

Dan Valoff

From: deidre [linkdal@televar.com]
Sent: Thursday, November 08, 2007 5:56 AM
To: Alan Crankovich; Darryl Piercy; Dan Valoff
Subject: Legal Notice Publication

Dear Mr. Crankovich, Piercy and Valoff,

The Notice of Application for Tamarack Ridge Performance Based Cluster Preliminary Plat (P-070-18) contained a typographical error. On October 31, 2007 the reference plat number was published as P-07-16, this plat number is assigned to Starlite Heights. As such a legal notice requires it be published correctly. I respectfully request re-publication with the appropriate dateline extension.

Regards,
Deidre Link

11/8/2007

5

FAX COVER SHEET

Carol & Terry Brown
Fax: 503 203 1472

Date 11/14/07
Pages 3
(Incl. Cover)

To: DAN VALOFF
STAFF PLANNER
FAX No: 509 962 7682

Subject (or Message) _____
Comments regarding proposed plats.

November 14, 2007

Carol & Terry Brown

10428 NW Sichel Ct

Portland, OR 97229

&

1753 Stoneridge Dr

Cle Elum, WA 98922

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

Attn: Dan Valoff, Staff Planner

Re: Starlite Heights and Tamarack Ridge Environmental Comments

We believe that the proposed plats involving an increase from one residential unit per three acres to one unit per 1.56 acres is not justifiable in terms of the environmental carrying capacity of the affected area. The following correspond to specific pages and paragraphs in the SEPA Environmental Checklist:

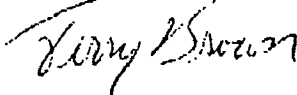
- Page 2, B. 1. c. The applicant responded "unknown" to soil types. In fact the major soil type in the area is clay with a disturbed covering of thin forest duff in some areas. Water does not readily soak into the clay creating substantial runoff during periods of snow thaw. The proposed plats both involve very steep terrain that will be subject to substantial erosion from the runoff. The change to 32 homes per plat, instead of the currently zoned 16 homes, will double the amount of new hard surface, thereby reducing the already weak ability of the land to absorb water. It is probable that substantial mud laden runoff will enter area streams.
- Page 4, B. 3. b. 1. The water system required to service the increased number of homes allowed may substantially reduce the well potential for adjacent lots that were developed in accordance with the R-3 zoning which existed when they were purchased and still exists today. Reducing from the three acre minimums that were in affect when applicants purchased their land could adversely affect surrounding landholders' wells. Most wells in the vicinity are barely adequate even before the added pressure from these two non-rural plats.
- Page 5, B. 3. b. 2. The clay soils referred to above will also substantially affect the septic systems to be installed. In order to avoid drain field failures, the acreage allowed for each home site should be increased and the number of home sites should be decreased to one per three

acres. The county should require considerably more studies of soil characteristics before allowing the zone changes necessary for these plats to be approved.

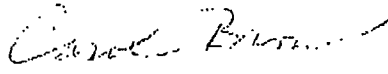
- Page 6, B. 5. c. & d. The three open spaces shown on the maps are non-contiguous and composed of steep slopes and critical wetlands. Reducing the number of homes to the number that the land is currently zoned for will allow considerably improved open space for the deer and elk herds which are native and common to this area.

We believe that there are substantial environmental reasons why the zoning changes that are required to approve the two plats should not be made. At the very least, the water, septic and animal issues should be subjected to further study by experts who have been retained by the county, not the applicants, in order to be sure that these issues will not adversely affect both the current and future land owners on and adjacent to these proposed plats.

Sincerely,



Terry Brown



Carol Brown

November 14, 2007

Carol & Terry Brown

10428 NW Sichel Ct

Portland, OR 97229

&

1753 Stoneridge Dr

Cle Elum, WA 98922

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KITTITAS COUNTY
CDS

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

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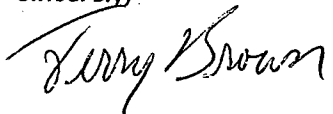
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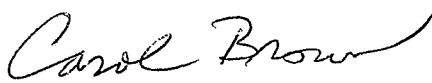
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Sincerely,



Terry Brown



Carol Brown

RE: Application of Tamarack Ridge Performance Based Cluster Preliminary Plat ,32-lot Plat (P-07-18) and Meadow Springs Performance Based Cluster Preliminary Plat ,62 -lot Plat (P-07-15)

Dan Valoff,
Staff Planner

Dan, I am writing this letter in concern of the above planned developments,

As a property and homeowner in the Westside Heights development adjoining this proposed project I am concerned about water issues.

Particularly about water storage for fire protection.....

My home in Westside Heights burned to the ground this past April.

Since there are no water hydrants in our development water had to be retrieved from the River below during the fighting of the fire.

Our homes in thius development are spread out in a minimum 3 acre lots.

This new development will have homes tightly packed together with no good means of maintaining fire protection if something were to break out.

This needs to be an utmost concern in light of the Southern California fires.

I want to see this concern addressed with Water Storage tanks required if this project is to move forward.



Steve Lind
771 Whisper Creek Dr.
Cle Elum

16110 NE 175th St Woodinville WA 98072

Please keep me on the mailing list for these hearings
Thankyou

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KITITAS COUNTY
CDS

Dan Valoff

From: the simon [thesimon@inlandnet.com]
Sent: Thursday, November 15, 2007 5:40 PM
To: donvaloff@co.kittitas.wa.us
Subject: comments on SEPA for projects Meadow Springs P-07-15, Starlight Heights P-07-16, Tamarack Ridge P-07-18

I would like to address some areas of interest in this SEPA report that I believe are missing and make this report incomplete.

First of all this is three separate projects, with three separate owners and project numbers. They have submitted one Sepa report, a combined wetland report, and one traffic study. This is a sizable project and should be required to fulfill a complete project report.

Sepa report lists soils as unknown, with 30% grades and septic systems for over 100 homes, this should be a known.

2. Air Quality

I am glad to see that no air emissions are listed due to burning.

Project report has road built over wetland, Fowler Creek Rd. has had issues due to being built over wetlands.

4. No landscaping

erosion control, dust control, noxious weeds. All need to be addressed

5. Migration route

Yes, they cross the valley right into our back yard. Deer, Elk, cougars, coyotes, bobcats, and bears.

Fish from the stream that drains into Spex Arth Creek. The fish are trout, but Tillman creek has both trout and salmon.

This study needs more work

7. Risk of fire

Hard to access area, all volunteer fire department in area. Project large enough should consider own fire protection station.

8. g No shoreline plan

11 downward lighting to not interfere with dark sky's. Plan has been required in the county

12 Public service

Project this size needs to set aside land for fire protection, parks, and future septic tank failures.

Staging needs to be provided for all the parents of children in cars waiting for the school bus on Westside road. Cars are parked every school day along the road. A project with 285-335 will require a parking lot along Westside Road. Wild animals in area make it unsafe to leave children unattended.

Emergency Routs for the Cle Elum Schools do not include bus service on Westside Road due to the road

conditions.

The road study is incomplete. It lists one accident for 2006. Our question is which one? I was first on the scene to the young woman that lodged her car in the trees between Tree Haven Rd. and Banti Creek Rd.

What about the woman that landed her car off the cliff into Joan Franks back yard, before you get to forest service rd 3350. The bicycle accident on the same hillside, I'm sure the list could go on if we pooled the neighborhood. All the accidents I listed were called into 911. We have personally blacked off the top part of the hill at #3350 due to the road being blocked by inclement weather and vehicles.

The traffic report failed to mention the number of semi truck traffic avoiding the scales, numerous construction vehicles driving beyond the speed limit, and the traffic volume between 3 and 4 a.m.

In conclusion, this project study is incomplete. A project with 126 homes , one well, 126 septic systems in or near a known wetland, a stream with fish, wildlife corridor, etc. what else was left out? I forgot, this was agricultural land. This land has a history of farming, somehow that was left out of the SEPA report as well.

Thelma Simon
141 Wallace Drive
Cle Elum , WA 98922

Dan Valoff

From: Mike & Karen Hoban [mkhoban@inlandnet.com]
Sent: Thursday, November 15, 2007 3:12 PM
To: Dan Valoff; CDS User
Subject: Meadow Springs, Tamarack Ridge and Starlite Heights

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NOV 15 2007

**Kittitas County
CDS**

11-16-07

We feel that overall this project is good; especially the Meadow Springs plans. DOE needs to assure the water supply. Access to this project is not via Fowler Creek road and Pasco Road as these roads can not handle any additional traffic than we have today. Traffic on Fowler Creek and Pasco Roads is not monitored during the road closures in the spring and the roads get very beat up. During the summer the dust from vehicles traveling excessive speeds is terrible.

The plans call for these developments to establish a new road and access bridge over the KRD canal; north and directly to West Side Road is excellent; as long as Pasco Road (and probably Stone Ridge Drive) has a county fire marshal approved (knox box) lock gates; to allow vehicular traffic only during emergencies; to the entire area.

In regards to both Starlite and Tamarack -;since that area has so much rylite / phyllite rock; two concerns: septic and water. In the long term interest for all 3 developments - one, additional well, close to the canal in one of these two developments seems reasonable, at least for use during times of drought. It would also reduce stress on the planned Class A well and all surface waters / wetlands on Meadow Springs.

Last concern about Starlite and Tamarack is use of "cluster plats" - which seems to go against the original part of the overall West Side Heights CC&R's; that have one home per 3 acres.

Mike & Karen Hoban
2351 Pasco Rd
Cle Elum WA 98922

Dan Valoff

From: Paula J. Thompson DVM [thompson@fairpoint.net]
Sent: Thursday, November 15, 2007 3:07 PM
To: Dan Valoff
Subject: Meadow Springs PBC Preliminary Plat - P-07-15; Starlite Heights PBC Preliminary Plat - P-07-16;
 Tamarack Ridge PBC Preliminary Plat -P-07-18 SEPA Comment

These comments concern the SEPA for the following projects:

Meadow Springs PBC Preliminary Plat - P-07-15
 Starlite Heights PBC Preliminary Plat - P-07-16
 Tamarack Ridge PBC Preliminary Plat -P-07-18

The scope and probable environmental impacts of these three projects which propose 126 homes on 1/2 acre lots can not be adequately addressed and mitigated via a MDNS and a determination of significance is definitely warranted and should be issued. The placement of this large number of homes in Rural lands has very similar potential environmental impacts as the Marion Meadow project which a DS was issued and an EIS is now being prepared. The creation of clusters of 1/2 acres lots on these three projects with overall average densities of 1 home per 2.5 acres for P-07-15 and 1 home per 1.5 acres for P-07-16 and P-07-18 creates even more severe environmental impacts than the Marion Meadows project which is located right next to the Easton UGN. These three projects are not located near a UGA or UGN to justify these densities and in fact some of the actual cluster of homes are located directly next Commercial Forest of Long Term Significance.

The zoning code for Rural Five specifically states that lots created that are less than five acres must be served by public water and sewer systems. This has not been addressed adequately in this SEPA checklist. The certainty of the class A well has not been confirmed and found to legally available to these specific project locations and the impact of the proposed movement of the water from it's natural basin to these locations on other senior water right holders has not been examined and their rights protected. 50 points awarded for a Class A water system which is already required by the Rural Five zoning code is not legal since you don't get bonus points for elements that are already required by code. The same goes for sewage disposal. The effect of 126 homes releasing nitrogenous wates into the surface and ground water resources and what effect this will have on other users of the water and the streams and Yakima River. This proposal creates a community greater in size of Thorp in Rural lands and is not appropriate densities next to Resources lands and remote to public urban services which should be used for these urban type densities they want to create.

The creation and placement of approximately 1/2 acre lots next to Commercial Forest does not meet the code requirement of 200 foot set back. The comp plan directs that clustering be used to buffer natural resource lands from residential development, this proposed plat is a direct contradiction of this goal. The fact that they want squeeze in the maximum number of lots does not justify the plat proposed and has too many environmental impacts especially when evaluated cumulatively with previous developments and other proposed development in this area.

