] 22:28:46 10/27/05 Accident-Unk In [REDACTED] SUN ISLAND DR, EASTON, KCSO CAA
[REDACTED] 10:28:51 04/13/06 Accident-Injury [REDACTED] E SPARKS RD, EASTON, KCSO ACT
Total Incidents for This Officer: 2

Officer: HOCTOR, ROB

[REDACTED] 23:32:40 08/19/06 Accident-Injury HAWTHORN LN, EASTON, WA KCSO CLO
Total Incidents for This Officer: 1

Officer: KIVI, DAN

[REDACTED] 12:12:32 08/25/05 Accident-No Inj [REDACTED] RAILROAD ST, EASTON, KCSO CAA
Total Incidents for This Officer: 1

Officer: KOKJER, BEN

[REDACTED] 15:34:09 07/19/05 Accident-No Inj [REDACTED] SPARKS RD; CASCADE TO KCSO ACT
[REDACTED] 15:14:31 08/21/05 Accident-Injury LAKE EASTON AIRFIELD, EAST KCSO CLO
[REDACTED] 19:54:16 07/11/06 Accident-No Inj I 90 WB MP 67, EASTON, WA KCSO ACT
[REDACTED] 08:58:44 08/31/06 Accident-No Inj E SPARKS RD; OFF NORTON RD KCSO ACT
Total Incidents for This Officer: 4

Officer: MARTIN, MATT

[REDACTED] 20:50:14 08/18/05 Accident-No Inj SPARKS RD; [REDACTED] KCSO INA
[REDACTED] 10:49:24 02/25/06 Accident-Injury [REDACTED] SPARKS RD; [REDACTED] EA KCSO CLO
Total Incidents for This Officer: 2

Officer: MCBRIDE, MARK

[REDACTED] 17:30:13 01/15/06 Accident-No Inj RELOAD AREA;EASTON, EASTON KCSO ACT
[REDACTED] 17:49:40 05/27/06 Accident-Injury [REDACTED] PITT WAY, EASTON, WA KCSO CLO
[REDACTED] 20:50:13 05/28/06 Accident-Injury [REDACTED] KACHESS RIVER RD, EAST KCSO CLO
[REDACTED] 10:42:14 11/06/06 Accident-Unk In FS 4934 RD, EASTON, WA KCSO CLO
Total Incidents for This Officer: 4

Officer: MCKEAN, MIKE

[REDACTED] 02:31:28 01/23/06 Accident-Injury KACHESS LAKE RD, EASTON, W KCSO CLO
Total Incidents for This Officer: 1

Officer: MYERS, CLAY

[REDACTED] 14:19:20 04/05/05 Accident-Unk In I 90;IA MP 58 NEAR SNO SHE KCSO ACT
Total Incidents for This Officer: 1

Officer: NALE, JAMES

[REDACTED] 12:21:55 04/07/05 Accident-Unk In I 90 EB MP 68-69, EASTON, KCSO ACT
[REDACTED] 03:51:14 04/21/06 Accident-No Inj EASTON, EASTON, WA KCSO CLO
[REDACTED] 08:00:29 09/09/06 Accident-Unk In CABIN CREEK RD;2 MILES FRO KCSO ACT
[REDACTED] 18:53:08 11/05/06 Accident-No Inj I 90 EB MP 62, EASTON, WA KCSO ACT
Total Incidents for This Officer: 4

Officer: RICKEY, MARK

[REDACTED] 13:39:47 12/20/05 Accident-No Inj I 90 WB MP 67, EASTON, WA KCSO CLO

11/20/06
13:12

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 2

Number Time and Date Nature Address Loctn Dsp

Total Incidents for This Officer: 1

Officer: SINCLAIR, DREW

14:58:24 07/23/06 Accident-No Inj RACHEL LAKE RD; [REDACTED] KCSO CLO
19:37:01 08/19/06 Accident-No Inj [REDACTED] HAWTHORNE LN, EASTON, KCSO INA

Total Incidents for This Officer: 2

Officer: VRAVES, ERIC

02:02:47 02/05/06 Accident-No Inj LAKE EASTON RD, EASTON, WA KCSO ACT

Total Incidents for This Officer: 1

Officer: WOODY, JAMES

17:19:32 05/25/05 Accident-No Inj FSRD 4818; LAKE KACHESS, EA KCSO ACT
05:38:22 06/24/05 Accident-No Inj TREE FARM RD; PONDS, EASTON KCSO CLO

Total Incidents for This Officer: 2

Total Incidents for This Agency: 27

Total Incidents for This Report: 27

Report Includes:

- All dates greater than `00:00:00 01/01/05`
- All agencies matching `KCSO`
- All officers
- All dispositions
- All natures between `ACCIDENT-INJURY` and `ACCIDENT-UNK IN`
- All locations
- All cities matching `EASTON`
- All clearance codes
- All observed offenses
- All reported offenses
- All offense codes
- All Circumstance codes

