

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

REZONE APPLICATION

(To change from the existing zone to another zone)

2-08-00067

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

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM R-3 TO Planned Unit Development

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

[Handwritten Signature]

DATE:

5-29-08

RECEIPT #

1350

RECEIVED
MAY 29 2008
DATE STAMP
Kittitas County
CDS HERE

NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: R&R Heights 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: Vernon Swesey

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-5230

3. Street address of property:

Address: Off of State Route 903 and Patrick Mine Road. Addresses not assigned

City/State/ZIP: Ronald, WA 98940

4. Legal description of property:

Parcels 1-7, and lots A, B, C, D, E, F, G, H, J, K, L, M, N and P of that certain survey as recorded in Book 35 of surveys at pages 26-29, under Auditor's file no. 200804300032, and Lots 25, 27-29, A, C, D, E and F of that certain survey as recorded in Book 30 of surveys at page 140 under Auditor's file no. 200409160035 and lots 11-13 of that certain survey as recorded in Book 30 at pages 35 and 36 under Auditor's file no. 200404200022, all records of Kittitas County, State of Washington.

5. Tax parcel number: Currently being revised by the County Assessor's office pursuant to the Boundary Line Adjustment map attached.

6. Property size: 286.00 acres

7. Narrative project description: Please include the following information in your

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

This is a residential planned unit development (PUD) for affordable housing units, apartments, single family, two-family and multi-family attached and detached 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 "Black Gold PUD."

1. KCC 17.36.030(1) Vicinity map showing the location of the site and its relationship to surrounding areas.
2. KCC 17.36.030 (2) A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
 - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.) A statement narrative on the approximate percentage of land in each category. The map should show proposed traffic circulation;
 - b. Names and dimensions of dedicated roads bounding or near the site;
 - c. Planned off-street parking areas including approximate number of spaces to be provided;
 - d. Elevation contours of no more than twenty-foot intervals;
 - e. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
 - f. Name of proposed Planned Unit Development;

SEE ATTACHED MAP WITH REQUIRED INFORMATION LISTED IN KCC 17.36.030(1) AND KC 17.36.030(2) (a-f).

3. A Landscaping Plan.

The applicant will place a minimum of 10% (28.6 acres) of the PUD property into designated open space in perpetuity. This designated open space is in the form of parks/playgrounds, trails, and wildlife viewing areas. Trails are expected to be for non-motorized use and possibly snowmobile use and located within the 60 foot easement of the private road system. Within the proposed PUD, conditions, covenants and restrictions (CCRs) will promote natural landscaping with native vegetation and water conservation techniques such as xerascaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers.

4. A Phasing Plan with identified timelines.

There are seven construction phases proposed to develop up to 286 units which will consist of a mixture of affordable housing and apartments, single family, two-family and multi-family residential attached and detached housing units. Phase I will consist of 80 affordable apartment units and open space areas as well as construction of the private road system to serve the PUD and is expected to begin summer 2009. Subsequent phases for the construction of the remaining 206 units are expected to be built according to market conditions.

5. A Development Plan addressing the following:

- a. A narrative statement relating the development plan to adjacent development and natural areas.

The project area is along the SR 903 corridor between the City of Roslyn and the unincorporated town of Ronald and is essentially the gateway to the residential and recreational developments occurring along SR 903 and the Salmon la Sac highway. The property is generally bordered to the south and west by existing residential and recreational developments with R-3, PUD, UGN and Master Planned Resort zoning as well as some General Commercial zoned uses. Generally to the north is Commercial Forest land owned and managed by Plum Creek Timber Company. Residential and recreational developments south and west of the property include the town of Ronald, Evergreen Valley Plat, Cle Elum River Trails, Evergreen Ridge PUD, The Village at Roslyn Ridge, Pine Loch Sun I, II and III, Sunshine Estates and Wildwood developments and property owned by Suncadia Resort as part of the Master Planned Resort. The Coal Mines Trail runs along the south border of the majority of the property. Access to the property is by Mountain Ridge Road and #3 Mine Road, which are private road, and Patrick Mine Road which is a county road. Units within the PUD will also be served by a private road system that will meet Kittitas County Road Standards. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

The proposed PUD zone is for residential purposes only and reduces the likelihood of the property being developed under the R-3 zone which would otherwise allow uses that are incompatible with surrounding properties, including the following uses listed in Kittitas County Code Chapter 17.30, Rural-3 Zone:

- Agriculture, livestock, poultry or hog raising and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots.
- Forestry, including the management, growing and harvesting of forest products and processing of harvested forest crops using portable equipment.
- All mining including but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within or outside an established mining district.
- Motor trail clubs.
- Campgrounds and guest ranches.
- Golf courses.
- Gas and oil exploration and production.
- Home occupations which involve outdoor works or activities or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code.
- Travel trailers for a limited period not to exceed one year when used for a temporary occupancy related to permanent home construction
- Mini warehouses subject to conditions provided in Kittitas Code Chapter 17.56.030

By rezoning the property from R-3 to PUD, the above listed uses and conditional uses will be *precluded* on the property thereby assuring that development remains compatible with existing surrounding and adjacent residential developments.

b. A narrative statement of the developer's intent with regard to providing landscaping and retention of open spaces.

The applicant will place a minimum of 10% (28.6 acres) of the PUD property into designated open space in perpetuity for use as natural, green space and recreation areas. This open space will be managed by a Homeowner's Association, the developer or a qualified trust or conservation organization capable of accepting a conservation easement for the open space area. All phases of the PUD will be subject to conditions, covenants and restrictions (CCRs) designed to retain and promote natural landscaping with native vegetation and water conservation techniques such as xerascaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers.

c. A statement narrative outlining future land ownership patterns within the development including homeowners associations if planned.

The proposed PUD is expected to have a mix of ownerships depending on the type of housing unit and property. Ownership interests will include fee title held by individual or multiple owners, lease hold interests and community owned property. It is expected that non-leasehold interest property will be managed by a Homeowners Association and certain open space areas may be placed into a conservation easement held by the developer or a qualified conservation organization.

d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan.

The project will be served by a Group A Water System that will be subject to the future purchase of water rights to supply water beyond 5,000 gpd. Sewer will be processed by an on-site reclaimed wastewater treatment plant and/or individual or community septic system and drain fields. Solid waste (garbage and debris) management will be the responsibility of the lot owners and will be hauled to the local transfer station or managed by a waste management company under contract. CCRs will also require that all lots remain free of debris, trash and other solid waste.

e. Documentation from the planning Community Development Services department that environmental review (SEPA) has been completed or will be completed.

CDS will review the application and make a SEPA determination in accordance with Kittitas County code and SEPA regulations.

f. An explanation and specification of any nonresidential uses proposed within the project.

The project will consist of only residential uses.

g. Timing for the construction and installation of improvements, buildings, other structures and landscaping.

Lot clearing, installation of utilities, construction of the private road system, delineation of trails and opens space and construction of residential units could begin in the summer of 2009 as part of Phase I and is likely to be complete within 5 years. Phase II is expected to begin 3-5 years after county approval..

h. The method proposed to insure the permanent retention and maintenance of common open space.

Open space areas will be subject to a recorded deed restriction against building structures and will be designated in the CCRs, on the deed and on the plat. The homeowner's association, the developer, a qualified trust or conservation organization may retain a conservation easement on the open space area.

i. Proposed setbacks.

Building setbacks shall, at a minimum, comply with County code setbacks.

j. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion.

There are seven development phases proposed which will be implemented in concurrence with the master plan map submitted with this application. All phases are for residential construction only. Phase I will include construction of an estimated 80 multifamily affordable housing units as well as construction of the private road system and delineation of trails and open space areas.

k. A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way).

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 maximum housing density allowed within the PUD is 286 units. The corresponding short plat application establishes three lots for Phase I of the PUD for construction of approximately 80 multi-family affordable housing units, apartments and open space areas;

The density calculation is as follows:

Total Project Acres = 286 acres

Underlying Zoning: Rural 3

286 acres divided by 3 acres = 95.33 units for the underlying Rural 3 zone

3:1 PUD maximum density adjustment:

R-3 = $95.33 \times 3 = 286$

Total Units Allowed = 286

Total Units Proposed = 286

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD is 1.00 units per acre.

8. What is the zoning district requested? Planned Unit Development Zone

9. What is the present zoning district? Rural - 3

A. The Proposed Amendment is compatible with the comprehensive plan.

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 (GPO) 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 2.12(c) When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and recreational use.

GPO 2.49 Planned Unit Developments which reserve substantial portions of land as open space or recreation area are preferred over conventional subdivisions.

GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments, resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.

2.127B Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping).

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.

GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.

GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.

Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.

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

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

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 8.46 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 or 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 requirement of the rural element"

RCW 36.70A.070(5) describes the "Rural element" and states that, "counties shall included 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 PUD is compatible with the Kittitas County Comprehensive Plan and the intent of the GMA.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories. The Kittitas County Conference of Governments (KCCOG) has adopted the Washington State Office of Financial Management's (OFM) high population projection for the county. KCCOG has allocated approximately 28.5% of this projected growth (approximately 15,000 people) to occur in the rural and non-urban areas of the county. In addition to full time residents, the Upper county has a large seasonal/recreational population. Providing a greater mix of residential housing types will assist in meeting this carrying capacity and importantly, will provide much needed affordable housing in the upper county, all to the benefit of the public health, safety and welfare of county citizens. Domestic water to all lots will be served by a Group A Water System, which will require acquisition of water rights and will need to be approved by the Washington Department of Health, Washington State Department of Ecology and the Kittitas County Department of Environmental Health. This proposed water system will reduce the need for exempt groundwater wells and thus reduce the potential for impairment of existing water rights, and contamination of aquifers. In addition, Group A water systems require more stringent water quality testing, system efficiencies and water conservation efforts. If approved, the PUD will support housing needs and direct growth closer to existing urban-type growth and infrastructure and reduce the amount of development on rural lands further from existing infrastructure. The proposed PUD places rural residential densities in a location that is immediately accessible from a county and state road which will be able to accommodate residential traffic and emergency response vehicles. The property is within Fire District No. 6 service boundaries. Keeping

development centralized to existing infrastructure with water service from a Group A water system will benefit the public health, safety and welfare of county residents. If needed the proponent would install a water storage tank on the property. This water storage tank could be installed to increase 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 surrounding property. The size of the water storage tank will be determined by the amount of water needed at full build out. Covenants, conditions and restrictions recorded for the PUD will also encourage owners to implement appropriate “fire wise” land management techniques consistent with the Washington Department of Natural Resources and the International Wildland-Urban Interface Code and guidelines. The proposed PUD will reduce the development footprint and allow for open space areas.