Paula J Thompson DVM
 KCCC

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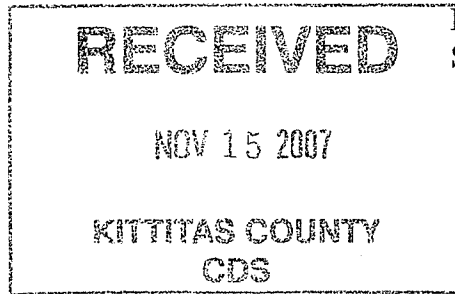
NOV 15 2007

**Kittitas County
 CDS**

11/15/2007

9

Kittitas County CDS
Att. Dan Valoff
411 N. Ruby, Ste.2
Ellensburg, WA 98943



Cecile Woods
P.O. Box 493
South Cle Elum, WA 98943

Nov. 14, 2007

RE: Notice of Application Performance Based Cluster Preliminary Plat:

[1] Meadow Springs LLC [P-07-15],[2] Starlite Heights [P-07-16],[3]Tamarack Ridge [P-07-18].

Dear Mr. Valoff,

I have received the CDS mailing for each of the three above named proposals. I find that the applications were submitted separately, however the SEPA checklist combines the three proposed developments into one project, consequently using one SEPA checklist, then applying it to the remaining two. The Critical Area checklist is addressed as one project, yet submitted with Meadow Springs LLC and Starlite Heights, but not with Tamarack Ridge. The Critical Area checklist does not correctly identify the critical areas separately for the individual proposals. The SEPA checklist has critical questions answered "unknown" which basically yields an incomplete SEPA because of unavailable information. There is inconsistency with [a] the name "Starlite Heights" ie "Starlite Estates", [b] more then one map showing the proposed cluster lots with no explanation of which map is correct for the Meadow Springs LLC lots, and [c] the mailing lists for the three proposals.

I do not feel an adequate, respectful review and analysis can be made with the lack of information received especially when the three proposals have been combined into one project. Oranges, apples and lemons in one box are not one- in- the- same. They are not identical nor are the three above named proposed cluster developments.

The following, but not limited to, are some of my concerns: [1] water: availability, quantity, and quality [2]fire: housing densisty, prevention implimintations, standard ingress-egress route[s] and nearby forest corridors [3] traffic: volume, and safety [4] unlimited additional statements.

I will address each of the projects independently as that is how the applications were submitted. I will include this "opening statement" with each.

Att. Dan Valoff

RE: Meadow Springs LLC [P-07-15]

My concerns, though not limited to, for the above named proposal:

[1] WATER : Availability. I believe the water right for surface water was possibly transferred to ground water. Has DOE approved that? If so, what does the water right provide in terms of [a] type of usage, [b] amount of usage and [c] what months? Can the water legally be used off-site? Is there adequate water available to accomodate the proposed cluster lots of this application? What is the water quality? What is the potential impact to other wells or to the stream flow of the unnamed stream on the property? The unnamed stream which has trout, with additional joining seasonal streams, runs the length of the property from West to East entering Spex Arth Creek in Sec.7T19NR15E and ultimately enters the Yakima River. Also will the wetlands be imparred with the use of groundwater? The average lot size proposed for this cluster development is 0.06ac. and is a public water system required for such density? If housing is a full-time resident vs. week-ender recreational type, the amount of peak water usage would vary and has this element been studied? Water pollution impacts are not adequately addressed in the SEPA checklist. The type of soil was said to be "unknown" which relates, in part, to water quality, change-of-loss-of-water for stream flows, septic perk impacts, storm-water runoff issues, silt and erosion factors which are pertinent to any soil change, all important elements that need answers. The SEPA checklist states "tempory control measures" to be used during the construction phase, but fails to disclose what will be done on a perminent basis in relation to culvert crossing[s] of the ditch[es] and the potential of plugged culverts or wash-outs.

Water pollution potential: the SEPA checklist is unclear how the septic matter will be addressed; ~~X~~ will it be individual septic tanks/drainfields or a public sewer system with the given density and lot size? A septic system and a sewer system are two different methods of waste material disposal and the applicant does not clarify what is planned. With the given density, this along with many other factors implies a huge impact.

[2]FIRE: The urban density of the lots as proposed with an average size of 0.06ac. in a rural area, outside of a UGA boundry, poses great concern for both the fire department and local residents. The SEPA checklist does not address any preventative measures of protection such as no shingle roofs, lot vegetation buffers, or on-site water hydrants. This proposed cluster development is bordered by U.S.F.S. National Forest both to the South and to the West. Private land ownership

of timbered acreage is also in the immediate area.. Will the proposed road system of this development have compacted roadfill to withhold large truck [water tanker] weight capacities? Will the response time of a fire department be hindered by the road system, the driveways, or a possible closed gate or a gated access road? Again, all important factors to take into account.

[3] TRAFFIC: The urban density of this proposal will have an impact on the road system with the amount of traffic as described in the TIA [a generic form] survey included with the information received. The TIA survey does not pertain to this proposed development independently, but rather to the three proposals viewed as one project. I believe the report fails to acknowledge the cumulative impact however. Given a five mile radius from this proposal and what has developed in the last five years of that radius, the traffic increase on the Westside Road is terrific. Also it should be recognized that other acreages within the same radius are for sale or pending, thus additional traffic must be considered, even though not a direct part of this proposal. The TIA assumes 80% will travel West and 20% East. Regardless of what direction the traffic flows, the impact to Westside Road needs to be recognized in light of safety and commute issues.

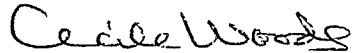
The Westside Road has some very steep hills, sharp, even hair-pin curves, unsafe corners, no guard rails except at KRD bridge crossings and basically no shoulders. There is more truck traffic, including semis along with bicycles in recent years. This with proposal, the additional traffic is a large and serious impact that the SEPA checklist doesn't provide full information for.

[4] ADDITIONAL CONCERNS, though not limited to, regarding the Meadow Springs LLC proposed development: The SEPA checklist failed to answer correctly that the area was productive agricultural farmland; endangered species were "unknown" and the spotted owl may be of interest as such; it also failed to correctly acknowledge the area as being part of a deer and elk migration route..The U.S.F.S. closes the gates on the U.S.F.S. 4510 Spur 118 that connects to the U.S.F.S.4517 Spur 118 annually from May 1 through June 30 to protect deer fawning and elk calving grounds. I will attach the road closure orders #252 and #561. Open space designation isn't clear on the maps provided and no explanation is given. Open space can not be utilized in wetlands or on easements [BPA in this case] in a cluster performance based plat. More information needs to be provided with maps for a better understanding. Buffer areas are not described for the proposed area: how many feet between the housing density and what is the buffer zone distance adjacent to the U.S.F.S and private ownership property lines? Explanations are needed.

The SEPA checklist fails to disclose the correct historical fact that Meadow Springs LLC was a Roseburg Homestead. The Pasco family merely purchased the property many years later. The cultural importance related to this property will be attached showing the archaeological probability.

In closing, I find with the incomplete and inconsistent information provided, many questions remain unanswered. I feel there is need for and I request a formal EIS be prepared. I also feel that Cluster Performance Based Platting in rural areas outside of UGA boundaries is not consistent with GMA objectives, and I'm in strong opposition of such.

Sincerely,

A handwritten signature in cursive script that reads "Cecile Woods".

Cecile Woods

Cle Elum Ranger District

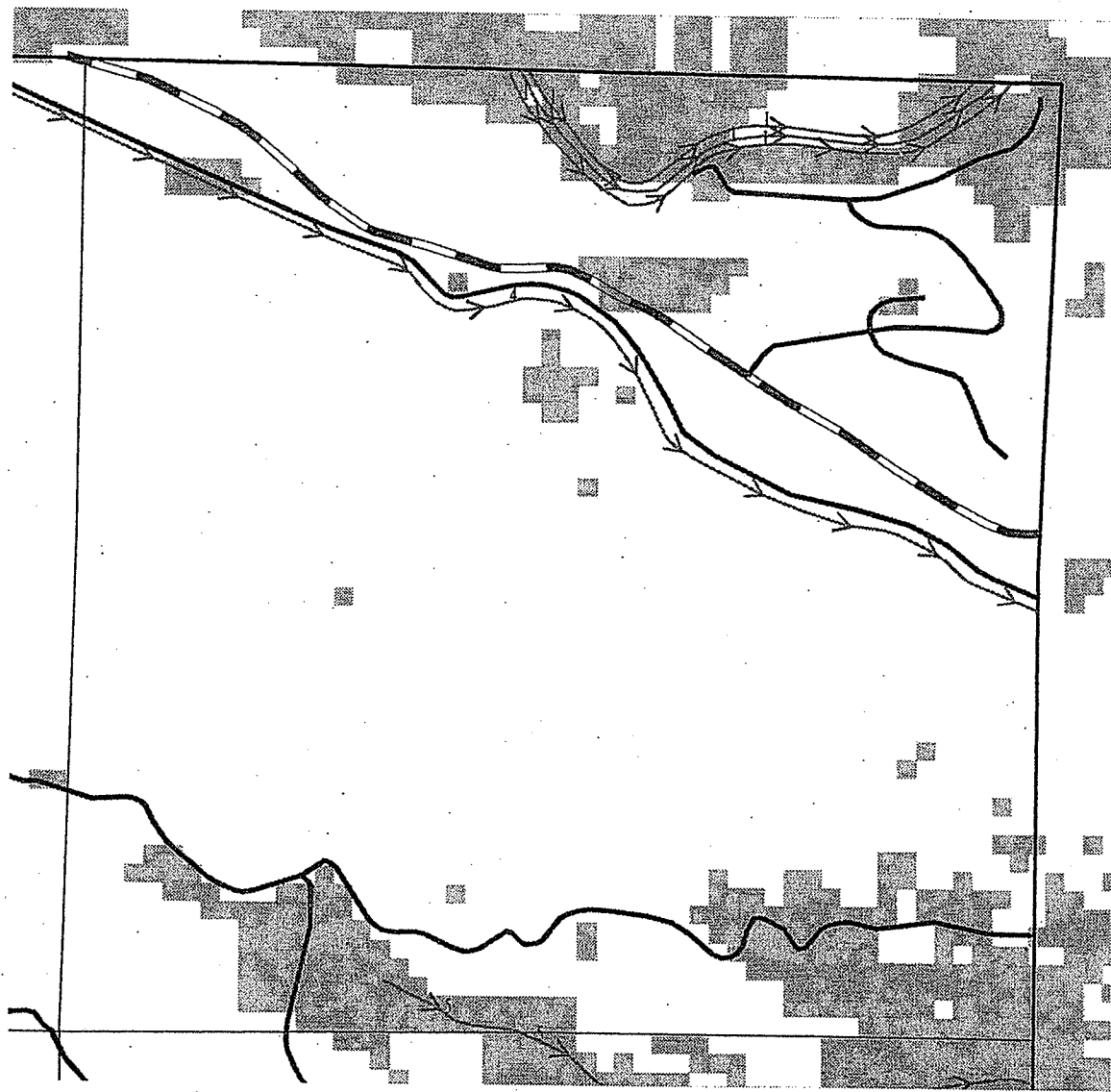
Road No.	T	R	Sec.	Name	Closure Type	Dates	Justification
3104000	18	15	22	Keenan Meadow Rd.	Seasonal-Wildlife	7/1-8/31	Little Buck TS IP1996
3104114	18	15	21	Keenan Flat	Perm-Wildlife	All Year	Little Buck TS IP1996
3111000	18	15	12	Willow Gulch	Perm-Wildlife	All Year	Buck Meadows Plan 1995
3111129	18	15	23	Walter Spring	Perm-Wildlife	All Year	Little Buck TS IP1996
3300130	19	15	30	South Fork Meadow	Perm-Wildlife	All Year	Nature Conservancy Purchase 2001
3330116	19	13	35	Gooseberry Flat	Perm-Wildlife	All Year	Gooseberry TS 1987
4110123	20	13	19	Log Creek Spur	Perm-Wildlife	All Year	Hut TS 1975
4310000	21	14	6	Thomas Mtn	Perm-Wildlife	All Year	PCTC Gate-Land Exchange
4312111	22	14	30	Knox Ridge	Perm-Wildlife	All Year	Hard Knox 1982
4310117	21	14	18	Branch Creek	Perm	All Year	Branch TS 1973
4312000	22	14	30	Little Salmon la Sac <i>Thore Co.</i>	Perm	All Year	PCTC Gate-Land Exchange
4315119	22	14	22	Jolly Flat	Perm-Erosion	All Year	Branch TS 1973
4330170	23	14	14	Fortune Creek	Perm	All Year	Hawkeye TS 1986
4616000	22	13	2	Cooper	Perm-Wilderness Enhancement	All Year	AMF TS 1989
4930000	22	12	13	Box Canyon	Perm-Wildlife	All Year	Carton TS 1990
4930120	22	12	13	Box Canyon Spur	Perm-Wildlife	All Year	Pyrite TS 1988
4934122	21	12	11	Keechelus Ridge Spur	Perm-Wildlife	All Year	Baker Lake TS 1985
5480118	21	11	3	Lost View	Perm-Dangerous Condition	All Year	Lost View TS 1980
9726118	20	17	13	Deer Gulch	Perm-Erosion	All Year	Fawn Thin 2000
9738130	21	17	22	Agony Medicine Creek	Perm-Wildlife	All Year	Medicine Creek TS 1971
9738131	21	17	21	Pain Medicine Creek	Perm-Wildlife	All Year	Medicine Creek TS 1971
4510118	19	14	12	Talmo Spex Arth.	Perm-Wildlife	All Year	Woods Place TS
5483124	21	11	8	Meadow Ridge	Perm-Easement	All Year	Easement