*** End of Report /tmp/rptz4qn7a-rplwizr.r1 ***

11/20/06
13:18

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 1

Number	Time and Date	Nature	Address	Loctn	Dsp
Agency: KITTITAS SHERIFFS OFFICE					
Officer: GREEN, ZACHERY					
	██████████ 23:40:09 05/31/05	Assault	EASTON, EASTON, WA	KCSO	INA
	Total Incidents for This Officer:			1	
Officer: HARUM, JIM					
	██████████ 22:36:18 07/07/06	Assault	██████████ SPARKS RD; PARKSIDE C	KCSO	ACT
	Total Incidents for This Officer:			1	
Officer: HILLEMANN, SEAN					
	██████████ 17:37:31 06/19/05	Assault	██████████ RAILROAD ST;RUSTIC VI	KCSO	CAA
	██████████ 22:51:16 10/14/05	Assault	██████████ SPARKS RD;PARKSIDE, E	KCSO	ACT
	Total Incidents for This Officer:			2	
Officer: HOCTOR, ROB					
	██████████ 03:53:15 07/05/05	Assault	██████████ RAILROAD ST;B6, EASTO	KCSO	CLO
	Total Incidents for This Officer:			1	
Officer: JONASSEN, DAN					
	██████████ 22:25:14 02/08/05	Assault	I 90 EB;EXIT 84, EASTON, W	KCSO	CJM
	Total Incidents for This Officer:			1	
Officer: KIVI, DAN					
	██████████ 21:42:02 12/03/05	Assault	██████████ 1ST ST, EASTON, WA	KCSO	CLO
	Total Incidents for This Officer:			1	
Officer: KOKJER, BEN					
	██████████ 14:36:58 04/05/06	Assault	██████████ SPARKS RD; ██████████	KCSO	INA
	██████████ 02:02:34 06/27/06	Assault	E SPARKS RD, EASTON, WA	KCSO	CAA
	Total Incidents for This Officer:			2	
Officer: RICKEY, MARK					
	██████████ 16:14:54 03/16/06	Assault	██████████ SPARKS RD;BEHIND RV T	KCSO	CAA
	Total Incidents for This Officer:			1	
Officer: SEVERSON, BRENT					
	██████████ 09:04:57 04/20/05	Assault	██████████ RAILROAD ST;EASTON SC	KCSO	INA
	██████████ 00:26:48 01/21/06	Assault	██████████ SPARKS RD; PARKSIDE C	KCSO	ACT
	Total Incidents for This Officer:			2	
Officer: SINCLAIR, DREW					
	██████████ 19:21:26 08/19/06	Assault	██████████ HAWTHORNE LN, EASTON,	KCSO	INA
	Total Incidents for This Officer:			1	
Officer: VRAVES, ERIC					
	██████████ 16:27:26 07/06/05	Assault	██████████ E RAILROAD ST;C3, EAS	KCSO	ACT
	██████████ 00:38:07 09/17/05	Assault	██████████ SPARKS RD; PARKSIDE C	KCSO	ACT
	██████████ 08:25:43 11/23/05	Assault	██████████ RAILROAD;EASTON SALOO	KCSO	ACT
	██████████ 20:02:37 05/08/06	Assault	██████████ RR ST; C3 EASTON VILL	KCSO	INA
	Total Incidents for This Officer:			4	
Officer: WOODY, JAMES					
	██████████ 02:33:37 03/25/05	Assault	RUSTIC VILLA ██████████	KCSO	ACT
	Total Incidents for This Officer:			1	

11/20/06
13:18

Kittitas County Sheriffs Office
Law Incident Summary Report, by Responsible Officer

148
Page: 2

Number	Time and Date	Nature	Address	Loctn	Dsp
--------	---------------	--------	---------	-------	-----

Total Incidents for This Agency: 18

Total Incidents for This Report: 18

Report Includes:

All dates greater than `00:00:00 01/01/05`
All agencies matching `KCSO`
All officers
All dispositions
All natures matching `ASSAULT`
All locations
All cities matching `EASTON`
All clearance codes
All observed offenses
All reported offenses
All offense codes
All Circumstance codes

*** End of Report /tmp/rptz4qn7a-rplwlsr.r1 ***

Subject: KITTCOM Statistics
From: "Steve Reinke" <reinke@kittcom.org>
Date: Wed, 13 Dec 2006 11:38:18 -0800
To: <annew@inlandnet.com>

Anne, per our recent conversation about Kittitas County Fire District 3 calls for service. The totals for the last three years are:

2004 - 113
2005 - 115
2006 - 99 (as of November 14th)

As we discussed, FD3 responds to calls outside the District on a fairly frequent basis to support the local ambulance service and to provide mutual aid to other agencies. Chief Craig McKee would be able to provide specifics about the District's responses if needed.

Steve Reinke, Director
KITTCOM (Kittitas County 911)

WETLAND, STREAM AND WILDLIFE ASSESSMENT

**Marian Meadows Planned Unit Development
Kittitas County, Washington**

December 2, 2006

RAEDEKE ASSOCIATES, INC.



