

KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00002342

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001923

Date: 7/24/2008

Applicant: LARRABEE, WAYNE F JR

Type: check # 21800

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-08-00037	CDS FEE FOR SHORT PLAT	630.00
SP-08-00037	EH SHORT PLAT FEE	380.00
SP-08-00037	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-08-00037	SEPA	400.00
	Total:	1,630.00

Phone: (509) 674-7433 Fax: (509) 674-7419

DATE	7-24-08	JOB NO.	08073
ATTENTION			
RE: Larrabee short PIAT Preliminary			

TO Kittitas CO CDS
Ellensburg WA

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

Public Disclosure Statement

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES w/ contours
1			8 1/2 x 11 map
1			Closures
1			Subdivision Guarantee
1			500' R. MAP & LIST OF OWNERS
1			Application
1			County fees
3*			Overview Ltr
			SEPA Checklist

THESE ARE TRANSMITTED as checked below:

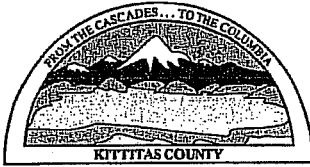
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

* 1 for CDS
" Public Works
" Health Dept.

COPY TO _____

SIGNED: *Smay Jensen*



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street	Cle Elum	WA	98922	2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

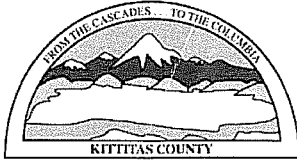
All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job# 08073 Larrabee

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-68-0037

SHORT PLAT APPLICATION

08073

(To divide lot into 2-4 lots)

KITTITAS 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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X _____

DATE STAMP
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:**

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

Name: WAYNE F LARRABEE JR
Mailing Address: 1818 70TH AVE SE
City/State/ZIP: MERCER ISLAND WA 98040
Day Time Phone: (206) 386-3550
Email Address: _____

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Street address of property:**

Address: 400 NORTH FORK RANCH RD
City/State/ZIP: CLE ELUM WA 98922

4. **Legal description of property:**

PARCEL 1 OF SURVEY BOOK 16, PAGE 165, AFN 532009. PTN OF THE
NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 N., RANGE 16 E.

5. **Tax parcel number(s):** 21-16-31010-0002 (397635)

6. **Property size:** 13.38 (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):

3 LOT SHORT PLAT
ZONE: R-3
WATER: INDIVIDUAL WELLS
SEWER: INDIVIDUAL SEPTIC AND DRAINFIELD

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
NORTH FORK TEANAWAY ROAD

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

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

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Wayne F. Carver Jr.

Date:

7/17/08

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

X Wayne F. Carver Jr.

Date:

7/17/08



LARRABEE SHORT PLAT

OVERVIEW:

The purpose of this application is to create three lots consisting of 3.58, 3.87 and 5.93 acres in size from an existing 13.38 acre parcel. The subject property is located within the Rural-3 zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

Access for Lot C will be via an existing access easement (AFN 380279) on to North Fork Ranch Road and access for Lots A & B will be off of a 40' easement that will be created by a separate document.

COMMENTS:

Attached are copies of the proposed Short Plat and current Title Report for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.



LARRABEE SHORT PLAT

OVERVIEW:

The purpose of this application is to create three lots consisting of 3.58, 3.87 and 5.93 acres in size from an existing 13.38 acre parcel. The subject property is located within the Rural-3 zone of Kittitas County.

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The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