Exhibit 1

CLE ELUM RANGER DISTRICT

<u>ROAD #</u>	<u>NAME</u>	<u>DESCRIPTION</u>
4510118	Talmo	From gate at jct with Road No. 4510 (S.12, T.19N., R.14E.) to road end (S.12, T.19N., R.14E.)
4300128	Howson Creek	From gate (S.28, T.22N., R.14E.) to road end (S.27, T.22N., R.14E.)
4315000	Little Salmon-La Sac	From gate (S. 22, T.22N., R.14E.) to road end (S.23, T.22N., R.14E.)
4330137	Jolly Mountain	From gate (S.9, T.22N., R.14E.) to road end (S.15, T22N., R.14E.)

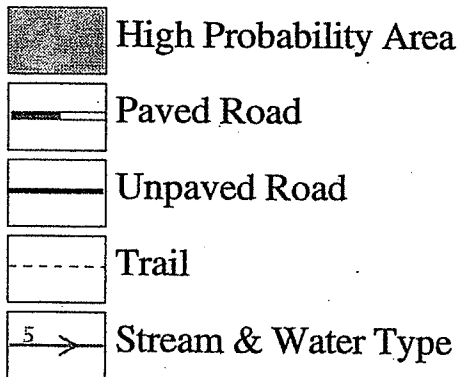
PAGE 1, EXHIBIT 1
S.O. ORDER NO. 252



S01 T19R14E

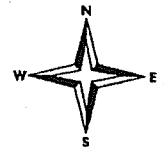
SCALE 1:12,000

ARCHAEOLOGICAL MODEL



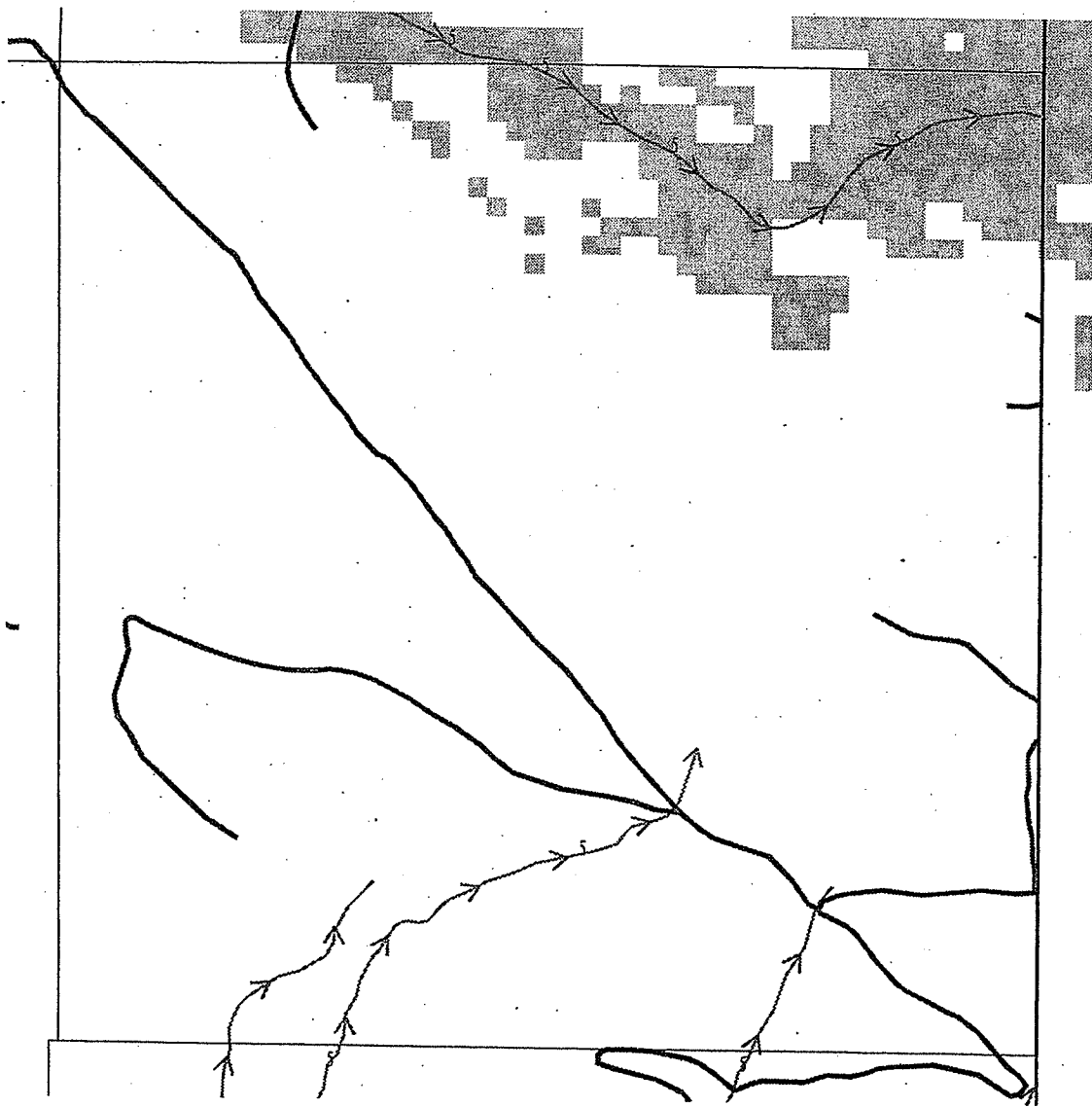
SOURCE: YRMC Archaeological & Cultural Resources Committee

February 24, 1999



WASHINGTON STATE DEPARTMENT OF
Natural Resources






SOUTHEAST REGION GIS



S12 T19R14E

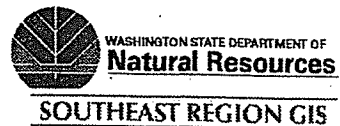
SCALE 1:12,000

ARCHAEOLOGICAL MODEL

-  High Probability Area
-  Paved Road
-  Unpaved Road
-  Trail
-  Stream & Water Type

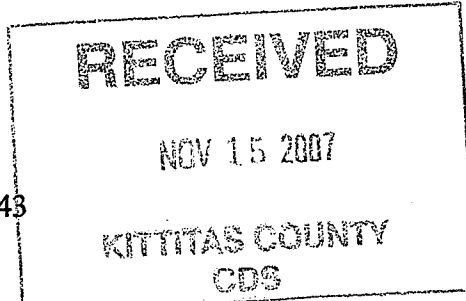
SOURCE: YRMC Archaeological & Cultural Resources Committee

February 24, 1999



Cecile Woods
P.O. Box 493
South Cle Elum, WA 98943

Kittitas County CDS
Att. Dan Valoff
411 N. Ruby, Ste.2
Ellensburg, WA 98943



Nov. 14, 2007

RE: Notice of Application Performance Based Cluster Preliminary Plat:

[1] Meadow Springs LLC [P-07-15],[2] Starlite Heights [P-07-16],[3]Tamarack Ridge [P-07-18].

Dear Mr. Valoff,

I have received the CDS mailing for each of the three above named proposals. I find that the applications were submitted separately, however the SEPA checklist combines the three proposed developments into one project, consequently using one SEPA checklist, then applying it to the remaining two. The Critical Area checklist is addressed as one project, yet submitted with Meadow Springs LLC and Starlite Heights, but not with Tamarack Ridge. The Critical Area checklist does not correctly identify the critical areas separately for the individual proposals. The SEPA checklist has critical questions answered "unknown" which basically yields an incomplete SEPA because of unavailable information. There is inconsistency with [a] the name "Starlite Heights" ie "Starlite Estates", [b] more then one map showing the proposed cluster lots with no explanation of which map is correct for the Meadow Springs LLC lots, and [c] the mailing lists for the three proposals.

I do not feel an adequate, respectful review and analysis can be made with the lack of information received especially when the three proposals have been combined into one project. Oranges, apples and lemons in one box are not one- in- the- same. They are not identical nor are the three above named proposed cluster developments.

The following, but not limited to, are some of my concerns: [1] water: availability, quantity, and quality [2]fire: housing densisty, prevention implimintations, standard ingress-egress route[s] and nearby forest corridors [3] traffic: volume, and safety [4] unlimited additional statements.

I will address each of the projects independently as that is how the applications were submitted. I will include this "opening statement" with each.

Att. Dan Valoff

RE: Starlite Heights [P-07-16]

My concerns, though not limited to, for the above named proposal:

[1] WATER: Availability: Is there water available? If so, will the quantity service the proposed cluster development density? Will/or can the water from a well be transferred from off site to this area? If so, has DOE approved this? Is there a water right associated with this? What are the provisions of that right? If not, a well[s] may have to be drilled. The Sepa checklist refers to Class A well, but fails to give factual information. With little or no scientific aquifer data available, many concerns of both current and future water availability need to be considered. No conservative measures are presented in the SEPA checklist. The average lot size proposed is 0.06ac. for this cluster development and is a public water system required for such density? The amount of peak water usage would vary with the type of residency, full or part-time, and this factor fails to be mentioned in the SEPA checklist. The type of soil was said to be “unknown” which relates, in part, to water quality, septic perk impacts, the general erosion factors associated with any ground disturbance and storm run-off issues, all very important elements. “Temporary control measures” were stated in the SEPA though with little explanation and no permanent measures were mentioned. The SEPA checklist is unclear how the septic matter will be addressed; will it be individual septic tanks/drainfields or a public sewer system with the given density and lot size proposed? A septic system and a sewer system are two different methods of waste material disposal and the applicant fails to clarify what is planned. With the given density along with other factors, this implies a huge impact.

[2] FIRE: The urban density of the lots as proposed with an average size of .0.6ac. in a rural area, outside a UGA boundary, poses great concern for both the fire departments and local residents. The SEPA checklist does not address any preventative measures of protection such as on-site water hydrants, lot vegetation buffers, or prohibitive use of shingle roofing. The SEPA and Critical Area checklist discloses the steepness of the terrain, possible 30% in some areas. This increases the concern of ingress-egress for residents as well as for fire department response time. Certain times of the year, the roads within such terrain could be near in-passable. The steep terrain could allow for “firestorm” updrafts a major concern in a close proximity of such dense housing. These concerns have not been addressed in the SEPA checklist.