Report To: Easton Ridge Land Company
Attn: Ms. Anne Watanabe
P.O. Box 687
Roslyn, Washington 98941

Title: Wetland, Stream, and Wildlife Assessment
Marian Meadows Planned Unit Development,
Kittitas County, Washington

Project Number: 2004-087-001

Prepared by: RAEDEKE ASSOCIATES, INC.
5711 Northeast 63rd Street
Seattle, Washington, 98115
(206) 525-8122

Date: December 2, 2006

Project Manager:

Kenneth J. Raedeke, Ph.D.
President, Certified Senior Ecologist (1984), ESA

Project Personnel:

Christopher W. Wright, B.S.
Principal, Soil and Wetland Scientist

Claude McKenzie, B.S.L.A
Principal, Landscape Architect

Emily Podolak, M.L.A.
Landscape Designer

Danette Emberlin Fuhrer
Administrative Editor

TABLE OF CONTENTS

	Page
TABLE OF CONTENTS.....	i
TABLE OF FIGURES	ii
1.0 INTRODUCTION	1
2.0 METHODOLOGIES	2
2.1 Wetlands and Streams	2
2.2 Wildlife and Wildlife Habitat	3
3.0 GENERAL SITE DESCRIPTION.....	5
3.1 Western Portion	5
3.2 Eastern Portion	6
4.0 WETLAND AND STREAM ASSESSMENT	7
4.1 Background Investigation.....	7
4.2 Wetland and Stream Field Reconnaissance.....	7
5.0 WILDLIFE AND WILDLIFE HABITAT ASSESSMENT.....	10
5.1 Background Investigation	10
5.2 Wildlife Field Reconnaissance	11
6.0 REGULATORY CONSIDERATIONS.....	13
6.1 Wetland Regulations.....	13
6.2 Wildlife Habitat Regulations	13
7.0 LIMITATIONS.....	14
8.0 LITERATURE CITED	15

TABLE OF FIGURES

Figure	Page
1. Regional Map.....	19
2. U.S.F.W.S. National Wetland Inventory Map.....	20
3. W.D.N.R. Forest Practices Map (2004).....	21
4. W.D.N.R. Forest Practices Map (2006).....	22

1.0 INTRODUCTION

This report documents the results of our field investigation and assessment of wetland and wildlife of the Marian Meadows Planned Unit Development (PUD). The project site is located in Sections 1 and 12, Township 20 North, Range 13 East, W.M. in Kittitas County, Washington (Figure 1). The property consists of 560 acres located north of Easton, on the southwest facing slopes of Easton Ridge. However, the focus of our investigation was the southwestern 140 acres of the site, proposed as a residential development. Site boundaries and proposed development is based on information provided to us by Forsgren Associates, Inc. dated May 6, 2006.

The primary objective of our investigation was to examine the project site to identify areas that could be defined and classified as regulatory wetlands or streams, or if any priority wildlife habitats or species were located on the site. We visited the site on October 25, 2006 to investigate the soil, vegetation, and hydrologic conditions of the site in order to determine the approximate locations of any wetlands and/or streams. We also collected general descriptions of vegetation communities and documented wildlife habitat and use in representative areas.

2.0 METHODOLOGIES

2.1 WETLANDS AND STREAMS

Wetland Definitions

Under Section 404 of the Clean Water Act, a wetland is defined as an area “inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (Federal Register 1986:41251).

We based our wetland investigation upon the guidelines of the U.S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987), as revised in the Washington State Wetlands Identification and Delineation Manual published by the Washington Department of Ecology (WDOE 1997). The WDOE wetland manual is required by state law for all local jurisdictions (including Kitsap County), is consistent with the 1987 COE wetland delineation manual with respect to wetland identification and delineation, and incorporates subsequent amendments and clarifications provided by the COE (1991a, 1991b, 1992, 1994).

Wetlands are distinguished by three diagnostic characteristics: hydrophytic vegetation (wetland plants), hydric soil (wetland soil), and wetland hydrology. The U.S. Fish and Wildlife Service (USFWS) Wetland Indicator Status (WIS) ratings are used to define whether hydrophytic vegetation is present (Reed 1988, 1993). The WIS ratings define plant species based on their ability to withstand saturated soil conditions. Plants are rated, from highest to lowest probability of occurrence in wetlands, as obligate (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), and upland (UPL), respectively. Hydrophytic vegetation is present when “more than 50 percent of the dominant species are OBL, FACW, or FAC on lists of plants species that occur in wetlands” (Environmental Laboratory 1987:19).

Background Research

In preparation for our investigation, we collected and analyzed available background information for the project area. We reviewed maps and information from the U.S. Fish and Wildlife (USFWS 2006) National Wetlands Inventory (NWI) map, the USDA Natural Resource Conservation Service (NRCS) Soil Survey (USDA NRCS 2006), and the Washington Department of Natural Resources (WDNR 2004) Forest Practice Activity Maps.