The applicant may elect 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 sum, the location, density, housing type, access, open space, proposed water system and reclaimed wastewater treatment plant for the proposed PUD provides substantial benefits to all three elements –public health, safety and welfare of county residents.

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 or sub-area. The property is uniquely situated northwest of Roslyn and north of Ronald along the State Route 903 corridor. As part of the proposed variety of housing types, the PUD will provide affordable housing and rental dwelling units which currently do not exist in any meaningful numbers in any part of Upper Kittitas County west of Cle Elum. The PUD will also provide developer-funded private roads, private utilities and private recreational opportunities which will connect to the existing Coal Mines Trail. The reduced development footprint afforded by the PUD allows for open space areas which will protect and retain a contiguous landscape for wildlife habitat and public recreation. The increased development in house construction will also increase county revenues from property taxes.

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 amendment is only required to meet one of the criteria stated above. The proposed PUD, however, meets all three criteria.

Many conditions have changed in the upper county over the recent years that warrant the proposed amendment.

Change in Land Ownership and Economy. One of the primary conditions that changed is the widespread relinquishment of commercial forestland by private timber companies. This has resulted in at least ten thousand acres in upper Kittitas County becoming available for purchase by individual land owners and other entities that have subdivided and sold residential lots. This also resulted in a shift in the local economy. Today, the local economy of most of the upper

county has shifted from being resource based to now being based on tourism and recreation. The availability of these lands for private development and the changing economy has had a tremendous effect on the opportunity for upper county communities to accommodate growth.

Suncadia Resort. The most impressive of these private transactions created the Suncadia Resort, and the proposed development of over 3,000 high-end housing units and upscale amenities. This increase in available lots, new home construction, and the high-end marketing of Suncadia Resort is bringing more people (full time and seasonal residents, tourists, recreationists, temporary workers, etc.) to Upper Kittitas County. The increased popularity of the area has also brought increased housing prices and an increased need for affordable and temporary housing.

Population Projection. The KCCOG has adopted OFM's high population projection for the county. KCCOG also adopted a 28.5% population allocation to the rural and non-urban lands of the county which totals an increase of approximately 15,000 people. The SR 903 corridor is the only east-west route between Roslyn and Salmon la Sac and is the logical location for increased housing to serve this projected population increase in the upper county. Many higher density developments already exist off this corridor and approval of this PUD will keep development centralized.

The changed circumstances and the projected population increase have in turn, created a need for additional property in the proposed zone to accommodate increased growth on a smaller development footprint and reduce sprawl into rural lands that are not centrally located to existing infrastructure.

The proposed PUD zone is suitable for reasonable development of the property. The property is easily accessed off of State Route 903, Patrick Mine Road, Mountain Ridge Road, and # 3 Mine Road and will be easily served by utilities and public services. The subject property is surrounded by numerous existing communities with high density development such as the unincorporated town of Ronald, Evergreen Valley PUD, Cle Elum River Trails PUD, Pine Loch Sun Divisions I, II, and III, Sunshine Estates, and Wildwood.

In sum, this proposal is appropriate because of changed circumstances, the resultant need for additional property in the proposed zone and because the proposed PUD zone is appropriate for reasonable development of the subject property.

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 building site area has been logged and is suitable for reasonable development of the property. The property is easily accessed off of State Route 903, Patrick Mine Road, Mountain Ridge Road, and #3 Mine Road and is easily served by utilities.

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 PUD zone and resultant development will allow for creation of open space in perpetuity and will support the level of density permitted under Kittitas County Code Ch. 17.36, County-Wide Planning Policies and will be consistent with the GMA in RCW 36.70A.030(15). The PUD zone is an "innovative technique" described in the GMA available to counties to accommodate appropriate rural densities and uses (RCW 36.70A.070(5)(b)).

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

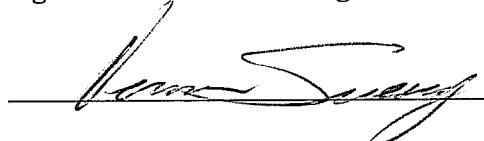
The proposed PUD property is consistent with the use of properties in the immediate vicinity. The subject property is surrounded by numerous existing communities with high density development such as the unincorporated town of Ronald, Evergreen Valley PUD, Cle Elum River Trails PUD, Pine Loch Sun Divisions I, II, and III, Sunshine Estates, and Wildwood. The PUD will likely include a Group A Water System and either a reclaimed wastewater treatment plant or septic systems which will not be detrimental to surrounding and neighboring property. Additional CCRs will assure that the PUD uses are consistent with or enhance the character and quality of the surrounding properties and open space areas. No commercial activity is proposed in the PUD. The PUD rezone actually reduces the types of permitted and conditional uses allowed and further assures that future uses of the property will be consistent with the existing PUD, Township of Ronald, rural residential lots and urban residential lots.

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.

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

Signature of Authorized Agent:



Date:

5/29/08

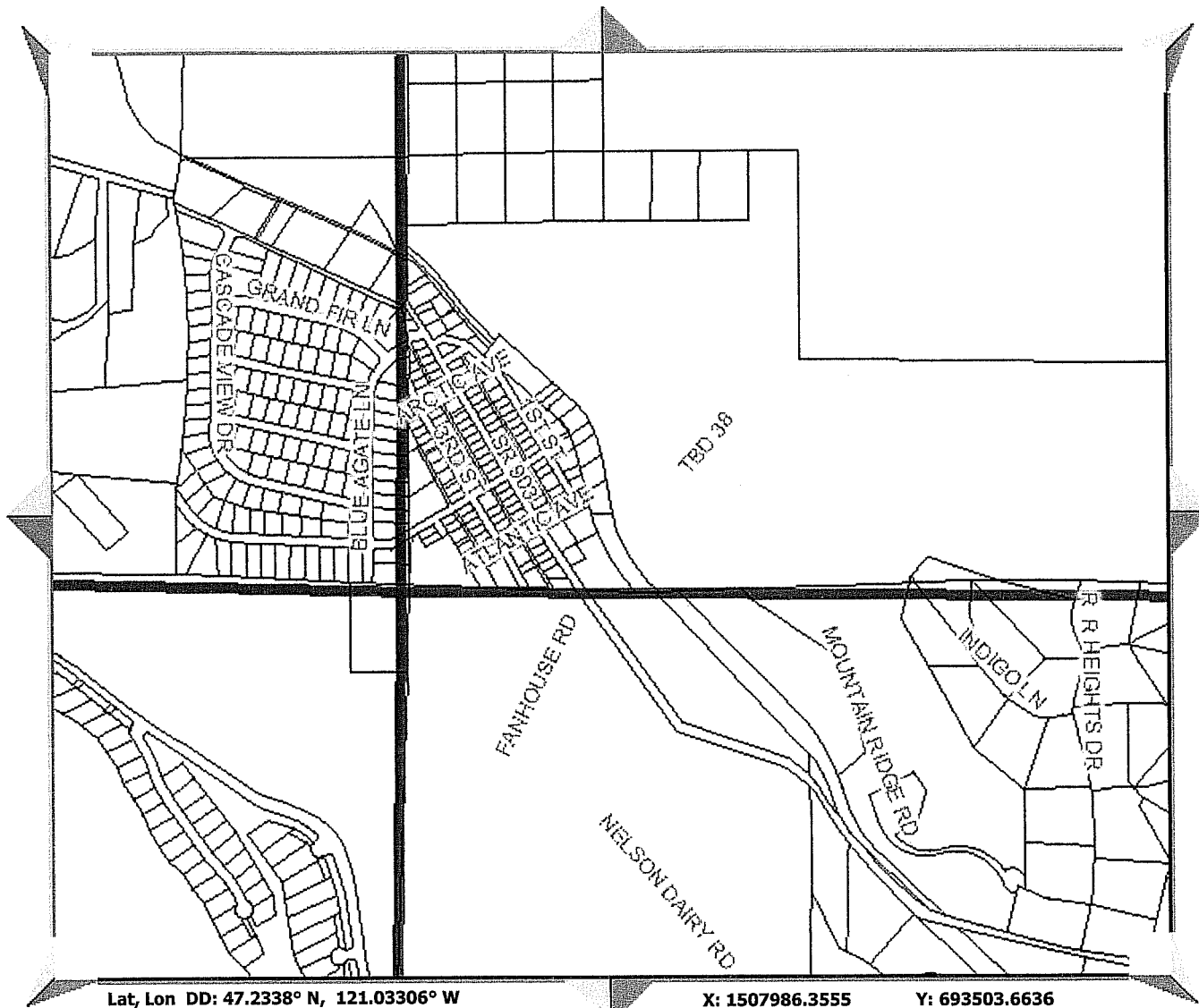
Signature of Land Owner of Record:

(Required for application submittal)



Date:

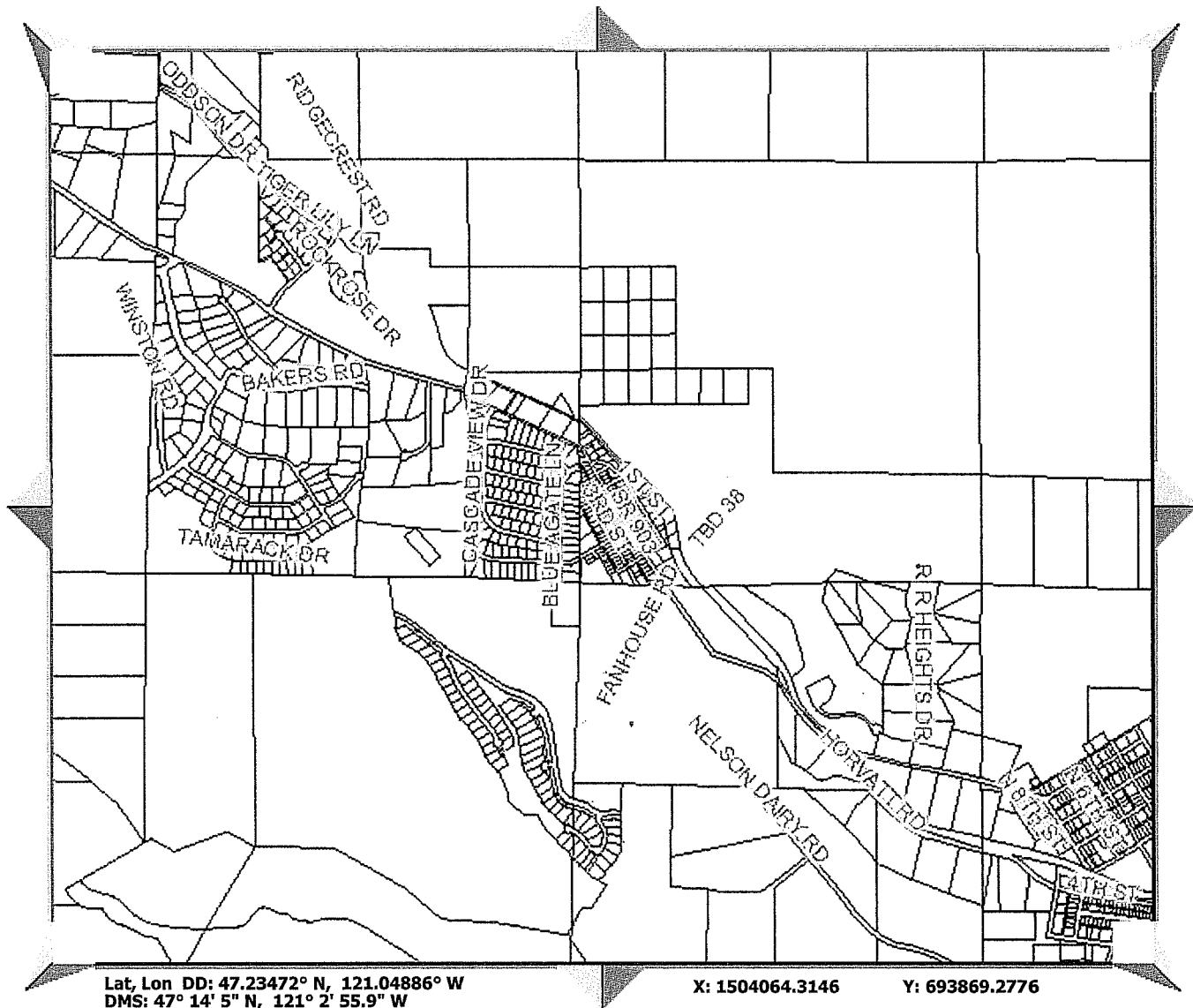
5-29-08



Lat, Lon DD: 47.2338° N, 121.03306° W
DMS: 47° 14' 1.7" N, 121° 1' 59.1" W

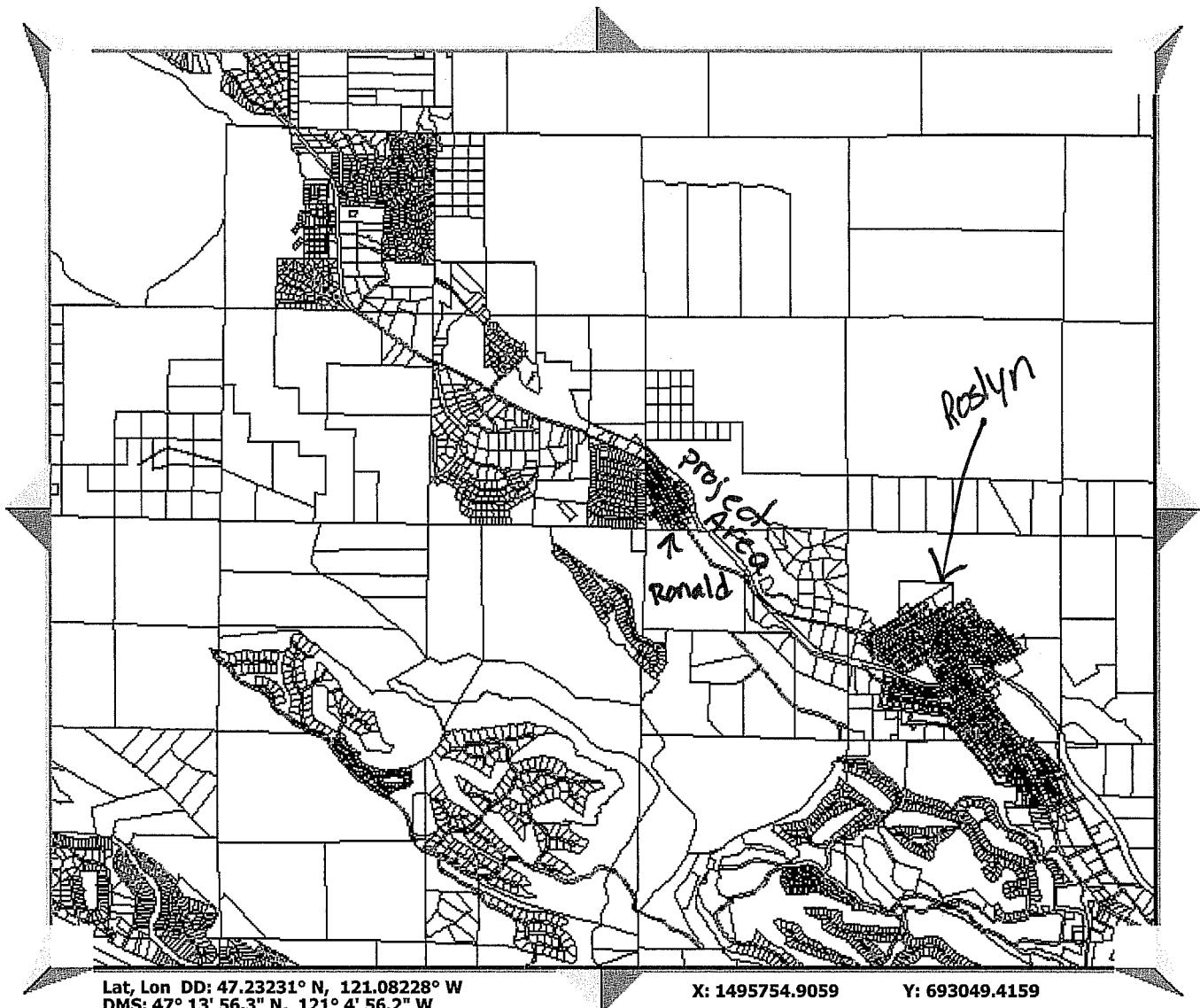
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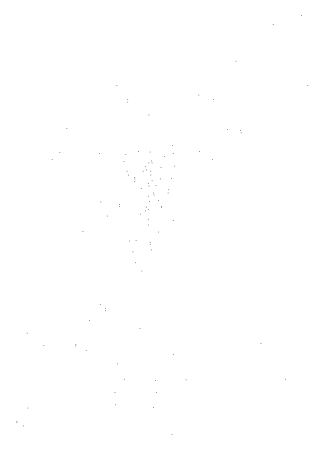
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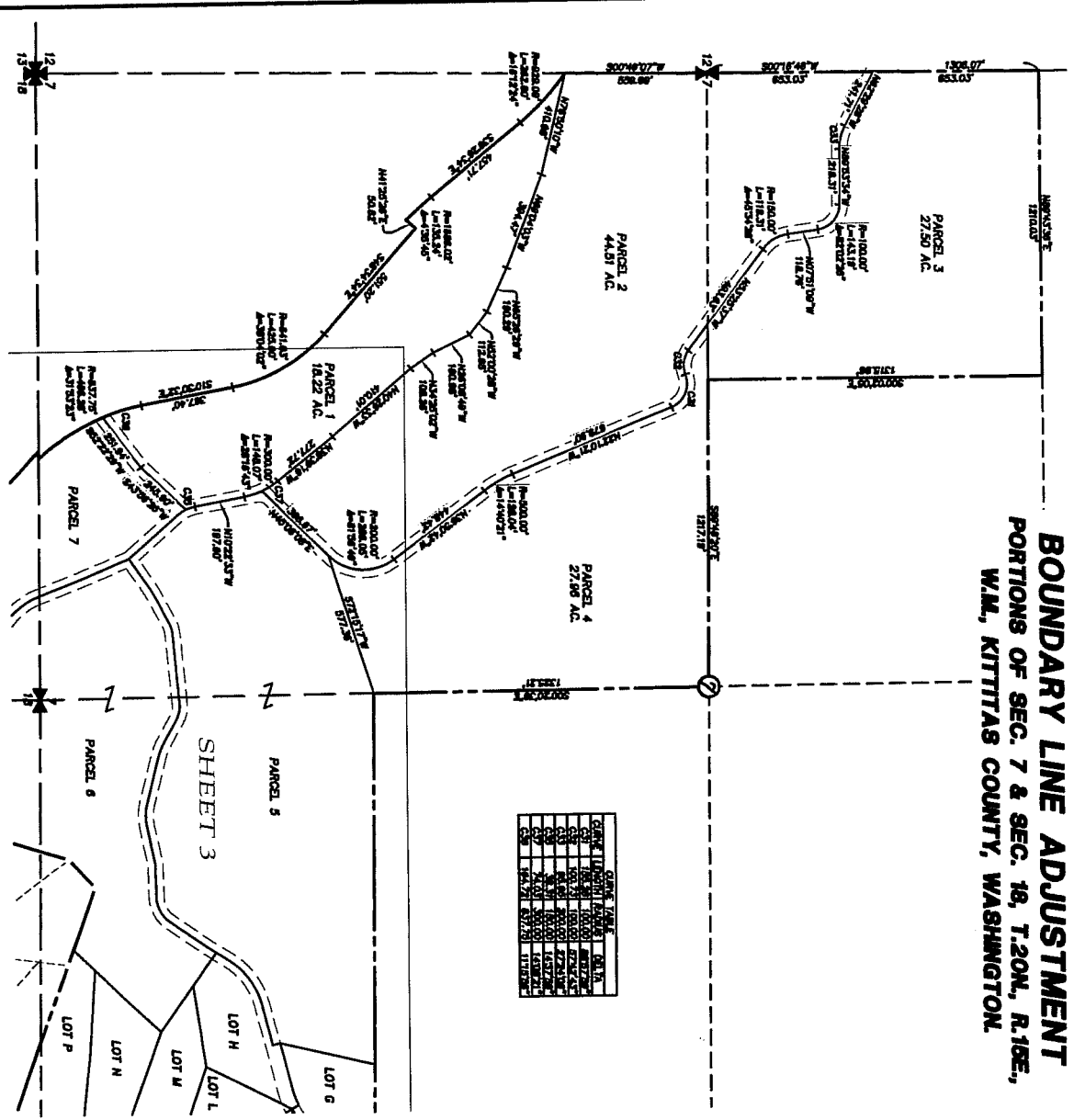
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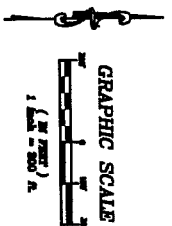