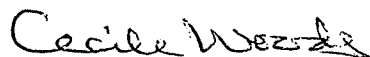
[3] TRAFFIC: The TIA [a generic form] provided in the material discloses the impact of the road

system due to such urban density for the proposal. The TIA survey does not pertain to this proposed development independantly, but rather to the three proposals viewed as one project. I believe the report fails to acknowledge the cumlative impact however. Given a five mile radius from this proposal and what has developed in that radius in the last five years, the traffic increase on the Westside Road is terrific.It should also be recognized that other acreages within the same radius are for sale or pending, thus additional traffic must be considered, even though not a direct part of this proposal.The assumption that 80% will travel West and 20% will travel East according to the TIA is only an assumption. Regardless of what direction the traffic flows, the impact to Westside Road needs to be recognized in light of safety and commute issues. The road impact of Westside Road, Golf Course Road, Nelson Siding Road, along with the street impact with traffic that may go through South Cle Elum poses a high need of planning. The additional traffic is a huge and serious impact that the SEPA checklist/TIA fail to provide full information for. The Westside Road has some very steep hills, sharp, even hair-pin curves, unsafe corners, few or no reflective markers, no guard rails except at the KRD bridge crossings and basically no shoulders. Bicycle traffic is a hazard to the road and the semi traffic impairs safety as well with the given conditions.

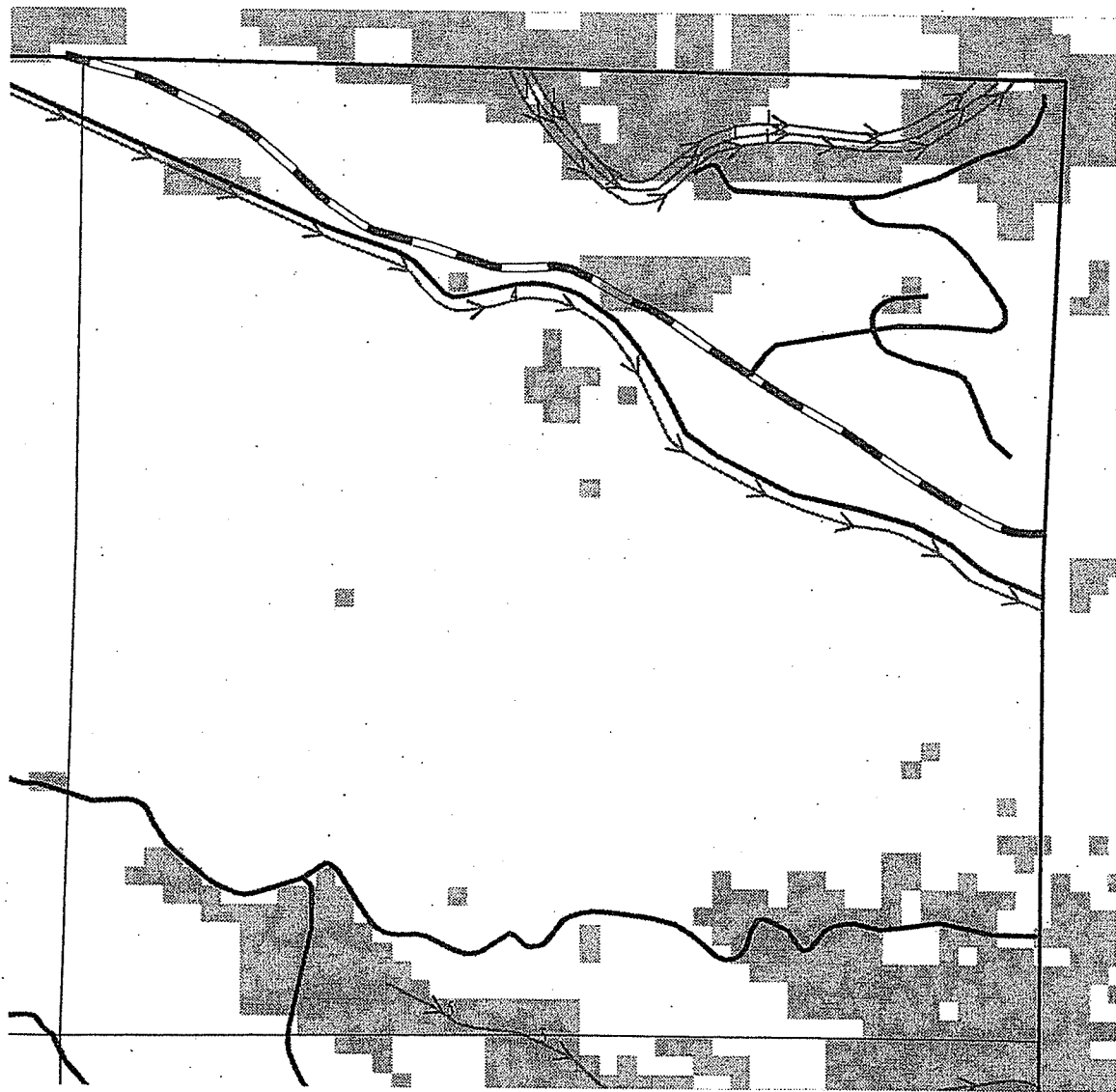
[4] ADDITIONAL CONCERNS, though not limited to, regarding the Starlite Heights proposal: This development proposal is adjacent to Westside Heights Development and may have associated impacts to that area in terms of [a] ingress-egress on a road system already established, [b] HOA concerns, and [c] common subdivison legalities. The cultural importance to this property will be attached showing the archaelolgical probibility.

In closing, I find with the incomplete and inconsistent information provided, many questions remain unanswered. I feel there is need for and I request a formal EIS be prepared. I also feel that Cluster Performance Based Platting in rural areas outside of UGA boundaries is not consistent with GMA objectives, and I'm in strong opposition of such.

Sincerely,



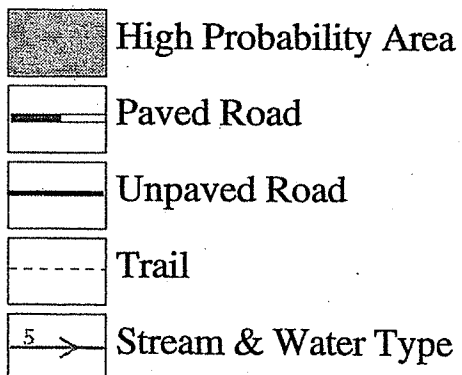
Cecile Woods



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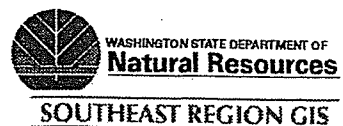
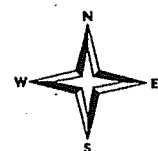
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ARCHAEOLOGICAL MODEL



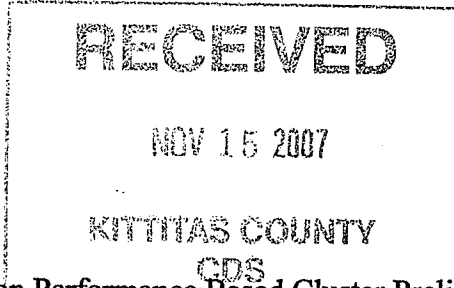
SOURCE: YRMC Archaeological & Cultural Resources Committee

February 24, 1999



Cecile Woods
P.O. Box 493
South Cle Elum, WA 98943

Kittitas County CDS
Att. Dan Valoff
411 N. Ruby, Ste.2
Ellensburg, WA 98943



Nov. 14, 2007

RE: Notice of Application ~~Performance-Based Cluster Preliminary Plat:~~

[1] Meadow Springs LLC [P-07-15],[2] Starlite Heights [P-07-16],[3]Tamarack Ridge [P-07-18].

Dear Mr. Valoff,

I have received the CDS mailing for each of the three above named proposals. I find that the applications were submitted separately, however the SEPA checklist combines the three proposed developments into one project, consequently using one SEPA checklist, then applying it to the remaining two. The Critical Area checklist is addressed as one project, yet submitted with Meadow Springs LLC and Starlite Heights, but not with Tamarack Ridge. The Critical Area checklist does not correctly identify the critical areas separately for the individual proposals. The SEPA checklist has critical questions answered "unknown" which basically yields an incomplete SEPA because of unavailable information. There is inconsistency with [a] the name "Starlite Heights" ie "Starlite Estates", [b] more then one map showing the proposed cluster lots with no explanation of which map is correct for the Meadow Springs LLC lots, and [c] the mailing lists for the three proposals.

I do not feel an adequate, respectful review and analysis can be made with the lack of information received especially when the three proposals have been combined into one project. Oranges, apples and lemons in one box are not one- in- the-~~e~~ same. They are not identical nor are the three above named proposed cluster developments.

The following, but not limited to, are some of my concerns: [1] water: availability, quantity, and quality [2]fire: housing densisty, prevention implimintations, standard ingress-egress route[s] and nearby forest corridors [3] traffic: volume, and safety [4] unlimited additional statements.

I will address each of the projects independently as that is how the applications were submitted. I will include this "opening statement" with each.

Att. Dan Valoff

RE: Tamarack Ridge [P-07-18]

My concerns, though not limited to, for the above named proposal:

[1] WATER: Availability: Is there water available? If so, will the quantity service the proposed cluster development density adequately? Will/can the water from a well located off site be transferred to this proposed area? If so, has DOE approved this? Is there a water right associated with this? What are the provisions of that right? The SEPA checklist refers to Class A well, but fails to give factual information. What if a well[s] may have to be drilled: little or no scientific data for local aquifers is available. Local water studies have not been completed as of yet thus raising concerns for both current and future water availability. The SEPA checklist ^{FAILS} fails to make comment regarding conservation measures. The average lot size proposed is 0.06ac. for this cluster development and is a public water system required for such density? The type of residency, full or part-time, would make the peak water usage vary. This has not been addressed in the SEPA checklist. The type of soil is said to be "unknown" which relates, in part, to water quality, septic perk impacts, the general erosion factors associated with any ground disturbance and storm water run-off issues , again not addressed in the SEPA checklist. These are all very important elements of the environment. During construction, "temporary control measures" are said to be in place. What about perminant measures? Not mentioned. The SEPA checklist is unclear how the septic matter will be addressed; will it be individual septic tanks/drainfields or a public sewer system with the given lot size and density? A septic system and a sewer system are two different methods of waste material disposal and the applicant fails to clarify what is planned. With the given density [urban] along with other factors of concern, this implies a huge environmental impact possibility.

The KRD canal is in close proximity to the NE portion of the proposal and pollution contamination must be taken into consideration. This is not mentioned in either the SEPA or Critiacal area checklists.

[2] FIRE: With the average lot size to be 0.06ac. especially in a rural area outside a UGA boundary with such density, great concern surfaces for both the fire department and the local residents. No preventative measures of protection are mentioned in the SEPA checklist such as lot vegetation buffers, on-site fire hydrants or prohibitive use of shingle roofing. Some areas as disclosed by the SEPA and Critical area checklists for this proposal state possible 30% grades.

This increases the concern of ingress-egress for residents as well as for the fire department response time. With such steep terrain, much of the roadway could be hindered with weather conditions and become impassable along with safety issues. "Firestorm" updrafts have high potential in steep areas which becomes a major concern in a close proximity of such dense housing. These concerns have not been adequately addressed.

[3] TRAFFIC: The TIA [generic form] provided in the material disclosed the impact of the road system associated with the given urban density for the proposal. The TIA survey does not pertain to this proposed development independently, but rather to the three proposals viewed as one project. I believe the report fails to acknowledge the cumulative impact however. Given a five mile radius from this proposal and what has developed in that radius in the last five years, the traffic increase on the Westside Road is terrific. It should also be recognized that other acreages within the same radius are for sale or pending, thus additional traffic must be considered, even though not a direct part of this proposal. The assumption that 80% will travel West and 20% will travel East is only an assumption. The network of roads connecting to Westside Road could all be impacted, including the streets of South Cle Elum. The Westside Road has many limitations, part of which are steep hills, sharp, even hair-pin curves, unsafe corners, no guard rails except at the KRD bridge crossings, few or no reflective markers and basically no shoulders. Bicycle traffic is a hazard to the road and the semi traffic impairs the safety as well with the given conditions. This is a huge and serious impact that the both the SEPA and Critical checklists fail to provide full information for. The seriousness of safety is of utmost importance.