Field Sampling Procedures

We investigated the site on October 25, 2006 to determine whether wetlands and/or streams were present within Marian Meadows PUD site. We also examined areas within

200 feet of the site by visual observation from the property boundaries, where feasible, in order to determine whether wetlands, streams, or significant wildlife habitat were located adjacent or near the site.

We collected information on existing vegetation, soil, and hydrology on the property, as needed to determine whether any wetlands are present on the site. Plant communities were inventoried, classified, and described by field inspection. General vegetation patterns were noted; scientific nomenclature of plant species generally follows Hitchcock and Cronquist (1976), with nomenclature as updated by Pojar and MacKinnon (1994), Guard (1995), and Cooke (1997).

We investigated soil and hydrologic characteristics on the site using a soil auger, probing to at least 12 inches below the soil surface, where possible. Soil colors were determined using the Munsell Soil Color Chart (Munsell Color 2000).

Soils are specifically examined for hydric indicators immediately below the A horizon or 10 inches, whichever is shallower. Hydric soil indicators include, but are not limited to: (1) gley conditions, (2) mottling in a low chroma matrix, (3) histic (organic) soils, and (4) saturated or inundated conditions. In order for an area to have wetland hydrology according to the 1987 and 1997 manuals, soils must be saturated within a major portion of the vegetation rooting zone (usually within 12 inches of the surface) for at least 5% of the growing season (Environmental Laboratory 1987, U.S. Army Corps of Engineers 1991b, 1992).

2.2 WILDLIFE AND WILDLIFE HABITAT

Background Review

The WDFW (1999) lists species as “Priority” for management and conservation other than those legally designated as endangered, threatened, and sensitive (WAC 232-12-011, -014). State Priority designations include candidate, monitor, and game species and habitat for special consideration.

State priority species are defined as those fish and wildlife species “requiring protective measures and/or management guidelines to ensure their perpetuation” (WDFW 1999). State priority habitats are defined as “a habitat type with unique or significant value to many species” (WDFW 1999).

We reviewed information from the Priority Habitats and Species (PHS) and Natural Heritage Wildlife (HRTG) databases maintained by the Washington Department of Fish and Wildlife (WDFW 2006) for documented information on the potential occurrence of endangered, threatened, sensitive or other priority species and habitats on the project site and vicinity. Reference lists and management recommendations prepared by the WDFW (2005a, 2005b; Azerrad 2004; Larsen 1997; Larsen et al. 2004; Rodrick and Milner 1991)

were consulted for information on the occurrence and habitat relationships of wildlife species of special concern that might use the site during at least some part of the year.

We reviewed the list of endangered, threatened, or sensitive plant species and habitats of special concern in Kittitas County [Washington Natural Heritage Program (WNHP) 2006] prior to our field visit. These results were referenced with available species accounts and descriptions from the WNHP (1981, 1997), Hitchcock and Cronquist (1976), and Pojar and MacKinnon (1994) for information on plant species of special concern (i.e., threatened, endangered, or sensitive) known to occur in the County that could be found in the area. During the field survey, we searched for any of these species suspected to occur on the site or vicinity.

Field Sampling Procedures

We conducted a field investigation of wildlife habitat and species use of the site and immediate vicinity concurrently with the wetland investigation on October 25, 2006. We inventoried, classified, and described plant communities during the field investigation. Historic and present land-use patterns of the site and immediate vicinity were noted primarily from direct observations in the field.

We investigated wildlife use of the project site and vicinity through direct field observations and with reference to information provided by local agencies and published sources. Wildlife sign was noted while describing plant communities and habitats during the field reconnaissance. Information regarding reproduction, habitat use, and activities of wildlife species observed was also recorded. Particular attention was focused on signs or observations, if any, of state- or federally-listed species or other state priority species, or their habitats. Information about the project site was also extrapolated from available information on species-habitat relationships on similar sites in the vicinity, and from our research and management experience in the Puget Sound lowlands.

3.0 GENERAL SITE DESCRIPTION

The property consists of 560 acres located north of Easton, on the southwest facing slopes of Easton Ridge, in Kittitas County. The property slopes down from northeast to southwest. Elevations range from approximately 4,200 feet in the northeast corner of the site to 2,200 feet in the southwest corner of the site.

Southern and western portions of the property are generally flat, while the northeastern portion of the property slopes steeply down from the northeast corner. A Bonneville Power Administration (BPA) power transmission line runs from the northwest portion of the site to approximately the mid-point of the southern property boundary. Two rock quarries are located on the property; one is located just east of the power transmission line corridor along the southern property boundary. The second rock quarry is located on the steeper hillside in the west-central portion of the site.

The western portions of the Marian Meadows PUD site consists primarily of a young coniferous sapling plantation, a result of planting activities following fairly recent timber harvest by Plum Creek Timber Company in the 1990s.