BOUNDARY LINE ADJUSTMENT

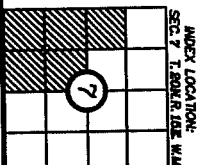
PORTIONS OF SEC. 7 & SEC. 18, T.20N., R.18E., W.M., KITTAS COUNTY, WASHINGTON



SECTION	AREA	ACRES
1	18.22	41.81
2	44.51	101.45
3	27.50	61.75
4	27.08	60.75
5	27.72	62.15
6	18.72	42.35
7	18.72	42.35
TOTAL	187.27	423.26



- ### LEGEND
- ✦ SECTION CORNER AS NOTED
 - ⊕ QUARTER CORNER AS NOTED
 - ⊙ CENTER QUARTER CORNER AS NOTED
 - SET 6" REBAR
 - PVD REBAR
 - SECTION LINE



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ in book _____ of _____ at page _____ of the request of _____

DAVID P. NELSON

ERIKAL M. FETTEL

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the ENGINEERS AND SURVEYORS ACT, RCW 9A.08, 9A.09, 9A.10, 9A.11, 9A.12, 9A.13, 9A.14, 9A.15, 9A.16, 9A.17, 9A.18, 9A.19, 9A.20, 9A.21, 9A.22, 9A.23, 9A.24, 9A.25, 9A.26, 9A.27, 9A.28, 9A.29, 9A.30, 9A.31, 9A.32, 9A.33, 9A.34, 9A.35, 9A.36, 9A.37, 9A.38, 9A.39, 9A.40, 9A.41, 9A.42, 9A.43, 9A.44, 9A.45, 9A.46, 9A.47, 9A.48, 9A.49, 9A.50, 9A.51, 9A.52, 9A.53, 9A.54, 9A.55, 9A.56, 9A.57, 9A.58, 9A.59, 9A.60, 9A.61, 9A.62, 9A.63, 9A.64, 9A.65, 9A.66, 9A.67, 9A.68, 9A.69, 9A.70, 9A.71, 9A.72, 9A.73, 9A.74, 9A.75, 9A.76, 9A.77, 9A.78, 9A.79, 9A.80, 9A.81, 9A.82, 9A.83, 9A.84, 9A.85, 9A.86, 9A.87, 9A.88, 9A.89, 9A.90, 9A.91, 9A.92, 9A.93, 9A.94, 9A.95, 9A.96, 9A.97, 9A.98, 9A.99, 9A.100.

DAVID P. NELSON
Certificate No. 18982



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

BOUNDARY LINE ADJUSTMENT

PREPARED BY: DAVID P. NELSON, P.E.
DATE: 03/2008

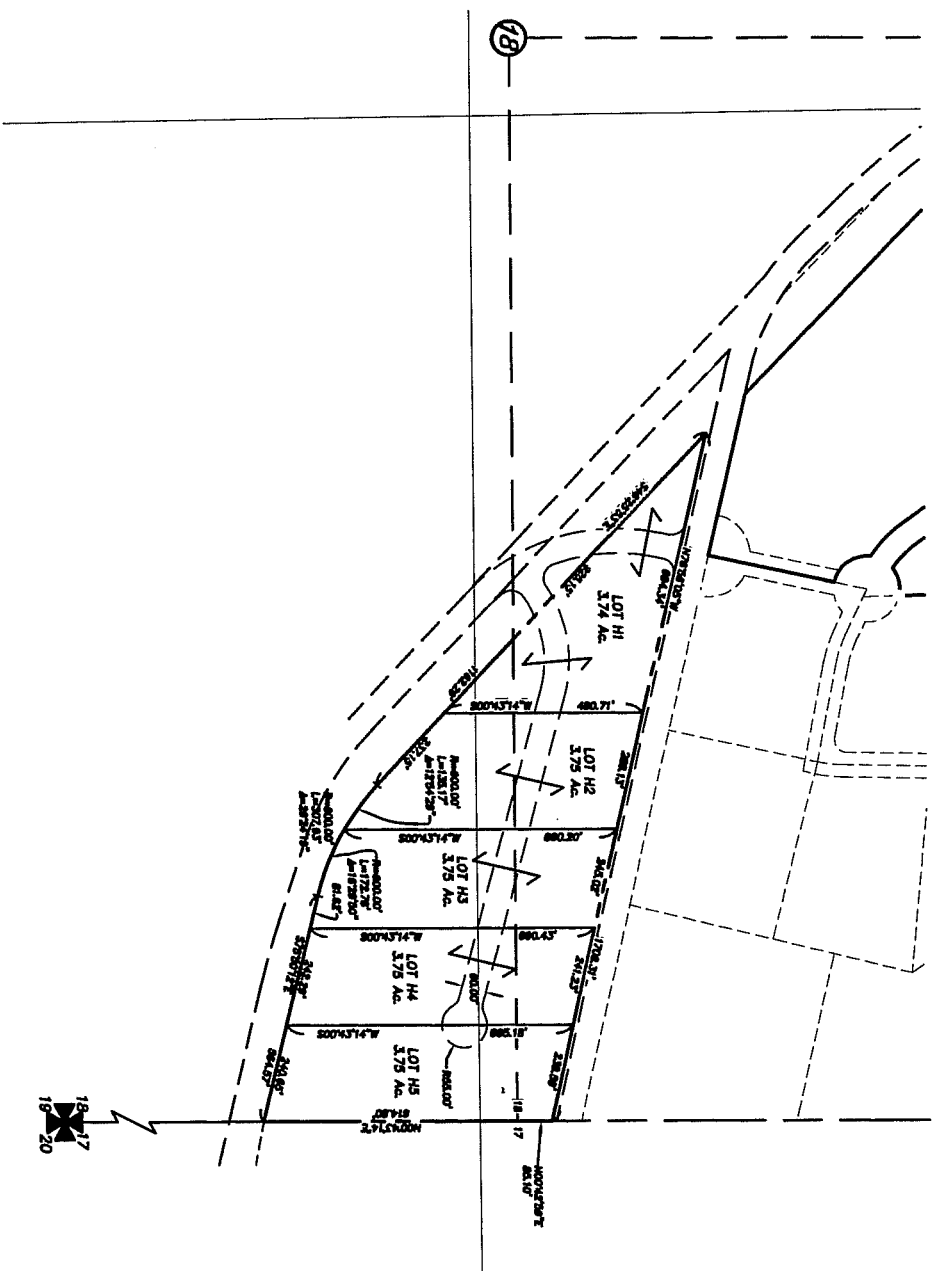
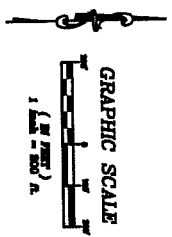
INITIALS COUNTY: T. ROULETTO DATE: 03/2008 JOB NO.: 09012

DRAWN BY: T. ROULETTO DATE: 03/2008 JOB NO.: 09012

CHECKED BY: D. NELSON SCALE: 1" = 500' SHEET: 2 OF 4

BOUNDARY LINE ADJUSTMENT

PORTIONS OF SEC. 7 & SEC. 18, T.20N, R.18E, W.M., KITTITAS COUNTY, WASHINGTON



- LEGEND**
- ✖ SECTION CORNER AS NOTED
 - ⊕ CENTER QUARTER CORNER AS NOTED
 - SET 6" REBAR
 - PWD REBAR
 - SECTION LINE



INDEX LOCATION:
SEC. 18 T.20N. R. 18E. W.M.

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
D. NELSON
REGISTERED PROFESSIONAL SURVEYOR
NO. 18892
STATE OF WASHINGTON
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

DESIGNED BY
T. ROLETTO
DATE
03/2006
JOB NO.
08012
SHEET
4 OF **4**



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

ENGINEERING & SURVEYING

RECORDER'S CERTIFICATE

Filed for record this.....day of.....20.....at.....in
book.....of.....at page.....at the request of
DAVID P. NELSON
Surveyor & Planner
DAVID P. NELSON

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the SURVEYING ACT of the
State of Washington.
DAVID P. NELSON
Certificate No. 18892

SP-08-??

BLACK GOLD P.U.D., PHASE 1 SHORT PLAT

A PORTION OF THE SW 1/4 OF SECTION 7,
TOWNSHIP 20 NORTH, RANGE 15 EAST, WM.,
KITITAS COUNTY, WASHINGTON.

RECEIVING NO. _____

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____ A.D. 20__

Kititas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "BLACK GOLD P.U.D., PHASE 1" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kititas County Planning Commission.

Dated this ___ day of _____ A.D. 20__

Community Development Services Director

KITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Cooperative purchasers of lots are urged to make inquiries at the Community Health Department about issuance of septic tank permits for lots.

Dated this ___ day of _____ A.D. 20__

Kititas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this ___ day of _____ A.D. 20__

Kititas County Treasurer

ORIGINAL TAX LOT No. 20-15-07000-0002

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____ 20__ at _____ in book _____ of page _____ of the request of _____ DAVID P. NELSON, Surveyor's Name

.....RALPH V. FETTL, Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of R.C.W. R. HERBERT, LAND, CO., INC., in MAY, 2008.