[4] ADDITIONAL CONCERNS, though not limited to, regarding the Tamarack Ridge proposal: The cultural importance to this property will be attached showing the archaeological probability. This development is adjacent to the Starlite Heights proposal, which in turn is adjacent to the Westside Heights Development. Possible common subdivision legalities may be at hand along with ingress-egress issues on roads that are already established. The HOA concerns multiply with the added density of contiguous property. A bridge is proposed to be constructed across the KRD canal within the NE corner of this proposal. The engineering has to meet Kittitas County specs and construction, likewise. No information is provided as to the time frame for construction [beginning/completion]. The cost of such a structure needs to be fully considered as economical versus the cost of improvements [to meet current road standards] necessary to existing private or public roads already connected to the property. The cumulative

consideration and study needs to focus on Tamarack Ridge plus the adjacent properties of this entire project as projected, which the applicants asked to be considered as "one". Property ownership and property easements are not the same. The approaches to the bridge would be on a KRD easement and who is responsible at the current time as well as the future? What about the liabilities associated with a bridge, the canal, private or easement property? All these concerns, though not limited to, along with these questions need to be answered before any construction takes place. Closed gates can impair both private and public travel. What is most economical in terms of possible Kittitas County expenditures now or in the future must be addressed.

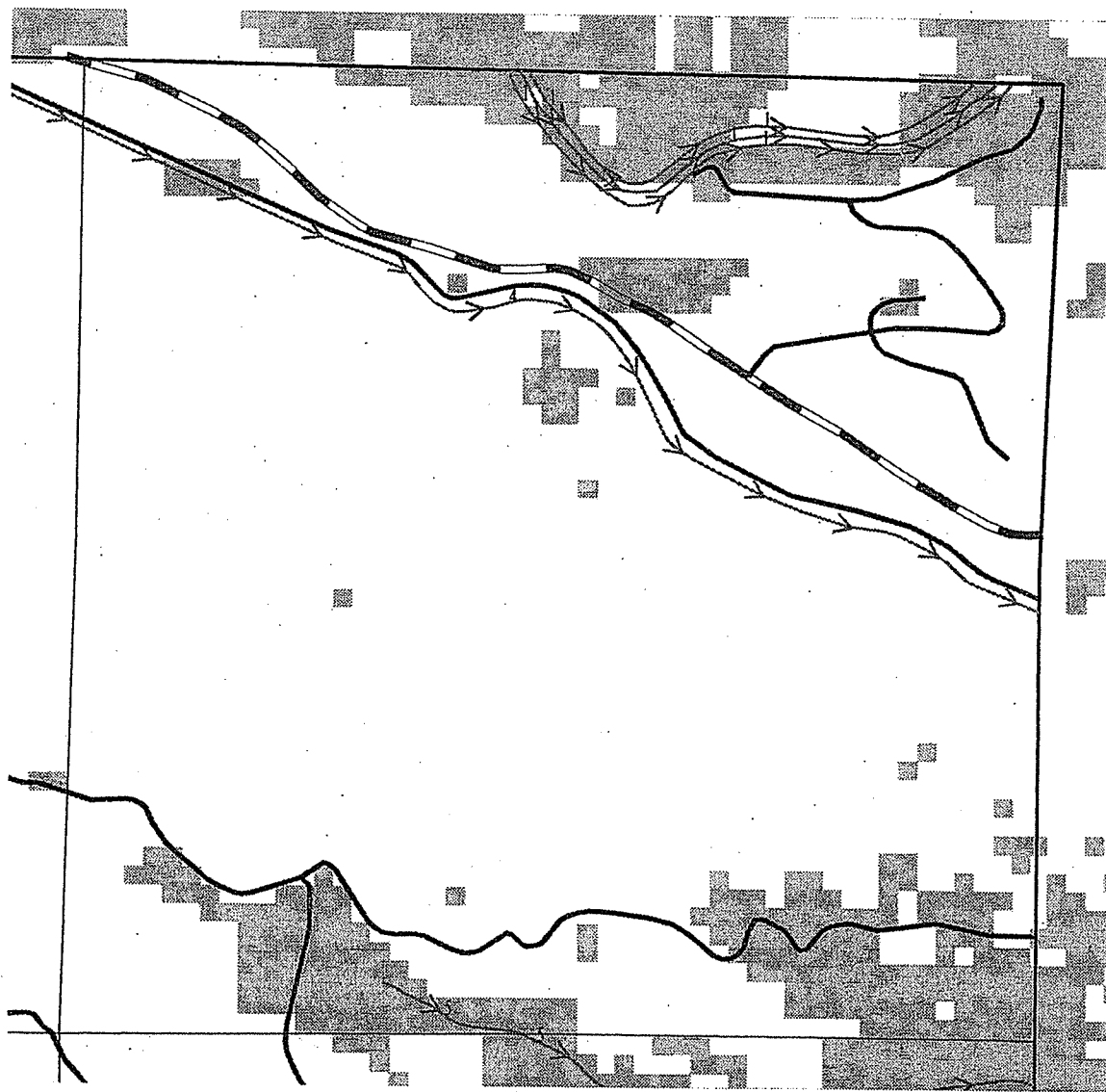
Residential entities are a draw on county funds. This is the time to make critical studies and decisions of possible alternatives. Will the private road become a public road in the future? What a huge impact to the County if that should come about.

In closing, I find with the incomplete and inconsistent information provided, many questions remain unanswered. I feel there is need for and I request a formal EIS be prepared. I also feel that Cluster Performance Based Platting in rural areas outside of UGA boundaries is not consistent with GMA objectives, and I'm in strong opposition of such.

Sincerely,



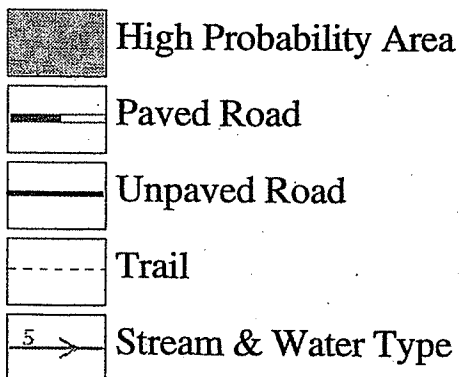
Cecile Woods



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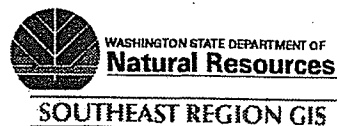
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ARCHAEOLOGICAL MODEL



SOURCE: YRMC Archaeological & Cultural Resources Committee

February 24, 1999

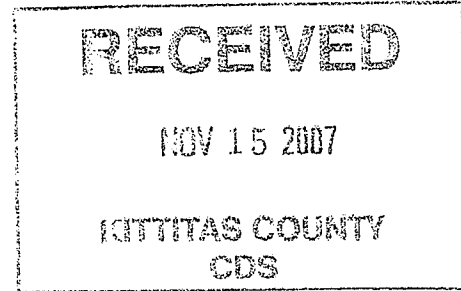


November 15, 2007

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg WA 98926

Re: Meadow Springs PBC Preliminary Plat - P-07-15
Starlite Heights PBC Preliminary Plat - P-07-16
Tamarack Ridge PBC Preliminary Plat -P-07-18

Staff Planner: Dan Valoff



Dear Dan,

Thank you for including these comments on the above applications. As these 3 large cluster plats are going into an area that is already seeing heavy development in a fragile watershed, I have many concerns.

My first concern regards the impact on the natural water systems in this area. There are known salmon redds in this very portion of the Yakima River Watershed (USGS, USBR, CWU Dept of Fisheries, Yakama Nation Fisheries Program, among other resources). There has been much effort among the various agencies for salmonid habitat restoration in the Upper Yakima Basin. Development at the proposed scale is extremely significant. An incomplete, non-cumulative SEPA is insufficient to make an informed determination of the affect of the development on salmon habitat, much less any mitigation (if possible) that may be required.

I am including important USGS considerations here; while some of the information pertains to other parts of the state, the laws of physics still apply in Kittitas County and are important factors to take into consideration.

**USGS Washington Water Science Center
as of 15 Nov., 2007**

Endangered Species Act

The listing of plants and animals under the Endangered Species Act (ESA) usually means that a balance must be struck between economic growth in an area and the protection and sustaining of natural resources.

Water Availability

Water availability has been and remains the major long-term water issue in Washington.

Water Quality

The major water-quality issues in Washington are preserving the quality of public drinking water supplies and the effects of non-point-source contamination on ground and surface waters.

Endangered Species Act

The listing of plants and animals under the Endangered Species Act (ESA) usually means that a balance must be struck between economic growth in an area and the protection and sustaining of natural resources. In Washington, the ESA listings of selected salmonid species, especially Chinook salmon in the Puget Sound region, means that for the first time an ESA listing affects a major, growing metropolitan area. The primary hydrologic issues related to the ESA listings of salmonid species are loss of critical habitat for salmon and diminishing water availability. The State of Washington has addressed these important issues by establishing the Governor's Statewide Strategy to Recover Salmon and passing the Watershed Management Act (ESHB 2514).

The Governor's Salmon Recovery Office identified instream flow, habitat, agricultural practices, and land use as critical issues the State needs to address in order to restore salmon. Addressing ESA issues in Washington involves obtaining the following key information.

- Determination of biologically based instream flows and an understanding of the relation between ground-water withdrawals and instream flow
- An understanding of the relations between fluvial processes and instream and riparian habitat
- Biologically based monitoring of water and habitat quality
- An understanding of the relation between land-use activities, contaminants, and fish health

A wide variety of USGS projects deal directly or indirectly with salmon and ESA issues. The USGS collects and provides streamflow, temperature, and sediment data from more than 250 sites in Washington, develops tools to study the effects of hypothetical ground-water withdrawal scenarios on surface-water bodies, and develops and applies tools to help manage river basins and reservoirs. USGS scientists develop methods and indices for measuring stream health. They evaluated salmon habitat on the Elwha River to assess salmon production potential in the river basin if and when dams are removed, and more recently conducted a habitat assessment in the Cedar River watershed. Numerous studies of water and habitat quality assess the presence and concentrations of organic compounds and metals in

streambed sediments, benthic invertebrates, and fish and determined river-borne nutrient loads into Puget Sound. The USGS National Assessment of Water Quality (NAWQA) program is conducting assessments of surface-water quality and land use in the Columbia Basin, Puget Sound, and Yakima River Basin.

Water Availability

Water availability has been and remains the major long-term water issue in Washington. The earliest concerns centered on finding engineering solutions to provide water for municipal, hydro power, and agricultural uses. In the 1940s the focus shifted to development of ground water, which today provides about 1,500 cubic feet per second of water for use in the State. From the mid 1960s to early 1980s, senior water rights and environmental constraints became increasingly important and water-availability issues fell into three quantity-oriented categories: (1) limits on ground-water use, (2) recognition that the surface-water sources no longer could support increased development; and (3) needs for additional water. From the early 1980s to the present it also became more widely recognized that the interaction between ground water and surface water affect water availability and that water has been over-allocated in some basins.

The approach to water availability has shifted from development of water resources to integrated natural-resource management that recognizes the strong linkages between land management, resource management, and water management. Reconciliation of current water needs must include consideration these topics.

- * Availability of water under a range of climatic conditions, including low-flow years and throughout the seasonal cycles in average years
- * Accounting for the seasonality of water needs, because instream flows, stream-corridor habitat, riparian vegetation, species diversity, ground water-surface water interactions, land-use effects, the Endangered Species Act, and climate variability are now intertwined with water availability
- * The increasing role of environmental constraints in water availability

Participation of the USGS in water-availability analyses over the years has varied with the changes in focus. The USGS collects streamflow data in Washington at more than 250 sites and compiles and stores water-use data. From the 1800s to the mid 1980s we conducted large-scale water-resource assessment studies that were related to water availability, including several county-wide studies and the USGS Regional Aquifer System Analysis (RASA) programs in the Columbia and

Puget Sound Basins. More recently, USGS scientists conducted and participated in watershed analyses in the Methow and Colville River Basins and developed methods to estimate recharge to island ground-water systems. Modeling and data management tools and a decision support system for managing water in river basins were applied by the USGS to the Yakima River Basin and can be used to address many water-resource questions concerning water availability. The USGS, working cooperatively with the Washington State Department of Ecology, conducted a modeling study to evaluate the effects of various hypothetical ground-water withdrawal scenarios on surface-water bodies that led to a better understanding of the relation between ground water and surface water in Puget Sound and Spokane River watersheds.