The eastern parcels are mostly comprised of older second-growth coniferous forest. Remnant trees that are much older than those found on the rest of the property are scattered throughout the eastern portions of the site.

Off-site areas surrounding the property consist primarily of second-growth mixed, coniferous-deciduous forest with houses and associated outbuildings, lawns, and livestock pastures. There are 131 residential lots on adjacent and surrounding plats, with densities ranging from 80 quarter-acre lots on the Easton Village plat to Silver Creek I and II with 26 lots averaging 5 to 8 acres each, with the remaining platted lots averaging 3 acres each.

The southeast quarter of the property, west of the powerline, is bordered by Washington Department of Natural Resource (WDNR) lands currently in second growth forest. The land north and west of the property is National Forest land.

3.1 WESTERN PORTION

Vegetation in the flatter western portions of the site consists of a widely scattered mix of shrubs, young conifers, and mature black cottonwood (*Populus balsamifera*) trees. Conifer cover is dominated by Douglas-fir (*Pseudotsuga menziesii*), with lesser amounts of lodgepole pine (*Pinus contorta*), and western red cedar (*Thuja plicata*). The shrub layer consists of ocean-spray (*Holodiscus discolor*), hazelnut (*Corylus cornuta*), Pacific blackberry (*Rubus ursinus*), common snowberry (*Symphoricarpos albus*), and kinnikinnick (*Arctostaphylos uva-ursi*). Herbaceous vegetation is generally sparse, but

thick patches of diffuse knapweed (*Centaurea diffusa*) are scattered throughout much of the western portion of the property.

Soils within the western portion of the property are generally homogeneous, and consist of 12 to 18 inches of brown (7.5YR 4/3) sandy loams with no redoximorphic features or hydrology encountered to 18 inches.

3.2 EASTERN PORTION

Vegetation in most of the east parcel consists of second-growth coniferous forest dominated by Douglas-fir, with lesser amounts of grand fir (*Abies grandis*) and western red cedar. The shrub layer consists of moderately dense to dense buckbrush (*Ceanothus* spp.) and lesser amounts of vine maple (*Acer circinatum*), Scouler's willow (*Salix scouleriana*), and Pacific blackberry. As in the western parcel, the herbaceous layer is generally sparse, and consists of scattered bracken-fern (*Pteridium aquilinum*) and diffuse knapweed.

Soils in the east parcel consist of 12 to 18 inches of brown (7.5YR 4/2 - 4/4) very gravelly sand loams with no redoximorphic features or other indicators of wetland hydrology encountered to 18 inches.

Along the Type 4 stream in the eastern portions of the site we observed a vegetation community dominated by an overstory of red alder (*Alnus rubra*) with a shrub understory of swamp gooseberry (*Ribes lacustre*). Herbaceous vegetation along the stream consists of slough sedge (*Carex obnupta*), Watson's willow-herb (*Epilobium ciliatum*), and large-leaved sedge (*Carex amplifolia*). The areas along the stream were inundated to a depth of several inches during our October 25, 2006 site visit. The area along the stream contains hydrophytic vegetation and wetland hydrology and thus likely would be considered to be a jurisdictional wetland.

4.0 WETLAND AND STREAM ASSESSMENT

4.1 BACKGROUND INVESTIGATION

The USFWS (2006) NWI maps, Kachess Lake and Easton Quadrangles, do not depict any wetlands on the Marian Meadows PUD site (Figure 2). They do map the large riparian wetlands to the south along the Yakima River and a riverined wetland along Silver Creek to the west.

The USDA NRCS (2006) soils survey for Kittitas County maps the west portion of the property as Kladnick sandy loam, 0% to 8% slopes, and much of the rest of the property as Roxer gravelly sandy loam, 45% to 65% slopes. Small area of rock outcrop and Roxer Complex also are mapped in the steep, eastern portions of the property. None of these soils series are listed as hydric soils by the NRCS.

The WDNR (2004) Forest Practice Activity Map depicts several Type 4 streams in the eastern portion of the property (Figure 3). The Forest Practice Activity Map also depicts a Type 5 stream in the southern portion of the western property (identified as Stream A) and a Type 4 seep on the hillside in the west-central portion of the property.

The WDNR (2006) mapping (Figure 4) shows two streams that cross the proposed development portion of the Easton Ridge site. Stream A in the southwestern portion of the site, and an undesignated stream in the northwest corner of the site.

Washington Natural Heritage Program (WNHP 2006) has no record of the occurrence of any high quality native wetland ecosystems on the project site or the immediate vicinity.

4.2 WETLAND AND STREAM FIELD RECONNAISSANCE

During our field reconnaissance we found no surface water features (e.g., seeps, wetlands, or streams) within the proposed development area. On the eastern portion of the site, outside of the area proposed for development, we encountered a seep/wetland and an intermittent Type 4, non-fish bearing stream system.