.....DAVID P. NELSON, DATE
Certificate No. JB892

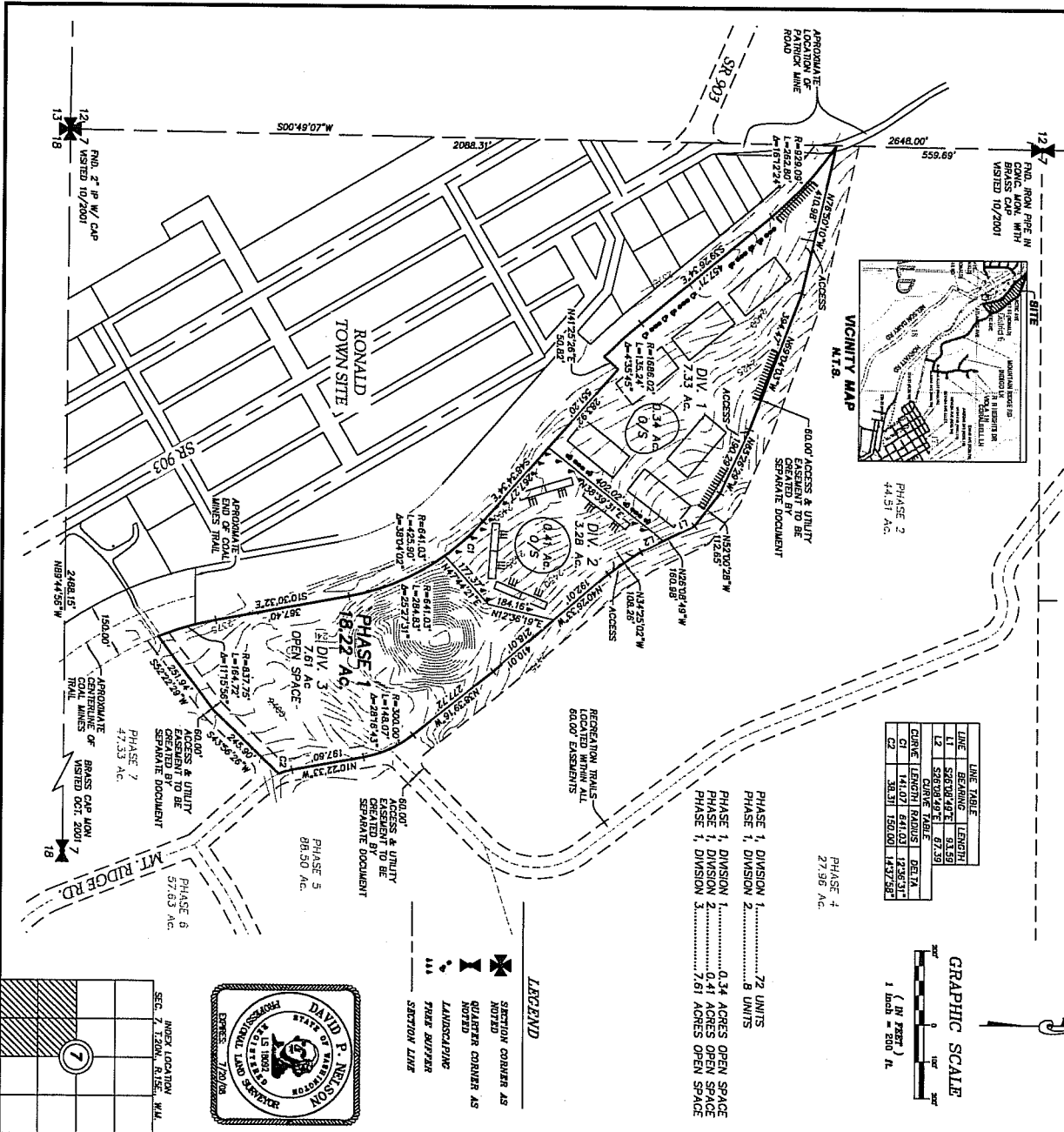
K.C.S.P. NO. 08-

A PORTION OF THE SW 1/4 SECTION 7
Kititas County, Washington

DRAWN BY	DATE	JOB NO.
T. ROLETTO	05/20/08	08089
CHECKED BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLIE ELLIUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419





BLACK GOLD P.U.D., PHASE 1 SHORT PLAT A PORTION OF THE SW 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITIAS COUNTY, WASHINGTON.

OWNER:
R & R HEIGHTS LAND CO., INC.
P.O. BOX 687
ROSLYN, WA 98941
509-649-2211
EXISTING TAX PARCEL No. 20-15-07000-0002
ORIGINAL PARCEL AREA: 18.22 ACRES
EXISTING ZONE: R3
SOURCE OF WATER: GROUP A INDIVIDUAL
SEWER SYSTEM: COMMUNITY OR RECLAIMED
WASTEWATER TREATMENT PLANT
WIDTH AND TYPE OF ACCESS: 60.00 FOOT
ACCESS & UTILITY EASEMENT

ADJOINING OWNERS SEE ATTACHED

ORIGINAL LEGAL DESCRIPTION:

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 26-29, UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT PARCEL 1, AS SHOWN ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 26-29, UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, INTO THE 3 DIVISIONS AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS AT PAGES 26-29, UNDER AUDITOR'S FILE No. 200804300032, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, SURVEY AS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
5. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
8. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
9. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. KITITIAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
12. ENTIRE PRIVATE ROADS(S) SHALL ACHIEVE 80% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON. SECTION 11 OF THE ROAD MEETS CURRENT KITITIAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
13. KITITIAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R & R HEIGHTS LAND CO. INC. AS ITS SEPARATE ESTATE OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

NAME _____ TITLE _____
NAME _____ TITLE _____

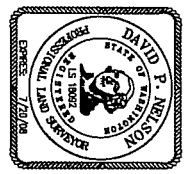
ACKNOWLEDGMENT

STATE OF WASHINGTON) SS.
COUNTY OF KITITIAS)
ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED TO BE THE _____ PERSON TO ME KNOWN TO BE THE _____ SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, I HEREBY CERTIFY THAT THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION, AND ORIGINAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

NOTE: THE EXISTING UTILITIES AS SHOWN ARE NOT APPROXIMATE BUT ARE LOCATED ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555



RECORDER'S CERTIFICATE
Filed for record this day of 20..... at M.
in book..... of of page..... of the request of
..... DAVID P. NELSON
Notary Public, State of Washington
..... ERALD V. BETTIT
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Revised Code of the State of Washington, Chapter 71A, RCW, and I, the undersigned, a duly licensed Professional Engineer, do hereby certify that the same are correct and true to the best of my knowledge and belief.
..... DAVID P. NELSON DATE.....
Certificate No. 18092.....

K.C.S.P. NO. 08- A PORTION OF THE SW 1/4 SECTION 7 Kititias County, Washington			
OWN BY	DATE	JOB NO.	
T. ROLETTO	05/2008	08089	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=200'	2 OF 2	

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLIF BILUM, WA 98922
PHONE: (509) 974-7433
FAX: (509) 974-7419

500' Radius
Owned by R & R HEIGHTS LAND CO INC

20-14-12010-0001
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-

20-14-12010-0008
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-

20-14-12041-0004
STARCEVICH, JOSEPH M. ETUX
12507 REINER RD
MONROE WA 98272-9593

20-14-12041-0007
RUSCH, SHARON D ETVIR
TRUSTEES
PO BOX 130
RONALD WA 98940-

20-14-12041-0008
GRIFFITH, TONEY M
8531 SR 930
RONALD WA 98940-

20-14-12041-0009
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-14-12051-0108
LEUSCHEN, BRYAN C. ETUX
738 N 87TH
SEATTLE WA 98103

20-14-12051-0109
ROSE, GLEN J
PO BOX 117
RONALD WA 98940

20-14-12051-0110
OLSEN, ERIC L CO-TRUSTEE
PO BOX 1391
POCATELLO ID 83204-

20-14-12051-0111
OLSEN, ERIC L CO-TRUSTEE
PO BOX 1391
POCATELLO ID 83204-

20-14-12051-0112
UZEE, DIANE R.
16845 N 29TH AVE #421
PHOENIX AZ 85053

20-14-12051-0113
CLARK, JEROME D ETUX
PO BOX 146
51 BLUE AGATE LN
RONALD WA 98940

20-14-12051-0701
CHAMBERS, GEORGE R &
CHAMBERS, MEREDITH A
PO BOX 689
CLE ELUM WA 98922

20-15-07032-0002
BURLINGTON NORTHERN INC
PROPERTY TAX DEPT
PO BOX 961089
FORT WORTH TX 96161-

20-15-07000-0004
PLUM CREEK TIMBER CO L P
PO BOX 1990
COLUMBIA FALLS MT 59912

20-15-07033-0001
KITITAS CO ROAD DEPT
%COAL MINE TRAIL COMMISSION
PO BOX 187
CLE ELUM WA 98922

20-15-07033-0003
CERNICK, SHANNON
PO BOX 1081
RONALD WA 98940-

20-15-07033-0005
CERNICK, CAROL J
PO BOX 322
NORTH BEND WA 98045-

20-15-07033-0007
JOVANOVICH, RODNEY J ETUX
151 1ST ST
PO BOX 374
RONALD WA 98940

20-15-07033-0009
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-15-07033-0011
WALLGREN, TERRY L ETUX
PO BOX 445
CLE ELUM WA 98922

20-15-07050-0103
CITY OF ROSLYN
PO BOX 451
ROSLYN WA 98941

20-15-07050-0105
LOWATCHIE, RONALD
PO BOX 72
RONALD WA 98940

20-15-07050-0202
HIGGINBOTHAM, CHRIS M
PO BOX 250
CLE ELUM WA 98922-

20-15-07033-0002
CERNICK, FRANK R J III
PO BOX 98
RONALD WA 98940

20-15-07033-0004
CERNICK, SHANNON
PO BOX 1081
RONALD WA 98940-

20-15-07033-0006
JOVANOVICH, RODNEY J ETUX
151 1ST ST
PO BOX 374
RONALD WA 98940

20-15-07033-0008
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-15-07033-0010
WALLGREN, TERRY L ETAL
% WALLGREN, JULIA
PO BOX 5
RONALD WA 98940