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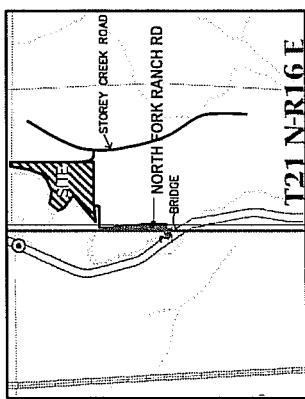
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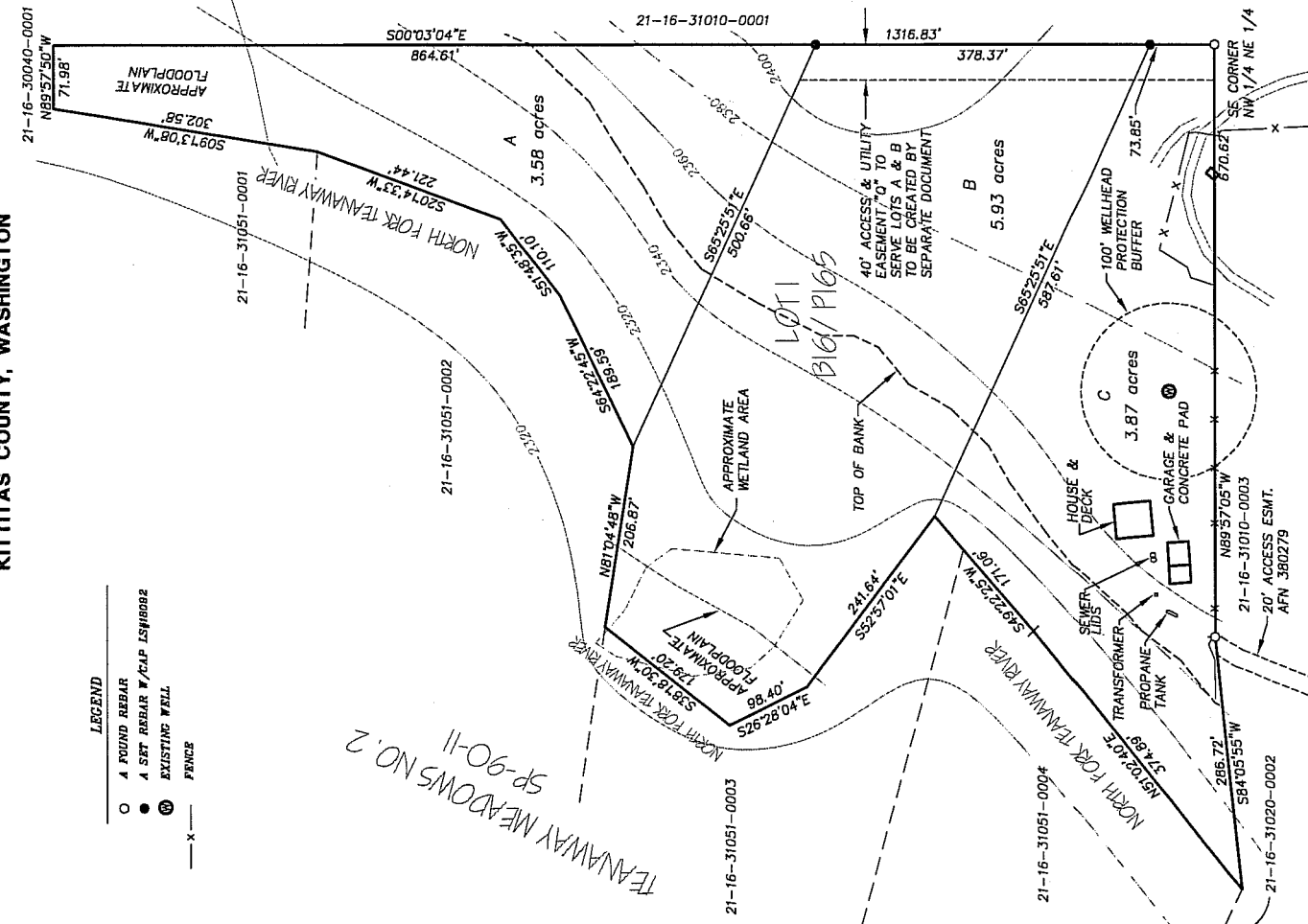
PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.

SP-08-XX

LARRABEE SHORT PLAT
 KITTITAS COUNTY SHORT PLAT NO. 08-XX
 PORTION OF THE NE 1/4 OF SEC. 31, TWN. 21N., RGE. 16E., W.M.
 KITTITAS COUNTY, WASHINGTON

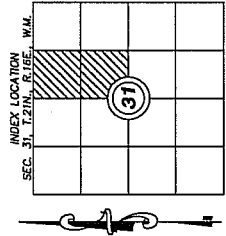
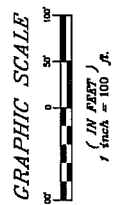


VICINITY MAP
 N.T.S.