Seeps and Wetlands

The seep area along the existing logging road, east of the upper rock quarry also contains hydrophytic vegetation. At this location, water seeps out of the hillside and flows downslope along the north side of the logging road in a narrow ditch. Vegetation growing in and along the ditch consists of a few red alder trees and black cottonwood saplings over an herbaceous layer of tapered rush (*Juncus accuminatus*), Watson's willow-herb, and dagger-leaf rush (*Juncus ensifolius*). Because this area has surface water and hydrophytic vegetation, it likely also would be considered a wetland.

Streams

We investigated the area identified as Stream A by the WDNR (Figure 3) within the proposed development area in southwestern portion of the Marian Meadows PUD property. This area contains a swale feature that is approximately 10 feet wide and the bottom of which is two feet below the surrounding ground surface. Vegetation in the swale consists of scattered lodgepole pine and Douglas fir trees, with a shrub understory of common snowberry. Western wheatgrass (*Agropyron smithii*) and diffuse knapweed are the most abundant herbaceous species observed in the swale. Soils in the swale are brown (10YR 4/3) sandy loams with no redoximorphic features. We did not observe hydrology within the swale to a depth of 16 inches. No evidence of frequent or prolonged inundation was seen, nor was evidence of scour from flowing water observed. It appears that the swale may convey some water during spring snowmelt, however no indications of this area being a regulated stream or wetland were found.

The undesignated stream in the northwest corner of the site was shown on the 2006 WDNR mapping (Figure 4) as an "unclassified" stream, and was absent on the 2004 mapping. We searched this area and could not find any evidence of a surface water feature. We dug several soil pits and collected vegetation data and found no evidence of wetland or stream conditions in this portion of the site.

WDNR 2006 mapping (Figure 4) also identified a multiple branched Type 5 stream in the eastern portion of the property, outside of the proposed development area. These streams are depicted as flowing down the southwest facing slopes of Easton Ridge, eventually joining into one stream that flows south off-site to the east of the power line corridor. These streams are identified as Type 4, non-fish bearing stream on the 2004 WDNR map.

Along the westernmost branch of the Type 4 stream in the eastern portions of the site we observed a vegetation community dominated by an overstory of red alder with a shrub understory of swamp gooseberry. Herbaceous vegetation along the stream consists of slough sedge, Watson's willow-herb, and large-leaved sedge. The areas along the stream were inundated to a depth of several inches during our October 25, 2006 site visit. The area along the stream contains hydrophytic vegetation and wetland hydrology and thus likely would be considered to be a jurisdictional wetland.

We did not observe any surface water flow in any of the three eastern tributaries of this stream system on our October 25, 2006 site visit.

The WDNR stream map shows this stream system continuing downslope, off the property, then crossing the BPA powerline corridor. We could find no evidence that this stream flowed off of the Easton Ridge property.

WDNR also identified an unclassified stream in the extreme southeast portion of the Marian Meadows PUD property. This stream is shown as an "unclassified" non-fish bearing stream. However, during our October 25, 2006 site visit we could find no evidence of a surface water feature in this area.

5.0 WILDLIFE AND WILDLIFE HABITAT ASSESSMENT

The project site and the surrounding lands provide habitat for a variety of native animal species common to second-growth forest and successional shrublands of the Washington Cascade Mountains. Human activities on the site, both past and present, including timber harvest and management and vegetation management within the powerline corridors, have determined the configuration and condition of vegetation cover types currently found on the site.

5.1 BACKGROUND INVESTIGATION

Threatened and Endangered Plant and Animal Species

Washington Natural Heritage Program database contains no records of any rare plant species or high quality native ecosystems on the Marian Meadows PUD site or immediate vicinity (WDNR 2006).

The PHS and HRTG maps and tabular data we received from the WDFW (2006) have no record of the occurrence of any plant or animal species listed as threatened, endangered, or sensitive by federal or state agencies on the project site.

Priority Habitats

The WDFW (1999) lists species as “Priority” for management and conservation some that are managed as game species (WAC 232-12-011, -014). State “Priority” game species that use habitats found on the project site include elk (*Cervus elaphus*) and mule/black-tailed deer (*Odocoileus hemionus*). For these species, the WDFW has designated “priority habitats” for areas such as winter range and calving areas.

The PHS maps show a “priority habitat” area of “regular large concentrations” of elk extending about 450 feet onto the extreme eastern edge of the Marian Meadows PUD site. This priority habitat area does not extend onto the western 140 acres of the site proposed for the residential development. This would be a summer range area, as snow accumulations would preclude use of the area for much of the year.

WDFW (2006) did not map any black-tailed or mule deer “priority habitat” areas on the Marian Meadows PUD site.

Off-site “priority habitats” for priority game species include a mountain goat (*Oreamnos americanus*) “regular concentration” area to the north of the project lands, in Section 35 and 36. However, none of the mapped mountain goat area extends onto the Marian Meadows PUD property.

There are also northern spotted owl (*Strix occidentalis*) management circles off-site to the northeast and northwest of Section 1. A series of goshawk (*Accipiter gentiles*) nests are recorded for the Domerie Creek area north of the project site, across Easton Ridge.