Water Quality

Nature of the issue in Washington State

The major water-quality issues in Washington are preserving the quality of public drinking water supplies and the effects of non-point-source contamination on ground and surface waters. The quality of surface water and its effect on the health of aquatic ecosystems also is becoming increasingly important. Nitrate is the most prevalent drinking water quality concern in the State, but pesticide contamination of water supplies is a major issue in some areas. Agriculture, a major industry in the State, has had a wide effect on water quality, especially in eastern Washington. Point-source contamination from industrial and commercial activities is present in a number of locations, but as the Puget Sound region continues to grow the non-point-source effects of urbanization on water quality will increase. For both the protection of drinking water supplies and for stream ecosystem health, the effects of development and other human activities on water quality need to be better understood. Water-quality issues related to the Hanford Nuclear Reservation also are a concern.

Better information on the following topics will help improve our ability to protect drinking water supplies and the health of aquatic ecosystems.

- * Basin-wide assessments of the sources and transport of contaminants in ground and surface waters
- * Transformation pathways of organic compounds and the occurrence of transformation products in ground water
- * Fate and transport of land-applied pesticides to the water table
- * Vulnerability assessments of source waters
- * Ground water-surface water interactions and their effect on surface-water quality
- * Development and use of biological indicators of water quality
- * Occurrence of bacteria, viruses, and disinfection by-products in surface and ground waters.

Many USGS studies in Washington describe the effects of agricultural

practices on water quality. Scientists estimated inputs and outputs of nitrogen and phosphorus for both the Puget Sound region and the Columbia Basin under the USGS National Assessment of Water Quality (NAWQA) program, and estimated nitrogen loading to ground water in parts of Franklin and Whatcom Counties using mass-balance methods. Data on dissolved gases and isotopes of nitrate for Whatcom County were used to determine the locations and rates of denitrification. Scientists in the NAWQA studies also estimated pesticide applications and loads transported in surface water for many watersheds in the central Columbia Plateau and the Puget Sound Basin. Sources of pesticides in urban streams in the Puget sound region were determined by relating pesticide detections to retail sales data.

Several USGS studies address mechanisms of transformation of organic compounds in ground water, including an assessment of transformation of chlorinated solvents in ground water beneath military bases. A study for the U.S. Army included evaluating the effectiveness of using natural or assisted biodegradation and phytoremediation to treat shallow ground water contaminated with TCE. Another study assessed the transformation of 1,2-dichloropropane in ground water in Whatcom County.

Ground-water vulnerability assessments include a study relating the occurrence in Puget Sound Basin of elevated nitrate and atrazine concentrations to land use and surficial geology using statistical techniques, and providing a strategy for prioritizing the sampling of public supply wells that is based on land-use patterns, well depth, and nitrate concentrations in ground water. A study to estimate the contribution of ground-water discharge to annual loads of nitrogen and pesticides in irrigation wasteways in the central Columbia Plateau demonstrated the effects of ground water-surface water interaction on water quality. Initial assessment of pathogens in rivers and streams in Puget Sound (NAWQA) showed that the occurrence of bacteria and viruses were related to land use and the presence of waste-water chemicals such as steroids.

I am also including information specifically related to salmon rearing habitat;

The **hyporheic zone** is a region beneath and lateral to a stream bed, where there is mixing of shallow groundwater and surface water. The flow dynamics and behavior in this zone (termed **hyporheic flow**) is recognized to be important for surface water/groundwater interactions, as well as fish spawning, among other processes.

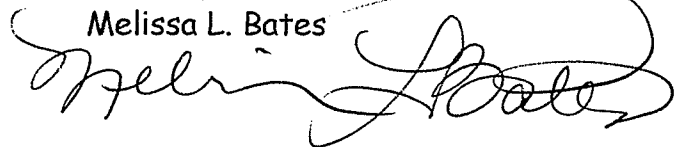
The flow dynamics are controlled by the pressure variabilities arising on the stream-bed when the flowing water is diverted by stream-bed irregularities created by benthic fauna, moving sand dunes and other obstacles. The mechanism of hyporheic flow can be triggered also by groundwater upwelling seepage beneath the stream-bed and alongside the stream banks.

Other concerns I have are, but not limited to; traffic (the local roads are already overwhelmed with the growing traffic), wildlife migration (an explosion of residential growth in the area has already increased pressure on local wildlife tremendously), fire protection (the single largest cost associated with rural development nation-wide is the cost of protecting homes in forested areas. Who assumes this cost?) and, not insignificantly, the burden of residential growth to other taxpayers (see the attached 'Cost of Community Services Studies'). In addition, the proposed development creates urban densities in rural zones, this is not in line with GMA guidelines, nor is it planning wisely for the future.

The cumulative impact of this large new development must be considered; in order to do so a comprehensive EIS is the first step.

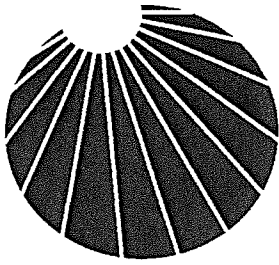
Therefore, in light of the scope of development requested; the surrounding development proposed or underway; unknown answers on the applicants' SEPA Check List, and a current lack of information on the cumulative impacts, I feel this application requires a formal Environmental Impact Study.

Thank you very much,
Melissa L. Bates



15 Nov, 2007

Melissa Bates
120 Elk Haven Rd.
Cle Elum, WA 98922



FARMLAND
INFORMATION
CENTER

FACT
SHEET

COST OF
COMMUNITY
SERVICES
STUDIES



FARMLAND INFORMATION CENTER
One Short Street, Suite 2
Northampton, MA 01060
(800) 370-4879
www.farmlandinfo.org

NATIONAL OFFICE
1200 18th Street, NW, Suite 800
Washington, DC 20036
(202) 331-7300
www.farmland.org

DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands uses, which are very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 125 communities in the United States.

FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

COST OF COMMUNITY SERVICES STUDIES

For additional information on farmland protection and stewardship contact the Farmland Information Center. The FIC offers a staffed answer service, online library, program monitoring, fact sheets and other educational materials.

www.farmlandinfo.org

(800) 370-4879

COCS studies help address three claims that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their “highest and best use.”
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community’s bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted over the last 20 years show working lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses

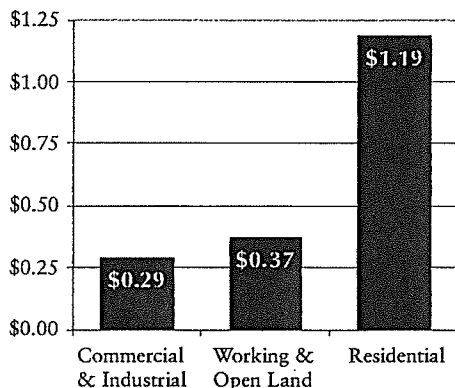
do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use. However as more communities invest in agriculture this tendency may change. For example, if a community establishes a purchase of agricultural conservation easement program, working and open lands may generate a net negative.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of working and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an “unfair” tax break and that farmland is an interim land use just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies are not meant to judge the overall public good or long-term merits of any land use or taxing structure. It is up to communities to balance goals such as maintaining affordable housing, creating jobs and conserving land. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

Median COCS Results



Median cost per dollar of revenue raised to provide public services to different land uses.



American Farmland Trust works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment.

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Colorado				
Custer County	1 : 1.16	1 : 0.71	1 : 0.54	Haggerty, 2000
Saguache County	1 : 1.17	1 : 0.53	1 : 0.35	Dirt, Inc., 2001
Connecticut				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
Florida				
Leon County	1 : 1.39	1 : 0.36	1 : 0.42	Dorfman, 2004
Georgia				
Appling County	1 : 2.27	1 : 0.17	1 : 0.35	Dorfman, 2004
Athens-Clarke County	1 : 1.39	1 : 0.41	1 : 2.04	Dorfman, 2004
Brooks County	1 : 1.56	1 : 0.42	1 : 0.39	Dorfman, 2004
Carroll County	1 : 1.29	1 : 0.37	1 : 0.55	Dorfman and Black, 2002
Cherokee County	1 : 1.59	1 : 0.12	1 : 0.20	Dorfman, 2004
Colquitt County	1 : 1.28	1 : 0.45	1 : 0.80	Dorfman, 2004
Dooly County	1 : 2.04	1 : 0.50	1 : 0.27	Dorfman, 2004
Grady County	1 : 1.72	1 : 0.10	1 : 0.38	Dorfman, 2003
Hall County	1 : 1.25	1 : 0.66	1 : 0.22	Dorfman, 2004
Jones County	1 : 1.23	1 : 0.65	1 : 0.35	Dorfman, 2004
Miller County	1 : 1.54	1 : 0.52	1 : 0.53	Dorfman, 2004
Mitchell County	1 : 1.39	1 : 0.46	1 : 0.60	Dorfman, 2004
Thomas County	1 : 1.64	1 : 0.38	1 : 0.66	Dorfman, 2003
Idaho				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
Kentucky				
Campbell County	1 : 1.21	1 : 0.30	1 : 0.38	American Farmland Trust, 2005
Kenton County	1 : 1.19	1 : 0.19	1 : 0.51	American Farmland Trust, 2005
Lexington-Fayette	1 : 1.64	1 : 0.22	1 : 0.93	American Farmland Trust, 1999
Oldham County	1 : 1.05	1 : 0.29	1 : 0.44	American Farmland Trust, 2003
Shelby County	1 : 1.21	1 : 0.24	1 : 0.41	American Farmland Trust, 2005
Maine				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, 1994
Maryland				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.17	1 : 0.34	1 : 0.66	American Farmland Trust, 2001
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Frederick County	1 : 1.14	1 : 0.50	1 : 0.53	American Farmland Trust, 1997
Harford County	1 : 1.11	1 : 0.40	1 : 0.91	American Farmland Trust, 2003
Kent County	1 : 1.05	1 : 0.64	1 : 0.42	American Farmland Trust, 2002
Wicomico County	1 : 1.21	1 : 0.33	1 : 0.96	American Farmland Trust, 2001
Massachusetts				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.43	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Middleboro	1 : 1.08	1 : 0.47	1 : 0.70	American Farmland Trust, 2001
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.34	1 : 0.40	Hazler et al., 1992
Michigan				
Marshall Twp., Calhoun Cty.	1 : 1.47	1 : 0.20	1 : 0.27	American Farmland Trust, 2001
Newton Twp., Calhoun Cty.	1 : 1.20	1 : 0.25	1 : 0.24	American Farmland Trust, 2001
Scio Township	1 : 1.40	1 : 0.28	1 : 0.62	University of Michigan, 1994
Minnesota				
Farmington	1 : 1.02	1 : 0.79	1 : 0.77	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.03	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
Montana				
Carbon County	1 : 1.60	1 : 0.21	1 : 0.34	Prinzing, 1999
Gallatin County	1 : 1.45	1 : 0.16	1 : 0.25	Haggerty, 1996
Flathead County	1 : 1.23	1 : 0.26	1 : 0.34	Citizens for a Better Flathead, 1999
New Hampshire				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000
New Jersey				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998