SURVEY NOTES:

1. BASIS OF BEARINGS AND DISTANCES ARE PER A SURVEY MADE BY DAVID P. NELSON, COUNTY AUDITOR'S PLAT NUMBER 5809, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEY REBARRANCHED THEREAFTER.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHOW PLAT CORNER 1 OF A SURVEY MADE BY DAVID P. NELSON, COUNTY AUDITOR'S PLAT NUMBER 5809, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON TO THE COMPLETION SHOWN HEREON.
3. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SURVEY OF PORTABLE WATER RIGHTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LOCAL RIGHT TO WITHHELD GROUNDWATER WITHIN THE LAND DIVISION.



RECORDER'S CERTIFICATE

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

DAVID P. NELSON
 Surveyor's Name

 County Auditor

 Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the State Recording Act of the State of Washington, Chapter 65A RCW, effective 1/1/2008.

DAVID P. NELSON DATE _____
 Certificate No. 18092

K.C.S.P. NO. 08-XX
PTN. NE 1/4 OF SEC. 31, TWN. 21N., RGE. 16E., W.M.
 Kittitas County, Washington

DWN BY	G. WEISER	DATE	07/08	JOB NO.	08073
CHKD BY	D. NELSON	SCALE	1"=100'	SHEET	1 OF 2

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98522
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This _____ day of _____, A.D., 20____

 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "LARRABEE" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this _____ day of _____, A.D., 20____

 Kittitas County Planning Director

KITTITAS 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 all, lots. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this _____ day of _____, A.D., 20____

 Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

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

Dated this _____ day of _____, A.D., 20____

 Kittitas County Treasurer

ORIGINAL TAX LOT NO. 21-16-31010-0002 (397635)