Wildlife Corridors

The Washington Department of Transportation, in cooperation with the U.S. Forest Service, has identified the area around the southeast end of Kachess Lake as the "Kachess River CEA (Connectivity Emphasis Area)." They have identified a "Connectivity Restoration Area" that would cross under the widened I-90 corridor at the west end of Lake Easton, and would connect roadless areas to the south of I-90 with the roadless areas to the north and eventually to Alpine Lakes Wilderness Area.

Singleton et al. (2002 and 2004) studied the possible wildlife connectivity in the Cascades of Washington, using large carnivores as their study species. They assessed habitat connectivity by means of a landscape permeability model. In their analysis, they identified the Snoqualmie Pass as a "fracture zone" that separates "habitat concentrations and available areas" to the north and south of I-90 and identified the area around Easton Hill as the primary linkage across this zone. This linkage area is approximately one mile west of the I-90 "Connectivity Restoration Area" identified in the I-90 corridor recommendations. They found that Easton Hill had the highest concentration of deer and elk collisions in the Snoqualmie Pass study area (Singleton and Lehmkuhl 2000). They identified existing residential and agricultural developments in the pass area as substantial barriers to movement.

None of the designated corridor areas expressly include the project site. The proposed development site is separated from identified corridor areas by the Silver Creek I and II plats on the west, and a variety of other plats to the south. Given the existing residential development on several sides of the proposed development area, WDFW (Bevis 2005) recommended that development on the site be clustered on the flat terrain in the SW corner of the section. WDFW concluded that the bench area above the proposed development area may provide some of the best habitat for connectivity in the area.

5.2 WILDLIFE FIELD RECONNAISSANCE

We conducted a habitat and wildlife reconnaissance of the property concurrently with the stream and wetland survey. We searched for evidence of large mammal concentration and movement areas and habitats of special significance, and noted wildlife observed.

Wildlife observed were those species common to the forested habitats of the Cascades. Mule deer and elk droppings were observed across the site; however we did not observe any particular areas of concentration of movement areas across the site.

Elk Populations

The elk using the project area are part of a sub-herd of the Colockum herd (WDFW 1997). This sub-herd winters along the Cle Elum and Yakima Rivers to the south and east of the Marian Meadows PUD site, and summers around the south end of Kachess Lake and at higher elevations in the Cascades between the north end of Kachess Lake and Hyak Lake (Raedeke Associates, Inc. 1999).

The management of the commercial forestland in the region has benefited the elk population, which appears to be expanding in numbers and distribution. Elk hunting seasons established by Washington Department of Fish and Wildlife for this sub-herd are now designed to control the numbers of elk and limit elk distribution to the national and commercial forest lands and other undeveloped portions of their range (WDFW 2006b). WDFW has established a number of regular and special season elk hunts with the objective of discouraging elk from using habitats such as those surrounding the Marian Meadows PUD property.

Deer and elk use of the site is moderately low as indicated by very low pellet density and the limited amount of browsing and grazing evidence on forage plants on the site.

Wildlife Corridors

We found no evidence of any defined movement areas or wildlife trails across the Marian Meadows PUD property. Our radio-telemetry studies of elk movements in the region indicated that most elk moved through the area along the Yakima River parallel to I-90 in the remaining riparian habitat (Raedeke Associates, Inc. 1999). The elk generally avoided the more developed areas surrounding the Marian Meadows PUD project site. Several elk moved from summer range around the south end of Kachess Lake along Easton Ridge above the project site to winter range along the Cle Elum River.

6.0 REGULATORY CONSIDERATIONS

6.1 WETLAND REGULATIONS

Based on our observations, it is unlikely that Kittitas County and the COE would consider any portion of the proposed preliminary plat area on the Marian Meadows PUD site to be regulatory wetland. We found no streams, seeps or wetlands on this 140 acre portion of the property.

The stream and hillside seep observed on the steeper, eastern portions of the site do meet the criteria to be regulated as streams and wetlands. These features would require a minimum of 25-foot-wide buffers under Kittitas County code, as well as permits from the County and COE to alter them. However, both these areas are located more than 25 feet away from the proposed preliminary plat boundary and would not likely be affect by development of the proposed plat.

6.2 WILDLIFE HABITAT REGULATIONS

Kittitas County Code, Title 17 identified Priority Species Habitat (17A.02.230), Priority Animal Species (17A.02.240), and Riparian Habitat (17A.02.250), Big Game Winter Range (17A.02.042), and Fish and Wildlife Habitat Conservation Areas (17A.02.090).

Based on our field reconnaissance and review of the existing data provide by WDFW (2006) and WDNR (2006), there do not appear to be any species or habitats on the Marian Meadows PUD property that are protected by Title 17 of the Kittitas County Code.