20-15-07050-0102
WESTERN ELITE INC SERVICES
PO BOX 688
ROSLYN WA 98941

20-15-07050-0104
KITITAS CO FIRE DIST #6
PO BOX 129
ROSLYN WA 98941

20-15-07050-0201
BRISKI, MARK A ETUX
PO BOX 242
RONALD WA 98940

20-15-07050-0203
LOWATCHIE, RONALD
PO BOX 72
RONALD WA 98940

20-15-07050-0204
WASISCO, ALEX, &
WASISCO, L., & BOYLE, J.
17226 129TH AVE SE
RENTON WA 98058

20-15-07050-0210
BRISKI, ANGIE V
PO BOX 155
RONALD WA 98940

20-15-07050-0302
DUNCKLEY, DAN G ETUX
PO BOX 225
CLE ELUM WA 98922-

20-15-07050-0304
RISDON, RAYMOND R ETUX
P O BOX 395
RONALD WA 98940-0395

20-15-07050-0307
ROLETTO, RICHARD A
710 27TH SE
AUBURN WA 98002

20-15-07050-0309
TACKETT, NEAL
PO BOX 100
RONALD WA 98940-

20-15-07050-0311
FORECLOSURE INVESTMENTS MTN LLC
7914 NIXON AVE SW
LAKEWOOD WA 98498-

20-15-07050-0314
MERBS, COLENE ETVIR
PO BOX 1394
RONALD WA 98940-

20-15-07050-0401
ADAMS, JEFFREY S ETUX
16307 AVONDALE RD NE
WOODINVILLE WA 98072

20-15-07050-0205
HIGMAN, JOAN PERUCCA &
MORRIS, CAROL S PERUCCA
27717 193RD AVE SE
KENT WA 98042-

20-15-07050-0301
DUNCKLEY, DAN G ETUX
PO BOX 225
CLE ELUM WA 98922-

20-15-07050-0303
FORECLOSURE INVESTMENTS LLC
7914 NIXON AVE SW
LAKEWOOD WA 98498-

20-15-07050-0306
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-15-07050-0308
MARAS, MARION A.
PO BOX 93
RONALD WA 98940

20-15-07050-0310
BUCKLEY, ELIZABETH
PO BOX 484
ROSLYN WA 98941

20-15-07050-0312
WINSBERG, STEVEN H ETUX
38030 36TH AVE SO
AUBURN WA 98001-

20-15-07050-0315
WINSBERG, STEVEN H ETUX
38030 36TH AVE SO
AUBURN WA 98001-

20-15-07050-0908
REILLY, JOHN M
518 HAZEL AVE N
KENT WA 98030

20-15-07050-0909
SIMERA, FRANK V ETUX
PO BOX 86
RONALD WA 98940-

20-15-07050-0910
SIMERA, FRANK V ETUX
PO BOX 86
RONALD WA 98940-

20-15-07050-0911
REIMER, WAYNE F ETUX
19016 10TH AVE CT E
SPANAWAY WA 98387

20-15-07050-0912
CARTER, DEBRA A
9534 45 AVE NE
SEATTLE WA 98115

20-15-07050-1001
MARTIN, ARTHUR S.
PO BOX 6461
KENT WA 98064-

20-15-07050-1002
MARTIN, ARTHUR S.
PO BOX 6461
KENT WA 98064-

20-15-07050-1003
KITTELSON, KONNIE RAE
46910 SE 127TH PL
NORTH BEND WA 98045

20-15-07050-1004
SMITH, JEFFREY H
20611 14TH S
SEATAC WA 98198

20-15-07050-1005
BERGAMIN, ANTON T ETUX
13827 146TH PL SE
RENTON WA 98055

20-15-07050-1006
BERGAMIN, ANTON T ETUX
13827 146TH PL SE
RENTON WA 98055

20-15-07050-1007
BURCH, HELEN
PO BOX 1384
RONALD WA 98940

20-15-07050-1015
KITTITAS CO FIRE DIST #6
PO BOX 328
RONALD WA 98940

20-15-07050-1009
MARAS, CHERYL A ETAL
% BRISKI, ANGIE V
PO BOX 155
RONALD WA 98940

20-15-07050-1011
BRISKI, MARK A ETUX
PO BOX 242
RONALD WA 98940

20-15-07050-1012
CERNICK, FRANK R J III
PO BOX 98
RONALD WA 98940

20-15-07050-1013
CARTER, DEBRA A
9534 45 AVE NE
SEATTLE WA 98115

20-15-07050-1014
LOSH, JOHN BRIAN
TRUSTEE
2110 WESTERN AVE
SEATTLE WA 98121-

-

20-15-07050-1016
REPIN, RICK ETUX
19228 NE 172ND ST
WOODINVILLE WA 98072

20-15-07050-1018
MOODY, BRENT A
7914 NIXON AVE SW
LAKEWOOD WA 98498-

20-15-07050-1020
MOORE, TYRONE K ETUX
13022 NE 87TH ST
KIRKLAND WA 98037

20-15-07050-1022
ROLETTO, DOROTHY M
PO BOX 22
RONALD WA 98940

20-15-07050-1102
OLD #3 LLC
PO BOX 1378
RONALD WA 98940-

20-15-07050-1104
STARKOVICH, MICHAEL T. &
STARKOVICH, ANTHONY V.
PO BOX 922
LEAVENWORTH WA 98826

20-15-07050-1201
Y SEVEN PROPERTIES LLC
% BRYAN, GARRY ETUX
34844 8TH PL SW
FEDERAL WAY WA 98023-

20-15-07050-1203
MC CURDY, SWEDE
PO BOX 87
RONALD WA 98940-

20-15-07050-1205
FAVERO, GEORGE & MARY J
LIFE ESTATE
PO BOX 175
RONALD WA 98940

20-15-07050-1017
HUTT, BRAD ETUX
1030 13TH PL SW
NORTH BEND WA 98045-

20-15-07050-1019
FRY, WARREN D
PO BOX 1385
RONALD WA 98940

20-15-07050-1021
ROLETTO, DOROTHY M
PO BOX 22
RONALD WA 98940

20-15-07050-1101
STARKOVICH, MICHAEL T. &
STARKOVICH, ANTHONY V.
PO BOX 922
LEAVENWORTH WA 98826

20-15-07050-1103
STARKOVICH, MICHAEL T. &
STARKOVICH, ANTHONY V.
PO BOX 922
LEAVENWORTH WA 98826

20-15-07050-1105
RONALD COMMUNITY
BAPTIST CHURCH
PO BOX 265
RONALD WA 98940

20-15-07050-1202
Y SEVEN PROPERTIES LLC
% BRYAN, GARRY ETUX
34844 8TH PL SW
FEDERAL WAY WA 98023-

20-15-07050-1204
RANDALLS LI KUAN R
16819 SE 427TH
NORTH BEND WA 98045-

20-15-07050-1206
FAVERO, GEORGE & MARY J
LIFE ESTATE
PO BOX 175
RONALD WA 98940

20-15-07050-1207
FAVERO, GEORGE & MARY J
LIFE ESTATE
PO BOX 175
RONALD WA 98940

20-15-07050-1209
FRIEDLEY, ELIZABETH J
PO BOX 259
NORTH BEND WA 98045

20-15-07050-1211
TEMPLIN, JANIE E ET VIR
PO BOX 55
RONALD WA 98940-

20-15-07050-1213
PORTER, LISA
25201 KANASKAT DR
BLACK DIAMOND WA 98010

20-15-07050-1302
MC QUILLAN, PATRICIA A &
MORGAN, KATHLEEN A
PO BOX 103
RONALD WA 98940

20-15-07050-1304
DRYSDALE, MINNETTE M
PO BOX 391
RONALD WA 98940

20-15-07050-1307
FLYNN, ANDREW
PO BOX 44
RONALD WA 98940

20-15-07050-1309
RUSCH, SHARON TRUSTEE
PO BOX 130
RONALD WA 98940-

20-15-07050-1311
OLD #3 LLC
PO BOX 1378
RONALD WA 98940-

20-15-07050-1208
JOVANOVICH, FRED TRUSTEE
19208 35TH S
SEATTLE WA 98188

20-15-07050-1210
FRIEDLEY, ELIZABETH J
PO BOX 259
NORTH BEND WA 98045

20-15-07050-1212
REED, JAMES A
13906 51ST AVE. SO
TUKWILA WA 98168-

20-15-07050-1301
GROTH, STEVE ETUX
2603 NE 136TH ST
SEATTLE WA 98125

20-15-07050-1303
BREZNIKAR, CRAIG E
2541 BASIN ST SW
EPHRATA WA 98823-

20-15-07050-1305
BOD, SANDRA R
PO BOX 88638
STEILACOOM WA 98388

20-15-07050-1308
LITZENBERG, MICHAEL
PO BOX 66
RONALD WA 98940

20-15-07050-1310
RUSCH, SHARON TRUSTEE
PO BOX 130
RONALD WA 98940-

20-15-07050-1312
BREZNIKAR, CRAIG E
2541 BASIN ST SW
EPHRATA WA 98823-

20-15-07050-1401
PLESHA, DAVID I &
PLESHA, CHARLES M ETUX
PO BOX 215
RONALD WA 98940-

20-15-07050-1503
STRUBLE, KENNETH R ETUX
920 MADDOX DR
PO BOX 3294
JACKSON WY 83001

20-15-07050-1506
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-15-07050-1508
WALLGREN, TERRY L ETAL
% WALLGREN, JULIA
PO BOX 5
RONALD WA 98940