**500' Radius
Owned by LARRABEE, WAYNE F JR**

21-16-31010-0001
AMERICAN FOREST HOLDINGS LLC
660 MADISON AVE 14TH FL
NEW YORK NY 10065-

21-16-30040-0001
AMERICAN FOREST HOLDINGS LLC
660 MADISON AVE 14TH FL
NEW YORK NY 10065-

21-16-31010-0003
G-1 FAMILY LIMITED PARTNERSHIP
% CROMARTY, SHIRLEY B
PO BOX 82362
KENMORE WA 98028

21-16-31020-0002
EMBRY, PAIGE ETAL
1639 NW GREENBRIER WAY
SEATTLE WA 98177

21-16-31020-0003
NOEL, DON ETUX
45 5TH AVE S
ALGONA WA 98001-

21-16-31020-0005
PATTERSON, RICHARD G.
25502 161 ST AVE SE
COVINGTON WA 98042

21-16-31020-0006
CROMARTY, ANDREW JS
PO BOX 700
CARNATION WA 98014

21-16-31020-0007
370 LLC
1305 E JEFFERSON ST
SEATTLE WA 98112

21-16-31020-0008
CROMARTY, MARY M
PO BOX 4464
SOUTH COLBY WA 98384-0464

21-16-31020-0010
GUNDERSON, BURT ETUX
9206 121ST AVE NE
LAKE STEVENS WA 98258

21-16-31051-0001
MAXFIELD, GARY R &
MAXFIELD, MARLAIN M
10310 123RD AVE NE
LAKE STEVENS WA 98258

21-16-31051-0002
LOW, RICHARD L. ETUX
20310 85TH PL W
EDMONDS WA 98026

21-16-31051-0003
ROONEY, TRACY G.
4949 125TH AVE SE
BELLEVUE WA 98006

21-16-31051-0004
CRAEMER, MARK J
TRUSTEE
2432 E CALHOUN ST
SEATTLE WA 98112-



1 inch equals 0.24 miles

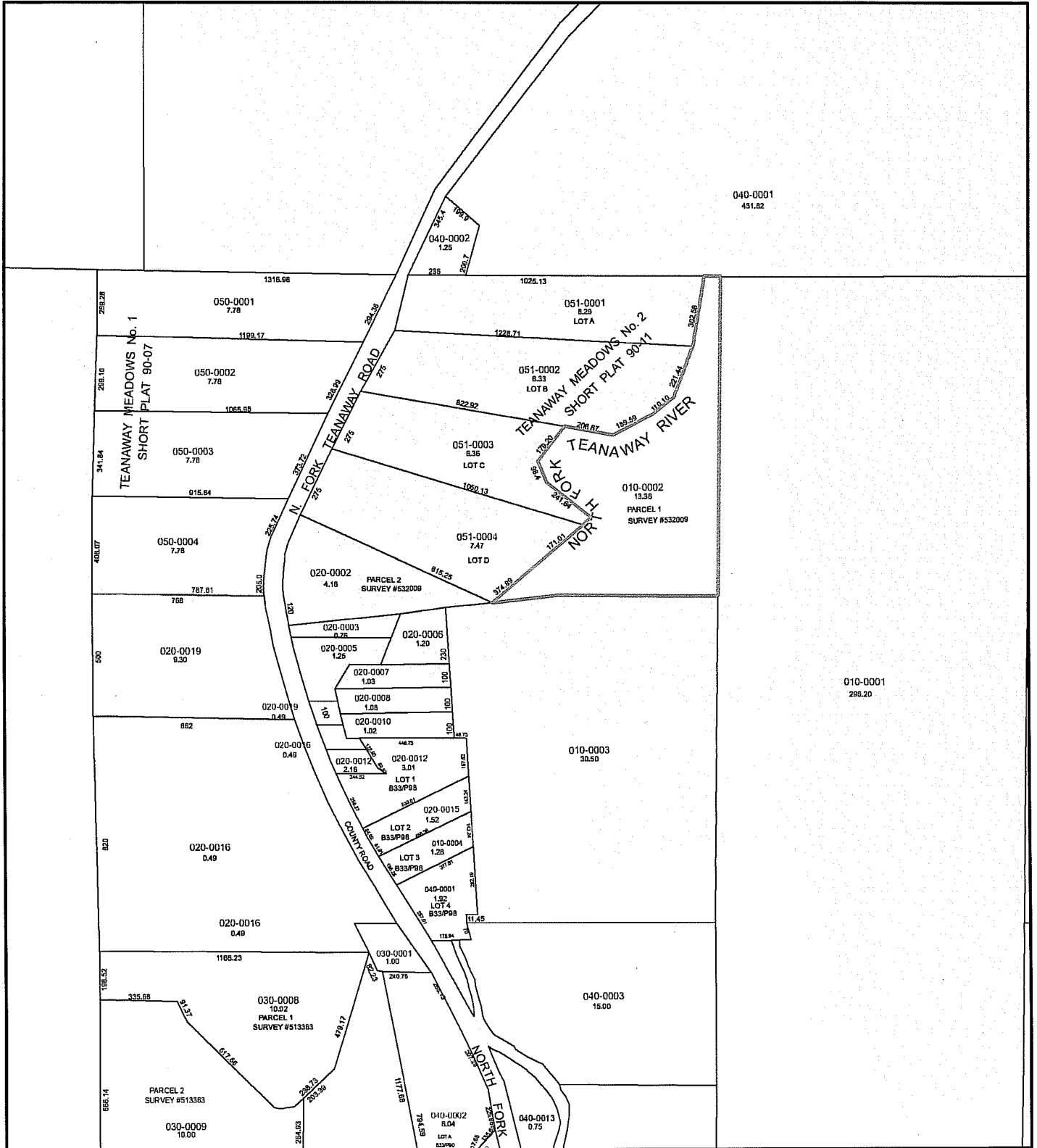
Legend

- Buffer Result
- Tax Parcels
- Rights of Way

Disclaimer:

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





040-0001
451.82

010-0001
286.20

1 inch equals 0.1 miles

Legend

- Buffer Result
- Tax Parcels
- Rights of Way

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CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

08073

GUARANTEES

Policy No. 72030- 6997

ENCOMPASS ENGINEERING AND SURVEYING

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: JUNE 6, 2008

CHICAGO TITLE INSURANCE COMPANY

By *Cathy Fisher*
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

SUBDIVISION GUARANTEE

Office File Number : 0107181
Guarantee Number : 48 0035 72030 6997
Dated : June 6, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : LARRABEE

Name of Assured: ENCOMPASS ENGINEERING AND SURVEYING

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

PARCEL 1:

Parcel 1 of that certain Survey recorded August 10, 1990, in Book 16 of Surveys, page 165, under Auditor's File No. 532009, being a portion of the West Half of the Northeast Quarter of Section 31, Township 21 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 2:

An easement for the right of ingress to and egress from said Parcel 1 over the road and bridge as was located and constructed on October 17, 1961, extended from the Teanaway North Fork Road in an Easterly and Northerly direction through the lands of Earnest Giustetti and Anita Giustetti, husband and wife, in the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of said Section 31, Township 21 North, Range 16 East, W.M., to the East boundary line of said Parcel 1 as set forth in document dated October 17, 1961, recorded January 23, 1973, under Kittitas County Auditor's File No. 380279.