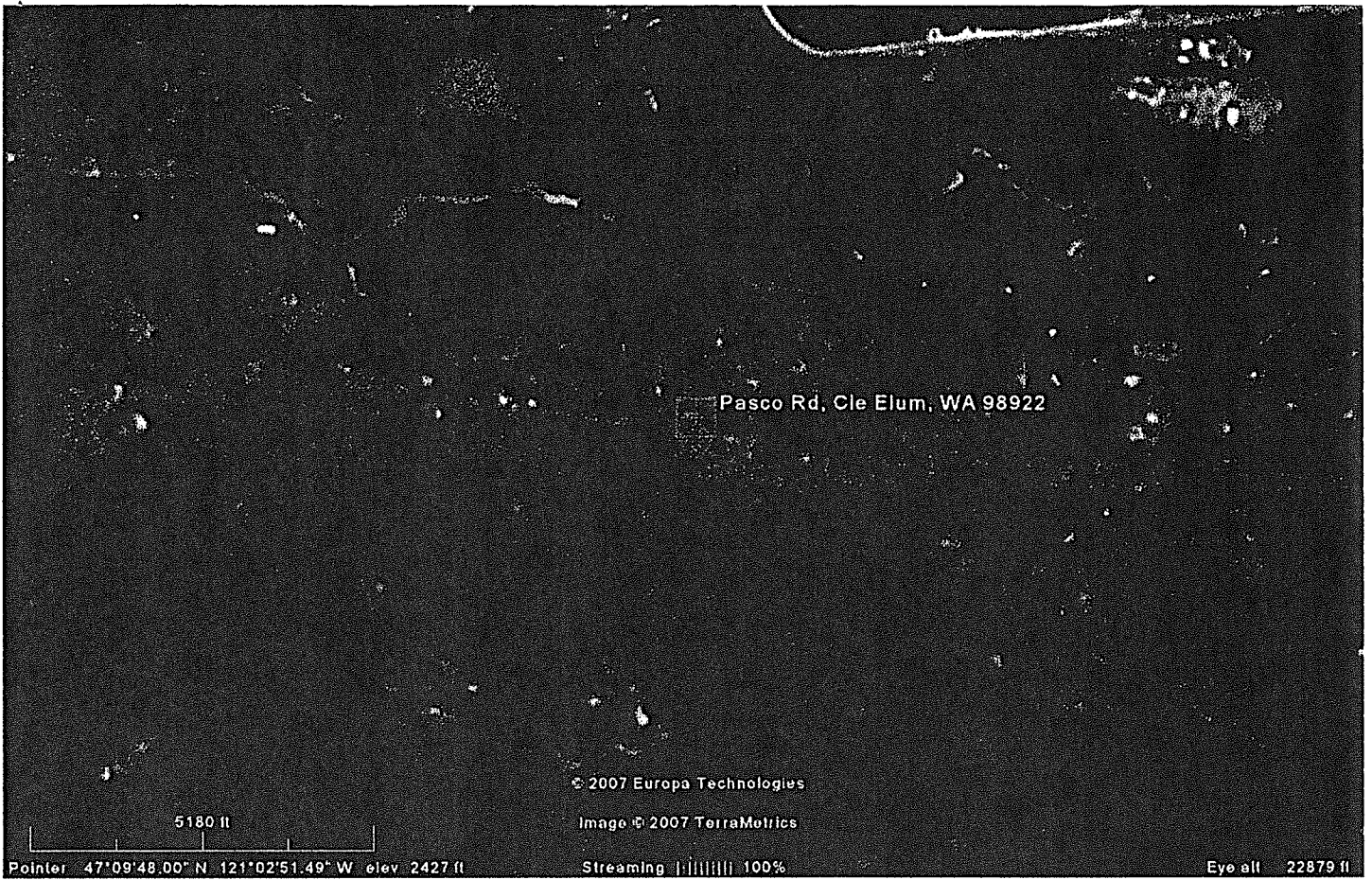
SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
New York				
Amenia	1 : 1.23	1 : 0.25	1 : 0.17	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.88	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
Ohio				
Butler County	1 : 1.12	1 : 0.45	1 : 0.49	American Farmland Trust, 2003
Clark County	1 : 1.11	1 : 0.38	1 : 0.30	American Farmland Trust, 2003
Knox County	1 : 1.05	1 : 0.38	1 : 0.29	American Farmland Trust, 2003
Madison Village	1 : 1.67	1 : 0.20	1 : 0.38	American Farmland Trust, 1993
Madison Township	1 : 1.40	1 : 0.25	1 : 0.30	American Farmland Trust, 1993
Shalersville Township	1 : 1.58	1 : 0.17	1 : 0.31	Portage County Regional Planning Commission, 1997
Pennsylvania				
Allegheny Township	1 : 1.06	1 : 0.14	1 : 0.13	Kelsey, 1997
Bedminster Township	1 : 1.12	1 : 0.05	1 : 0.04	Kelsey, 1997
Bethel Township	1 : 1.08	1 : 0.17	1 : 0.06	Kelsey, 1992
Bingham Township	1 : 1.56	1 : 0.16	1 : 0.15	Kelsey, 1994
Buckingham Township	1 : 1.04	1 : 0.15	1 : 0.08	Kelsey, 1996
Carroll Township	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Township	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Maiden Creek Township	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Township	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Township	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Township	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Township	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Township	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
Rhode Island				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
Portsmouth	1 : 1.16	1 : 0.27	1 : 0.39	Johnston, 1997
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
Tennessee				
Blount County	1 : 1.23	1 : 0.25	1 : 0.41	American Farmland Trust, 2006
Robertson County	1 : 1.13	1 : 0.22	1 : 0.26	American Farmland Trust, 2006
Tipton County	1 : 1.07	1 : 0.32	1 : 0.57	American Farmland Trust, 2006

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
Texas				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar County	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
Utah				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
Virginia				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Bedford County	1 : 1.07	1 : 0.40	1 : 0.25	American Farmland Trust, 2005
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpeper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
Washington				
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
Wisconsin				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.



Pasco Rd, Cle Elum, WA 98922

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5180 ft

Pointer 47°09'48.00" N 121°02'51.49" W elev 2427 ft

Streaming ||||| 100%

Eye alt 22879 ft

Mr. & Mrs. Stephen P. Hallinan
681 Whisper Creek Drive
Cle Elum, WA 98922
509 674-1821

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**Kittitas County
CDS**

November 14, 2007

Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: 1. Meadow Springs
Plat, 62-lot Plat (P-07-15)
2. Tamarack (P-07-15)
3. Starlight ()-07-16)

Attention: Dan Valoff, Staff Planner

Dear Mr. Valoff:

We are writing this with reference to several developments in our area;
Meadow Springs (P-07-15)
Tamarack (P-07-18) and Starlight (P-07-16)

Our concerns are as follows;

1. Safety – Fire Protection

What plans are being implemented to have adequate water availability for fighting fires? Water tank/storage? Fire hydrants?

With the additional 126 dwelling units, exactly what means of fire protection will be implemented. What is the water source availability?

2. Traffic Issues

How can you determine what 20% of the homeowners will be using Fowler Creek Road? Fowler Creek Road is not a paved road, therefore, during certain periods of the year, this road is not adequate for heavy traffic use. Thereby, the alternate route will increase traffic flow.

3. Septic/Soil Issues

Where will the leach lines for septic tanks be placed on ½ acre lots? (totaling 126 lots)

Is there to be a community sewer system? If so, where is this location?

It is our understanding the soil is not conducive to multiple septic leach lines,

Mr. & Mrs. Stephen P. Hallinan
681 Whisper Creek Drive
Cle Elum, WA 98922
509 674-1821

4. **Water**

How are these 126 dwelling units going to be supplied with water? The homes currently are supplied by wells. What impact will this have on existing water table/wells?

5. **Wildlife Migration**

What impact will this 126 dwelling unit cluster development have on the area wildlife? (elk/deer, etc.)?

6. **Present CC&R's for Westside Heights**

The planned development is not in character with the existing CC&R's.

We hope you consider the above issues. Please feel free to contact us at the address above for further discussion.

Regards,



Stephen P. Hallinan



Karen Hallinan

JENNIFER LOOMIS

PHOTOGRAPHY

Feel Beautiful

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NOV 15 2007

**Kittitas County
CDS**

November 14, 2007

To: Dan Valoff, Staff Planner
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Meadow Springs, Tamarack Ridge and Starlite Heights

Dear Mr. Valoff

I am a property owner at Westside Heights and I am writing because I believe that the above developments being proposed adjacent to Westside Heights have not been thoughtfully considered given the environmental impacts as well as the traffic flow and fire threats for said given area. The said developments will directly impact my property located in Westside Heights. I would like to stop said development.

My points are outlined below:

1. This is the wrong type of development for a rural area and belongs in more of an urban area.
2. Fire is always a concern and with a development of small lots there is the danger of several if not many houses burning if one caught fire given that there are no fire hydrants planned for those neighborhoods. We just had an example of what can happen with the fire in April destroying several houses.
3. The plan says sewage will be handled by either individual septic or a community system. Most of the lots in Westside Heights have had difficulty finding adequate space on 3 acres for a septic let alone finding it on small lots as proposed. During the spring or whenever we experience heavy rainfall this could result in an unsanitary situation for the entire region, causing environmental damage to neighboring creeks.
4. The traffic study is flawed in that no one will use Pasco and Fowler Creek. Fowler Creek is dusty in the summer and rutted and muddy in the spring. This will create traffic problems for those of us who are living next to the property.

Thank you for your consideration. I would like to know of the hearing date so if I can attend.

Sincerely,



Jennifer Loomis

CC: Westside Heights Association

DENNIS & DIANA BURCHAK

410 Fowler Creek Road
Cle Elum, WA 98922
City, State Postal Code
Phone (509) 674-2461
Fax (509) 674-4988
Burchak@cleelum.com

November 14, 2007

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Meadow Springs, Starlite Heights, Tamarack Ridge Performance Based Cluster
Preliminary Plats

Dear Staff Persons,

As residents of the Fowler Creek / Pasco Road neighborhood, we recently had occasion to review with Wayne Nelson of Sapphire Skies the proposed plans for the above developments. We laud Mr. Nelson for the planning as evidenced in their road system and open space utilization as well as their intent to meter Water usage to individual households. (We would, however, like to see this intent addressed in writing!) We discussed at length with Mr. Nelson the proposed building/development process and voiced our concern over the number of trucks and construction equipment that would be traversing Fowler Creek / Pasco Roads as the usage evidenced to us this past summer as we combated blinding dust and multitudinous construction equipment barreling along these roads on a daily basis. Mr. Nelson informed us that he would request that dust retardant be applied to the road from the Westside/Fowler Creek interchange to the end of the Pasco Road and would also support our request to the county to lower the speed limit to 20 MPH.

We did not receive copies of the SEPA applications until 10 November following our request for copies. We have reviewed these documents and, while not limited to, would like to voice our concerns regarding discrepancies we noted in our review.

1. Why were these parcels (Meadow Spring, Starlite Heights, Tamarack Ridge) all addressed in a Single SEPA application? Meadow Springs IS a former agriculture land while the others are Undeveloped forest lands.
2. Page 4, item 3...Water. There IS a year-around stream on the Meadow Spring property.
3. Page 5, item 4...Plants. Meadow Springs, as agriculture lands HAS grasses, pasture, and crops... These points were NOT checked and this land was farmed in the past and continued on in 2006 AND 2007.
4. Page 6, item 5 c. Meadow Springs site was unmarked as an "unknown" migration route. Forest Service Road 4510 to 4517, spur road 118 are gated from May until June 30 by the Forest Service for elk migration calving. Migration, in the fall, also occurs from the Stampede Crest Trail to the Taneum feeding stations.
5. Page 11, items f & g.... Per these items, it is projected that these projects will generate approx-

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**Kittitas County
CDS**

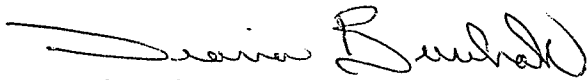
imately 1,187 additional vehicle trips on the areas roadways by the year 2013. The conclusion Of the report states that this will not generate any significant adverse traffic on the areas' Roadways. Over one thousand vehicles will not present an impact?? Does not common Sense tell one this cannot be so???

6. Private on-site septic systems in each of these cluster developments. 126 home sites all told Estimating a conservative estimate of three persons per household (not including weekend/ Holiday guests) equals , roughly 378 bodies using these private septic systems which will Drain downhill toward the year-around stream flow. Would not a sewer system more attuned To environmental concerns we must all consider today?
7. Why does the SEPA not address the control of noxious weeds in these parcels? Knapweed Is a growing problem in this area.