20-15-07050-1602
JOVANOVICH, RODNEY J ETUX
151 1ST ST
PO BOX 374
RONALD WA 98940

20-15-07050-1605
CERNICK, SHANNON
PO BOX 1081
RONALD WA 98940-

20-15-07050-1607
CERNICK, FRANK R J III
PO BOX 98
RONALD WA 98940

20-15-08000-0002
COLLINS INVESTMENTS LLC &
SIERRA GROUP HOLDINGS LLC
19900 144TH AVE NE
WOODINVILLE WA 98072-

20-15-17023-0006
BUTORAC, ANGELINE B TRUST
% KOONTZ, BRENDA M TRUSTEE
2604 168TH PL NE
BELLEVUE WA 98008

20-15-07050-1402
RUSCH, SHARON TRUSTEE
PO BOX 130
RONALD WA 98940-

20-15-07050-1505
MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

20-15-07050-1507
WALLGREN, TERRY L ETUX
PO BOX 445
CLE ELUM WA 98922

20-15-07050-1601
JOVANOVICH, RODNEY J ETUX
151 1ST ST
PO BOX 374
RONALD WA 98940

20-15-07050-1603
CERNICK, CAROL J
PO BOX 322
NORTH BEND WA 98045-

20-15-07050-1606
CERNICK, SHANNON
PO BOX 1081
RONALD WA 98940-

20-15-08000-0001
PLUM CREEK TIMBERLANDS LP
PO BOX 1990
COLUMBIA FALLS MT 59912-

20-15-17010-0001
CITY OF ROSLYN
PO BOX 451
ROSLYN WA 98941

20-15-17023-0007
CUSWORTH, GEORGE H
PO BOX 120
ROSLYN WA 98941

20-15-17032-0001
SMITH, WALTER J ETUX TRUSTEES
156 FOREST HAVEN DR
SEQUIM WA 98382

20-15-17032-0004
PLESHA, JOHN F ETUX
PO BOX 11
RONALD WA 98940

20-15-17032-0006
RISTE, TAD TERRIL
PO BOX 274
ROSLYN WA 98941

20-15-17050-1707
ASH, JAMES J ETUX
PO BOX 436
ROSLYN WA 98941

20-15-18010-0002
MOORE, TROY ETUX
206 HAPPY TRAIL
SAN ANTONIO, TX 78231-

20-15-18010-0008
WHITSON, MARGARET &
SCHWARTZ, RICK
PO BOX 783
ROSLYN WA 98941-

20-15-18010-0013
MEDVEDICH, JOSEPH G ETUX
PO BOX 267
ROSLYN WA 98941

20-15-18010-0020
KELLY, KEVIN & WENDIE
COTRUSTEES
PO BOX 750
ROSLYN WA 98941-

20-15-18040-0007
JENSVOLD, STEVE D ETUX
PO BOX 1035
ROSLYN WA 98941

20-15-17032-0002
KRAMER, BERNARD ETUX
301 ALPHA WAY #B
CLE ELUM WA 98922-

20-15-17032-0005
PLESHA, JOHN F ETUX
PO BOX 11
RONALD WA 98940

20-15-17032-0007
FOWLES, KEN
PO BOX 731
ROSLYN WA 98941

20-15-17050-1708
RIEXINGER, RORY H ETUX
PO BOX 978
ROSLYN WA 98941

20-15-18010-0003
CUSWORTH, GEORGE H
PO BOX 120
ROSLYN WA 98941

20-15-18010-0012
WEIS, NATHAN R ETUX
PO BOX 246
RONALD WA 98940

20-15-18010-0019
EVERLY, DALE R ETUX
PO BOX 1074
ROSLYN WA 98941-

20-15-18010-0024
ANDERSON, CURTIS A ETUX
2258 270TH CT SE
SAMMAMISH WA 98075-

20-15-18040-0009
MAC DONALD, CONNIE A.
P.O. BOX 121
ROSLYN WA 98941



20-15-18040-0010
RISTE, TAD TERRIL
PO BOX 274
ROSLYN WA 98941

20-14-12041-0001
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922

20-15-18050-0003
WOMACK, RICHARD L ETUX
FAMILY TRUST
PO BOX 627
ROSLYN WA 98941

20-15-18010-0017
BROOKS, JAMES K ETUX
PO BOX 912
ROSLYN WA 98941

20-15-18020-0005
FOSSATTI, ROBERT ETAL
% FOSSATTI, M JANE
19811 11TH AVE NW
SEATTLE WA 98177

20-15-18051-0001
THREE SONS LLC
PO BOX 1427
RONALD, WA 98940-

18-18-32054-0003
NOFSINGER, CHRISMON ETUX
5419 49TH AVE SW
SEATTLE WA 98136-

20-15-18040-0013
SUNCADIA LLC
PO BOX 887
ROSLYN WA 98941-

20-15-18050-0002
MANNINO, JOSEPH J
PO BOX 355
ROSLYN WA 98941-

20-15-18010-0010
MATTINGLY, MARK ETUX
10317 206TH AVE
REDMOND WA 98053-

20-15-18010-0018
KLEISER, CHARLES C
1917 148TH ST SE
MILL CREEK WA 98012-

20-15-18020-0003
FOSSATTI, ROBERT ETAL
% FOSSATTI, M JANE
19811 11TH AVE NW
SEATTLE WA 98177

20-15-18040-0006
KITITAS CO ROAD DEPT
%COAL MINE TRAIL COMMISSION
PO BOX 187
CLE ELUM WA 98922



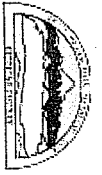
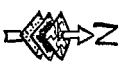
1 inch equals 0.35 miles

Legend

- Buffer Result
- Tax Parcels
- Rights of Way

Disclaimer:

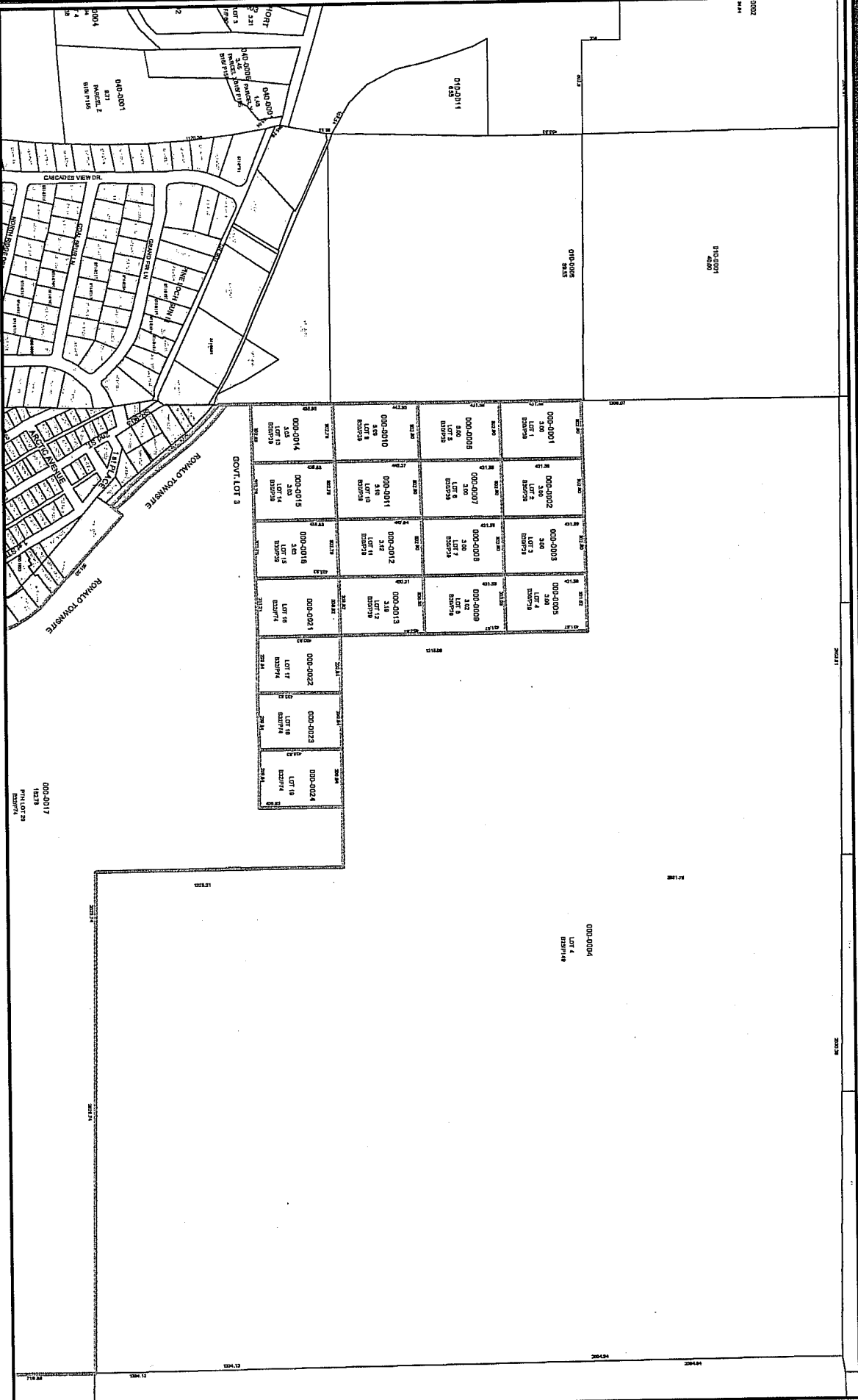
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R & R HEIGHTS LAND COMPANY INC