Title to said real property is vested in:

WAYNE F. LARRABEE, WHO ACQUIRED TITLE AS WAYNE F. LARRABEE, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107181

Guarantee Number: 48 0035 72030 6997

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.
Amount: \$1,426.53
Tax No.: 21-16-31010-0002 (397635)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$1,426.54
General taxes and assessments for the full year: \$2,853.07

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. An easement for right of way for ditch running from the Teanaway River through the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of said section, as disclosed by judgment entered May 24, 1918, in Civil Cause No. 5818, Giuseppe Giustetti, et al, vs. Frank Amosso, et al.
6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on January 23, 1973, under Kittitas County Auditor's File No. 380279.
In favor of : F.R. Sutherland and Charlene Sutherland, husband and wife, as to an undivided one-third interest; David M. Sims and Phyllis Sims, husband and wife, as to an undivided one-third interest; Leslie B. Whitson and Wanda M. Whitson, husband and wife, as to an undivided one-third interest.
For : Ingress and egress
Affects : A portion of said premises and other land.

(SCHEDULE B CONTINUED)

File No. 0107181

Guarantee Number: 48 0035 72030 6997

7. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
8. Possible encroachment of shed along the South boundary of said Parcel 1 as disclosed by survey recorded August 10, 1990 in Book 16 of Survey at page 165, under Auditor's File No. 532009, records of Kittitas County, Washington.
9. The exact location of road and bridge set forth in Parcel 2 is unknown.
10. Unknown width and location of easement set forth in Parcel 2.
11. Affect, if any, of that certain Survey recorded August 29, 2000 in Book 25 of Surveys, page 117, under Auditor's File No. 200008290036.
12. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Teanaway River, if navigable.
13. Any question that may arise due to shifting or change in the course of the river herein named, or due to said river having changed its course.
Regarding: Teanaway River.
14. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

(SCHEDULE B CONTINUED)

File No. 0107181

Guarantee Number: 48 0035 72030 6997

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

CDF/qeb

1cc: Encompass: Ginger
gweiser@encompasses.net

08073-PARENT

Point # 1					10000.000	10000.000
S	89	57	50	E	71.980	
Point # 2					9999.955	10071.980
S	0	3	4	E	1316.830	
Point # 3					8683.125	10073.155
N	89	57	5	W	670.620	
Point # 4					8683.694	9402.535
S	84	5	55	W	286.720	
Point # 5					8654.215	9117.334
N	51	2	40	E	374.890	
Point # 6					8889.914	9408.862
N	49	22	25	E	171.060	
Point # 7					9001.296	9538.691
N	52	57	1	W	241.640	
Point # 8					9146.886	9345.835
N	26	28	4	W	98.400	
Point # 9					9234.972	9301.979
N	38	18	30	E	179.200	
Point # 10					9375.588	9413.064
S	81	4	48	E	206.870	
Point # 11					9343.511	9617.432
N	64	22	45	E	189.590	
Point # 12					9425.493	9788.380
N	51	48	35	E	110.100	
Point # 13					9493.565	9874.915
N	20	14	33	E	221.440	
Point # 14					9701.328	9951.532
N	9	13	8	E	302.580	
Point # 15					10000.000	10000.007

AREA = 582,823.02 sf (13.3798 acres)

LENGTH = 4441.92

NORTHING ERROR = +0.000

EASTING ERROR = +0.007

LINEAR ERROR = S 86 38 52 E 0.007

5/28/2008

LOT A

Point # 1					10000.000	10000.000
S	89	57	50	E	71.980	

Point # 2					9999.955	10071.980
S	0	3	4	E	864.610	

Point # 3					9135.345	10072.751
N	65	25	51	W	500.660	

Point # 4					9343.515	9617.421
N	64	22	45	E	189.590	

Point # 5					9425.496	9788.370
N	51	48	35	E	110.100	

Point # 6					9493.568	9874.904
N	20	14	33	E	221.440	

Point # 7					9701.332	9951.521
N	9	13	8	E	302.580	

Point # 8					10000.003	9999.996
-----------	--	--	--	--	-----------	----------

AREA = 155,907.38 sf (3.5791 acres)