Likewise, there do not appear to be any species or habitats on the Marian Meadows PUD property that are protected by State or Federal regulations, beyond the general protections provided to all wildlife and game species. There is no Kittitas County, Washington State, or Federal regulation that protect, identify or specifically designate any lands as wildlife corridors or connectivity areas across or in the immediate vicinity of the Marian Meadows PUD project site.

7.0 LIMITATIONS

We have prepared this report for the exclusive use of Easton Ridge Land Company and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from them.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various resource agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such agency determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies prior to any detailed site planning or construction activities.

We warrant that the work performed conforms to standards generally accepted in our field, and that this work was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponents and their consultants, together with information gathered in the course of this study. No other warranty, expressed or implied, is made.

8.0 LITERATURE CITED

- Azerrad, J.M., editor. 2004. Management recommendations for Washington's priority species, Volume V: mammals. Washington Department of Fish and Wildlife, Olympia, Washington. 122 pp.
- Bevis, K. 2005. Mitigation for Easton ridge Land Co. conversion, FPA #:2703111. Letter dated October 17, 2005 to Kittitas County Planning Dept. from Washington Department of Fish and Wildlife, Yakima, Washington.
- Cooke, S. 1997. A Field Guide to Common Wetland Plants of Western Washington and Northwestern Oregon. Seattle Audubon Society. Seattle, Washington.
- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineers Waterways Experiment Station, Vicksburg, Mississippi. 100 pp.
- Federal Register. 1986. 40 CFR Parts 320 through 330: Regulatory programs of the Corps of Engineers; final rule. Vol. 51. No. 219. pp. 41206-41260, U.S. Government Printing Office, Washington, D.C.
- Guard, B.J. 1995. Wetland Plants of Oregon and Washington. Lone Pine Publishing, Renton, Washington. 239 pp.
- Hitchcock, C., and A. Cronquist. 1976. Flora of the Pacific Northwest. Univ. of Washington Press, Seattle, Washington. 730 pp.
- Larsen, E.M., editor. 1997. Management recommendations for Washington's priority species, Volume III: amphibians and reptiles. Washington Department of Fish and Wildlife, Olympia, Washington. 122 pp.
- Larsen, E.M., J.M. Azerrad, and N. Nordstrom, eds. 2004. Management recommendations for Washington's priority species, Volume IV: Birds. Washington Department of Fish and Wildlife, Olympia, Washington. 268 pp.
- Munsell Color. 2000. Munsell soil color charts. GretagMacbeth, New Windsor, NY.
- Pojar, J., and A. MacKinnon. Plants of the Pacific Northwest Coast, Washington, Oregon, British Columbia, and Alaska. B.C. Ministry of Forests; B.C. Forest Service; Research Program.

- Raedeke Associates, Inc. 1999. Plants and animals assessment, MountainStar Master Planned Resort. DEIS Draft Technical Report, Vol. III. Appendix E. Kittitas County.
- Reed, P., Jr. 1988. National list of plant species that occur in wetlands: Northwest (Region 9). U.S.D.I. Fish and Wildlife Service. Biological Report 88 (26.9). 89 pp.
- Reed, P., Jr. 1993. 1993 Supplement to list of plant species that occur in wetlands: Northwest (Region 9). U.S.D.I. Fish and Wildlife Service. Supplement to Biological Report 88 (26.9) May 1988.
- Rodrick, E., and R. Milner. 1991. Management recommendations for Washington's priority habitats and species. Washington Department of Wildlife, Wildlife Management, Fish Management, and Habitat Management Divisions, Olympia, Washington.
- Singleton, P., and J. Lehmkuhl. 2000. I-90 Snoqualmie Pass Wildlife Habitat Linkage Assessment. Washington State Department of Transportation, Report No. WA:RD489.1, Olympia, Washington.
- Singleton, P., W. Gaines, and J. Lehmkuhl. 2004. Landscape permeability for grizzly bear movements in Washington and southwestern British Columbia. *Ursus* 15(1) Workshop Supplement: 90-103.
- Singleton, P., W. Gaines, and J. Lehmkuhl. 2002. Landscape permeability for large carnivores in Washington. A geographic information system weighted-distance and least-cost corridor assessment. Res. Pap. PNW-RP-549. U.S.D.A. Forest Service, Portland, Oregon.
- U.S. Army Corps of Engineers. 1991a. Special notice. Subject: Use of the 1987 wetland delineation manual. U.S. Army Corps of Engineers, Seattle District. August 30, 1991.
- U.S. Army Corps of Engineers. 1991b. Memorandum. Subject: Questions and answers on the 1987 manual. U.S. Army Corps of Engineers, Washington D.C. October 7, 1991. 7 pp. including cover letter by John P. Studt, Chief, Regulatory Branch.
- U.S. Army Corps of Engineers. 1992. Memorandum. Subject: Clarification and interpretation of the 1987 methodology. U.S. Army Corps of Engineers, Washington D.C., March 26, 1992. 4 pp. Arthur E. Williams, Major General, U.S.A. Directorate of Civil Works.