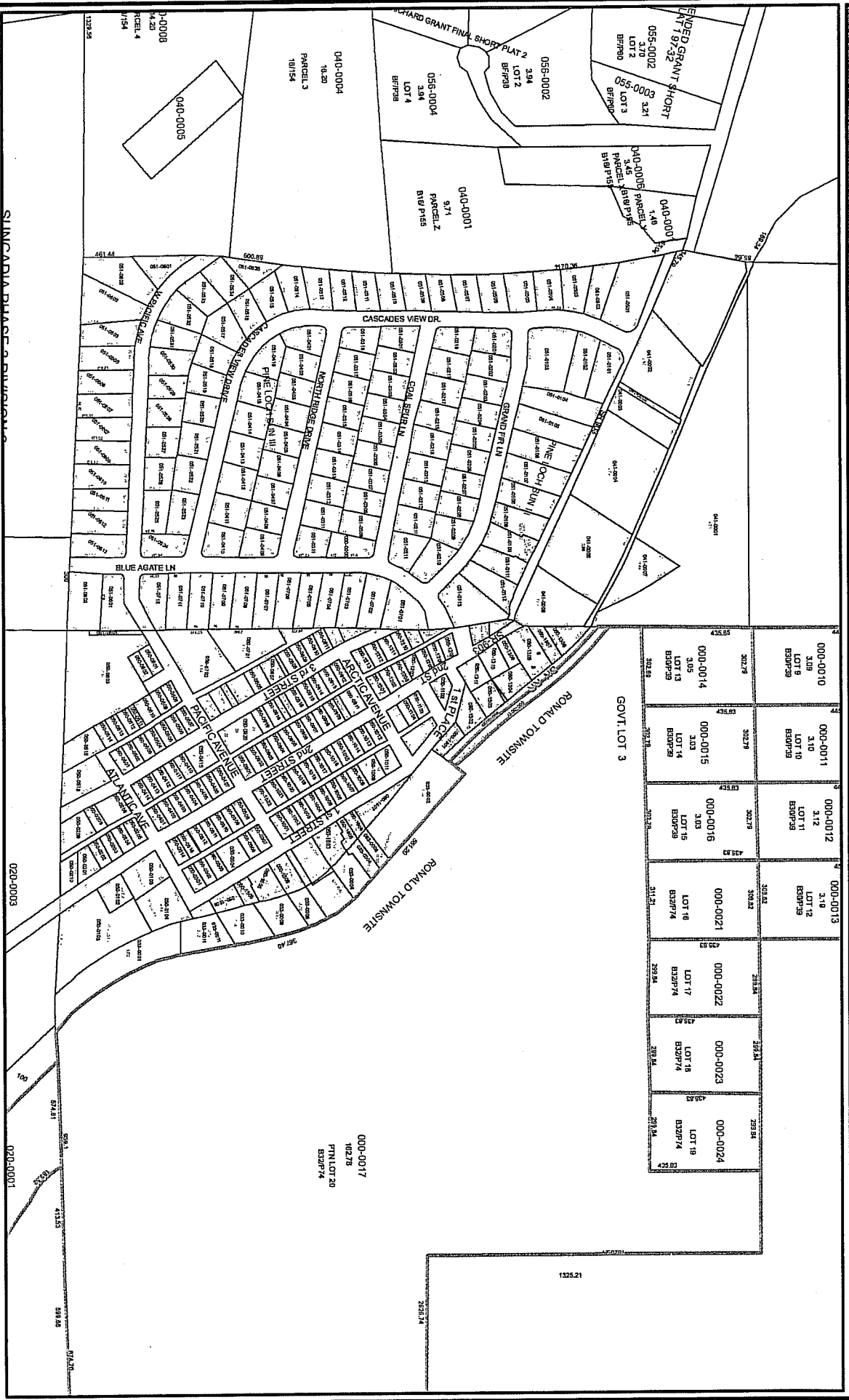
- Legend**
- Buffer Result
 - Tax Parcels
 - Rights of Way

1 inch equals 0.13 miles

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R & R HEIGHTS LAND COMPANY INC



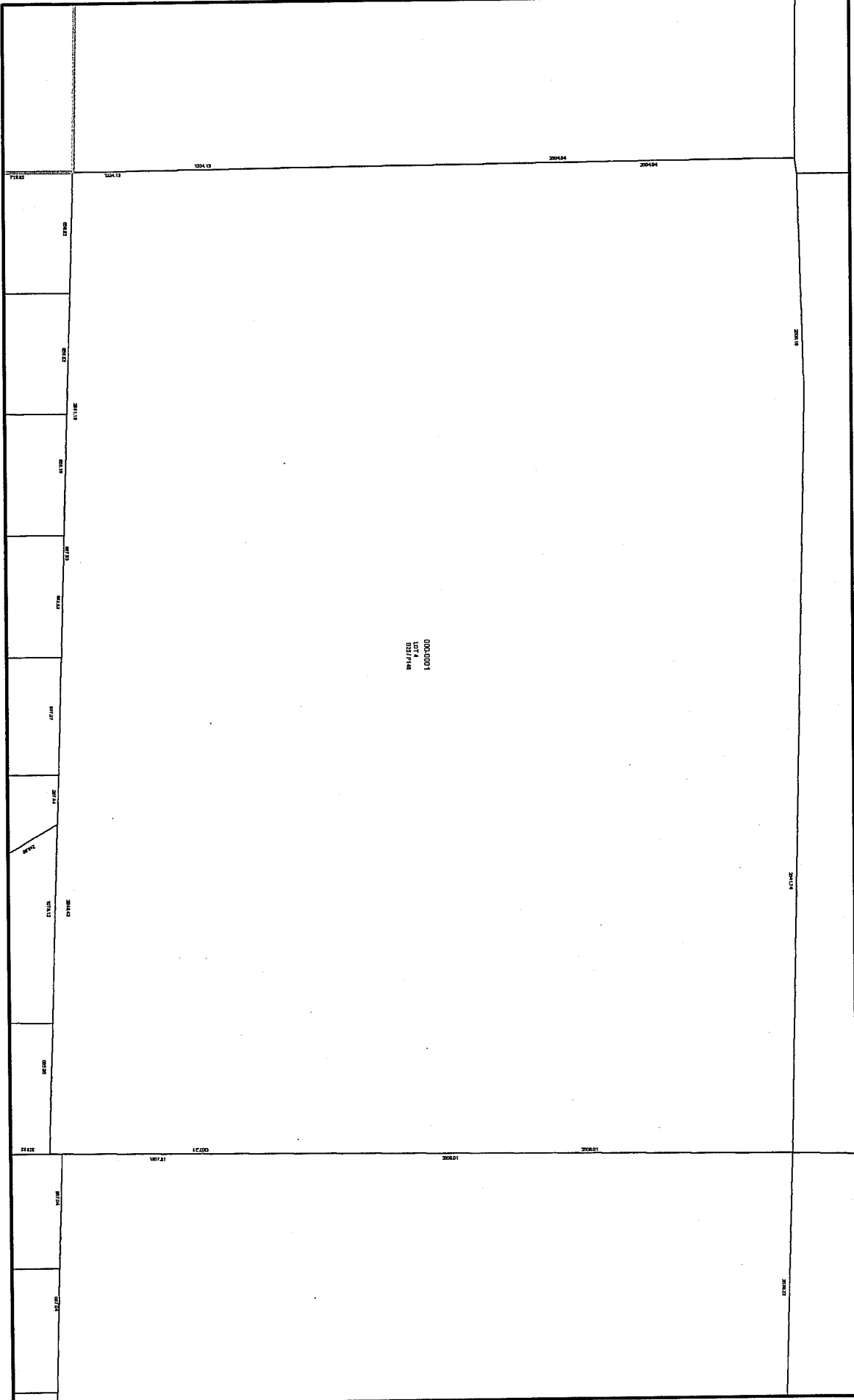
- Legend**
- Buffer Result
 - Tax Parcels
 - Rights of Way

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R & R HEIGHTS LAND COMPANY INC



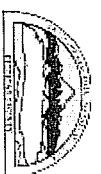
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- Buffer Result
- Tax Parcels
- Rights of Way

1 inch equals 0.14 miles

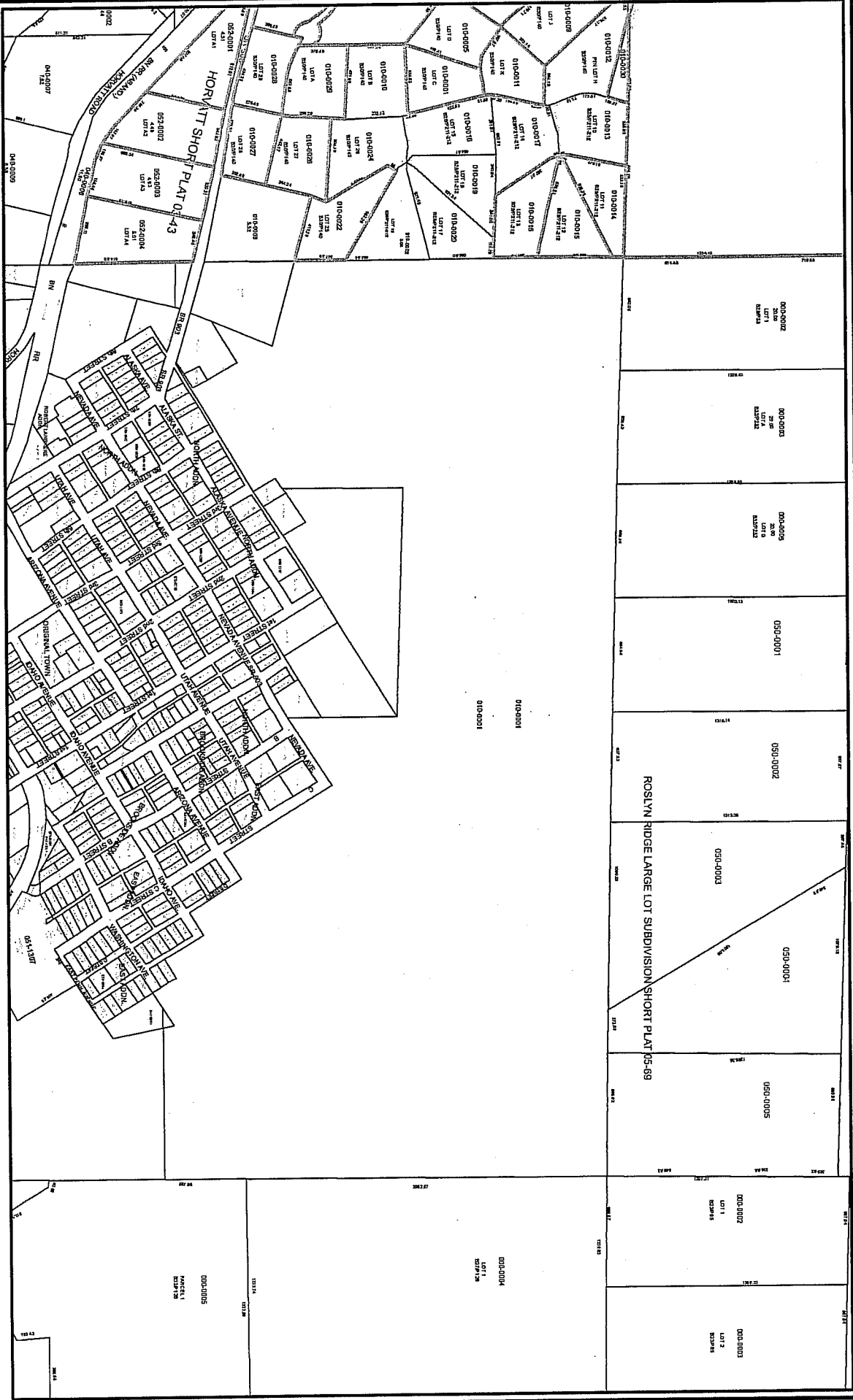
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R & R HEIGHTS LAND COMPANY INC



Legend

- Buffer Result
- Tax Parcels
- Rights of Way

1 inch equals 0.15 miles

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