LENGTH = 2260.96

NORTHING ERROR = +0.003 EASTING ERROR = -0.004

LINEAR ERROR = N 47 36 23 W 0.005

LOT B

Point # 1					10000.000	10000.000
N	38	18	30	E	179.200	

Point # 2					10140.616	10111.085
S	81	4	48	E	206.870	

Point # 3					10108.539	10315.453
S	65	25	51	E	500.660	

Point # 4					9900.369	10770.783
S	0	3	4	E	378.370	

Point # 5					9522.000	10771.121
N	65	25	51	W	587.610	

Point # 6					9766.323	10236.713
N	52	57	1	W	241.640	

Point # 7					9911.913	10043.857
N	26	28	4	W	98.400	

Point # 8					9999.999	10000.001
-----------	--	--	--	--	----------	-----------

AREA = 258,322.39 sf (5.9303 acres)

LENGTH = 2192.75

NORTHING ERROR = -0.001

EASTING ERROR = +0.001

LINEAR ERROR = S 27 45 58 E 0.001

LOT C

Point # 1						10000.000		10000.000
	S	65	25	51	E		587.610	
<hr/>								
Point # 2						9755.677		10534.408
	S	0	3	4	E		73.850	
<hr/>								
Point # 3						9681.827		10534.474
	N	89	57	5	W		670.620	
<hr/>								
Point # 4						9682.396		9863.854
	S	84	5	55	W		286.720	
<hr/>								
Point # 5						9652.916		9578.653
	N	51	2	40	E		374.890	
<hr/>								
Point # 6						9888.616		9870.181
	N	49	22	25	E		171.060	
<hr/>								
Point # 7						9999.997		10000.010

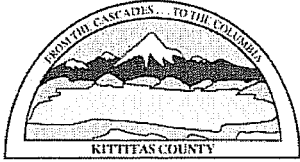
AREA = 168,605.92 sf (3.8707 acres)

LENGTH = 2164.75

NORTHING ERROR = -0.003

EASTING ERROR = +0.010

LINEAR ERROR = S 75 17 34 E 0.011



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

SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if 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 non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Larrabee Short Plat

2. Name of applicant:

Wayne F Larrabee Jr.

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

1818 70th Ave SE, Mercer Island, WA 98040

4. Date checklist prepared:

July 17, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6. Proposed timing or schedule (including phasing, if applicable):
Preliminary short plat approval is expected late summer 2008. No phasing is planned for this project. Final short plat approval could be as early as winter 2008.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No formal plans have been prepared for future additions or expansions at this time.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
No other information has been prepared for this development.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None that I am aware of that would have a direct affect on the proposed short plat.

10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary and final short plat approval, road access permit (if required), KCEH septic permits, possible private road certification .

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The application is for a 3 lot Short Plat on 13.38 acres in the Rural-3 zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The proposed Short Plat is located north Cle Elum off of the North Fork Teanaway Road in the NE 1/4 of Section 31, T21N., R16E. W.M. The current zone is Rural-3 and the Comprehensive Plan Land Use Designation is Rural. Please see the preliminary plat map for the vicinity map, topo, and legal description.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

There are areas of hills and valleys on the property.

b. What is the steepest slope on the site (approximate percent slope)?
+/- 5% _____

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. _____

Nutrient rich DOM (dead organic matter) from decaying plant and tree life. There is evidence of glacial deposits near the site.

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

No. The soils in the area are generally supported with rock and heavy DOM. No slope failures have been reported in the area.

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

No grading or filling is planned for this project at this time.

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

No. Where deemed necessary, erosion control measures may be used during road and building construction, if grading takes place.

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

Less than 10% total. 5% roughly for road construction and 5% for residential construction including SFR's and accessory buildings.

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

Ecology blocks and silt screens may be used to prevent erosion of soils and vegetation during construction, as stated above.

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. _____

The proposal itself would not create any emissions.

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

Very Little. There are other similar developments in the vicinity.

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

According to Kittitas County noise restrictions (see attached)

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.

The north fork of the Teanaway River is adjacent to the subject property. A portion of the 100 year floodplain is located on the subject property.

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.

No work is planned within the described setback.

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.

No permanent surface water exist on the subject property. No fill or dredging is even proposed near these sites.

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

No surface waters will be withdrawn.

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

A portion of the property is located within the 100 year floodplain as shown on the FIRM Map.

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

No. All waste waters will be treated on site.

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.

Groundwater will be withdrawn via individual wells.

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. Three residential structures could potentially serve the property.

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.

Runoff could come from driveways. All runoff will be treated on site.

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

No. Erosion control measure may be in place at the time of driveway and residential construction.

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

Ditching and basins could be used to control runoff and allow waters to naturally absorb back into the ground.

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?
Little to none at this time.

c. List threatened or endangered species known to be on or near the site.
Not known at this time.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
(see attached)

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.
Request To Rezone Application.pdf
Not known at this time.

c. Is the site part of a migration route? If so, explain.
Animals have used the property as passage, but it is not listed as an official migration route.

d. Proposed measures to preserve or enhance wildlife, if any.
None proposed at this time.

6. ENERGY AND NATURAL RESOURCES

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

Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.

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

No. No attempts to stop the useage of solar energy sources will be used.

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

None are included in the preliminary short plat plans. Energy conservation of future landowners should be encouraged.

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.

There are no environmental health hazards associated with this proposal.

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

No special emergency services will be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any. no environmental health hazards currently exist.

- b. Noise

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

Temporary noise associated with residential construction.

- 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.

Temporary noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.

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

Limit the hours of operations per the Kittitas County noise ordinance.

8. LAND AND SHORELINE USE

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

The current use of the site is Rural. There are some area of residential development in the area.

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

No. The site has not been harvested for timber in the past 10-20 years.

- c. Describe any structures on the site.

One SFR does exist and will be described on lot c of the short plat.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?
Rural-3
- 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?
A 200 ft shoreline environment exists on the property.
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
Portions of the Teanaway have, but this property is only adjacent to the river.
- i. Approximately how many people would the completed project displace?
No people would be displaced.
- j. Approximately how many people would reside or work in the completed project?
At full build out, between 6 and 12 individuals.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement will occur.
- 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING (see attached)
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full buildout, approximately 3 SFR's will be provided with the ability to supply 1 ADU to each lot for a potential total of 6.
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
No units of any class will be eliminated.
 - c. Proposed measures to reduce or control housing impacts, if any.
CC&R's may be created to reduce and structure the types of housing within the development.

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?
No structures are proposed at this time.
 - b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered.
 - c. Proposed measures to reduce or control aesthetic impacts, if any.
Again, CC&R's may be created to control aesthetic impacts, if any.

11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time.

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

No.

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

Nothing that currently exists.

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

All future lighting will be pointed down and away from other residences.

12. RECREATION

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

Hiking, skiing, snowmobiling, trails, motor sports, bird and animal watching.

b. Would the proposed project displace any existing recreational uses? _____
If so, describe. **No. Recreational activities will be encouraged.**

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

None proposed at this time.

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. _____

The subject property is not listed on any local, state or federal preservation or archaeological register.

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

Development in the immediate area has not shown no signs of any historical/cultural importance.

c. Proposed measures to reduce or control impacts, if any. _____
If evidence of cultural or historic significance is discovered on the subject property, the state department of archaeology will be contacted.

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. _____

Access to public roads is via the North Fork Teanaway Road, a county road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? _____

No. Public transit only exists in Ellensburg, and then on a limited scale.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 6 would be created and none would be eliminated.
- 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).
Yes, an internal road system will serve the proposed lots. See attached preliminary short plat map.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The only official means of transportation to the subject property is via motor vehicle.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Depending if future land owners are full or part time residences, TPD could vary from 0-25.
- g. Proposed measures to reduce or control transportation impacts, if any.
Existing HOA requirements and speed limits could be enforced. No parking signs could be placed in the cul-de-sac.

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.
The project, as it stands, should not create a need for any additional public services within the district. The property is served by Fire District 7.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Firewise lot development practices could be in place, fire resistant building materials could be used to lessen the need for public services.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
None currently exist on the property.
- 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.
Power by PSE, water by individual wells, telephone and cable by Inland, wood stoves.

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: Wayne F. Cambier Jr. Date: 7/23/08

Print Name: _____

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life. _____

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources. _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts. _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact. _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). _____

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