Based upon the discrepancies as noted above, we would like to request that the SEPA application be revised prior to being considered for final acceptance.

Thank you for your consideration

Sincerely,



Dennis & Diana Burchak

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NOV 15 2007

Kittitas County
CDS

November 15, 2007

Regarding: 62-Lot plat (P-07-15)

Dear Dan,

Hello, we are Kevin & Debra Krause. We own Lot 9 of Westside heights development. Tax ID 19-14-01056-0009. See attachment.

This is in regards to the Meadow Springs development plan on Tax ID 19-14-12000-0002.

Clearly this plan runs adjacent to our south property line. However, we purchased a 10' easement in May 2007 south of our property line for \$11,618.00. This to access a well. See attachments Well ID AKW671.

This proposal clearly shows an access road going directly over our primary water source, AKW671

This is completely unacceptable. Also, adjacent to our south property line are wetlands that will be destroyed.

Dan, Please review the maps and documents enclosed and make record we are against this proposal to protect our primary water source (AKW671) and property line.

Respectfully,

Kevin & Debra Krause
Lot 9 Westside Heights
491 Alpineview dr.

Mail: PO BOX 695
Cle Elum WA 98922

Feel free to contact us:
360 710 1075
360 509 2924

WATER USERS EASEMENT AND AGREEMENT

THIS EASEMENT is granted this 23rd day of May, 2007 by Meadow Springs, LLC, a Limited Liability Company, for the purpose of establishing certain easement rights and corresponding obligations with respect to certain properties it currently owns and intends to sell to third parties.

Recitals

A. WHEREAS, Meadow Springs, LLC is the owner of certain property described in Exhibit A hereto (the "Property"); and

B. WHEREAS, Meadow Springs, LLC desires to provide for certain easement rights for a shared well over the Property for the purposes of the providing domestic water supply to the lots therein.

NOW, THEREFORE, Meadow Springs, LLC grants and establishes the following easement on the terms and conditions stated herein:

GRANT OF EASEMENT

Grantor hereby grants and establishes for the benefit of the Property and for the benefit of the future owners of the Property, and their respective heirs, successors and assigns (hereinafter "Grantees"), a permanent utility easement and right-of-way over, across and/or under a certain easement being located on tax parcel number 19-14-12000-0002 in favor of tax parcel number 19-14-01056-0009, legal description of said properties and approximate location of easements and well locations being attached hereto and made a part hereof and depicted on attached Exhibit A.

OWNERSHIP OF THE WELL AND WATERWORKS

It is agreed by the Grantees that each shall be and are hereby granted one water share in and to the use of well and water system. Each Grantee shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes.

CONNECTION FEE

Each Grantee hereto covenants and agrees that each shall pay a one-time connection fee of Eleven Thousand Six Hundred Eighteen Dollars (\$11,618.00) to Grantor prior to connection to the well and installation of the water system. The connection fee is a one-time fee and shall not pass to future owners of the Property. Said connection fee shall constitute a lien on the Property of each responsible Grantee until paid.

COST OF MAINTENANCE OF WATER SYSTEM

Each Party at time of hookup hereto covenants and agrees that each shall share proportionately by each users use the maintenance and operational costs of the well and water system herein described, including charges of electricity. If there are additional connections to the well for the property described herein, each additional connection shall share proportionately in the maintenance of the system as described above.

COST OF INSTALLATION OF WATER SYSTEM

Grantees shall be equally responsible for the cost of initial construction of the system, to include the following: Pump house, pump, electrical connections, all miscellaneous connections, wire,

electrical meter, and piping within the pump house and the well, storage tank and all labor to install said items. Any respective connection will be responsible for all costs from the pump house to their respective intended area of water use. Grantor shall pay a connection fee equal to one half of this cost at time of hookup.

EASEMENT OF WELL SITE AND PUMPHOUSE

There shall be an easement for the purpose of maintaining or repairing the well appurtenances thereto, within thirty feet (30') of the well site in any direction, as well as an easement for ingress and egress for the sole purpose of maintenance to the system. Said easement shall allow the installation of well house, pumps, water storage reservoirs, pressure tanks, and anything necessary to the operation of the water system. Said easements approximate location is shown on attached Exhibit A, but in any case shall extend in all directions 30 feet from the actual well.

WATER LINE EASEMENTS

There shall be an easement for the purpose of conveying water from the well. Said easement shall be at least ten feet (10') in width and shall extend on, over, across, and underneath said strip of land from designated well site to common point as referred to. The centerline of said easement shall be the water line itself or as herein described. No permanent type of building shall be constructed upon the water line easement except as needed for the operation of the well and water system. Said easement is approximately depicted on Exhibit A. After the water lines are installed, centerline of said easement shall be the location of the waterlines as installed.

MAINTENANCE AND REPAIR OF PIPELINES

All pipelines in the water system shall be maintained so that there will be no leakage of seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Pipe material used in repairs shall meet approval of the Health Officer. Cost of repairing or maintaining common distribution pipelines shall be born equally by each party who owns a water share in the well. Each party in this agreement shall be responsible for the maintenance, repair and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property.

After the initial development of the community well and necessary systems, costs for repair and up-keep of shared items will be based upon the proportion of water used as determined by water meters installed at the time of development. Costs for water pumping will be based upon the proportion of water used by each party as determined by water meters installed at the time of development in the case of a single pump system, or shall be independently borne by the benefiting party in the case of a multi-pump system where each party maintains its own separate pumps, power supplies, pipes and other infrastructure for their own benefit.

PROHIBITED PRACTICES

The parties herein, their heirs, successors, and/or assigns will not construct, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: cesspools, sewers, privies, septic tanks, drain fields, manure piles, garbage of any kind of description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

PROVISIONS FOR CONTINUATION OF WATER SERVICE

The parties each agree to maintain a continuous flow of water from the well and water system, herein described in accordance with the requirements of Kittitas County. In the event that the

quality or quantity of water from the well becomes unsatisfactory as determined by the Health Officer, the parties shall develop a new source of water. Prior to development of, or connection to a new source of water, the parties shall obtain written approval from the Health Officer. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

RESTRICTION

Restrictive Covenant: The parties on behalf of themselves, their heirs, successors and assigns, each agree that they will not construct, maintain, or suffer to be constructed or maintained upon the said lands, within 100 feet of the well hereinabove described, so long as the same is operated to furnish water for public construction, any of the following:

Cesspools, sewers, privies, septic tanks, drain fields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

HEIRS, SUCCESSORS AND ASSIGNS

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in this land described herein or any part hereof, and it shall pass to and be for the benefit of each owner thereof. These covenants and agreements may be terminated or modified upon the recordation of an acknowledged agreement signed by all then existing parties/contract purchasers sharing ownership in the well.

[The remainder of this page intentionally left blank.]

EXECUTED THIS May 24 day of May, 2007

[Signature]
Sean Northrop, managing member
Meadow Springs, LLC

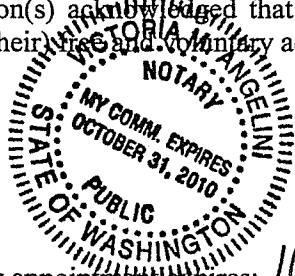
State of Washington
County of: Kittitas

I certify that I know or have satisfactory evidence that Sean Northrop
Is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-24-07

[Signature]

Notary Public for the State of Washington


My appointment expires: 10.31.10

[Signature]
Kevin Krause, Grantee/Owner
Tax Parcel Number 19-14-01056-0009

[Signature]
Debra A. Krause

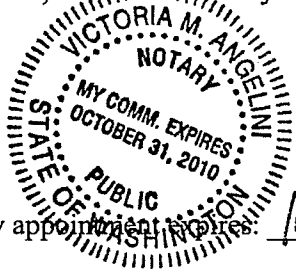
State of Washington
County of: Kittitas

I certify that I know or have satisfactory evidence that Kevin Krause & Debra Krause
Is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-24-07

[Signature]

Notary Public for the State of Washington


My appointment expires: 10.31.10

May 3, 2007

Dear Kittitas County Department of Health,

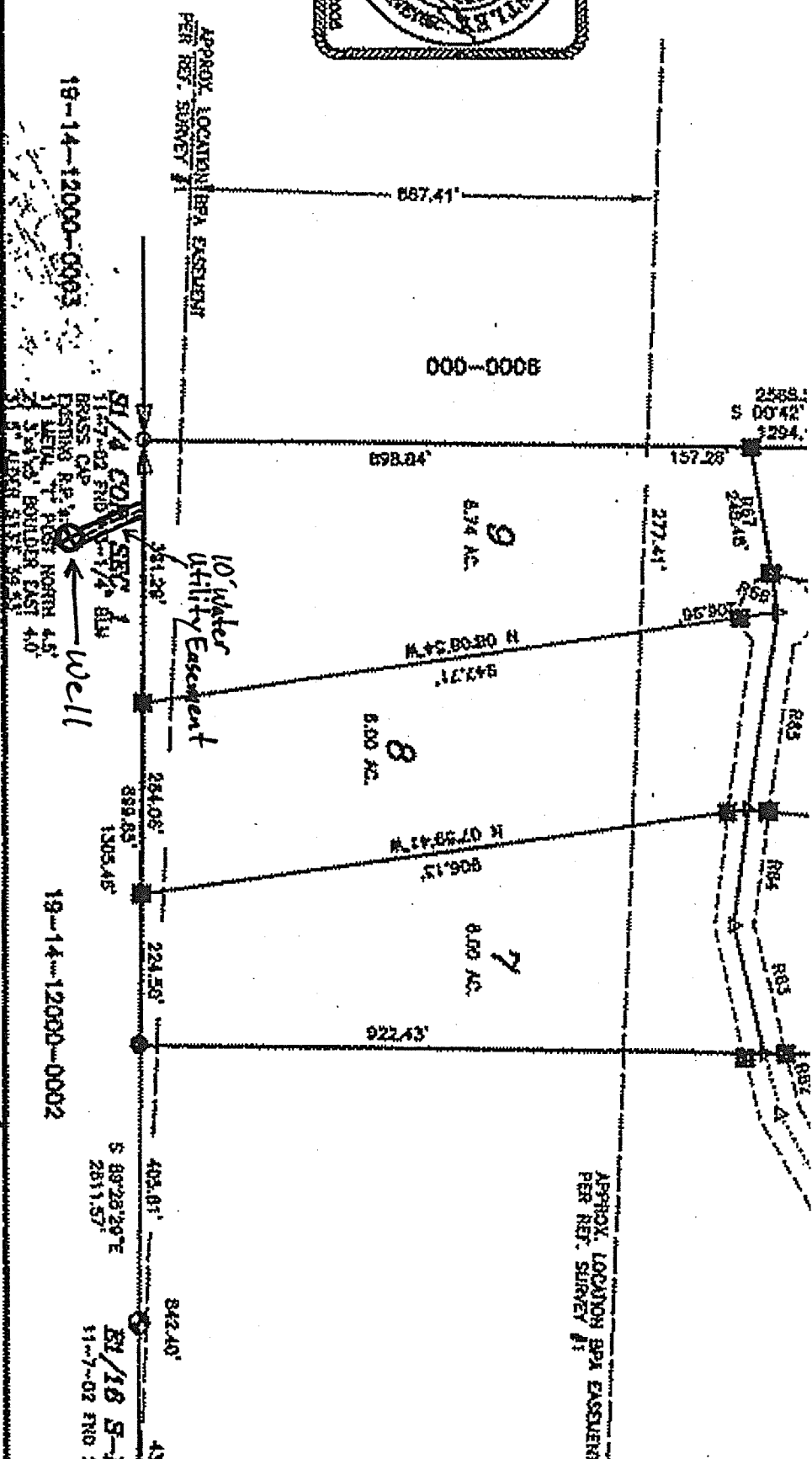
Scatter Creek Resources and Kevin Krause are entering into an agreement to use well #AKW671 as a shared well. The well was drilled on October 24th 2005 and it is our understanding that it can accommodate shared residential use. Scatter Creek Resources will continue to work with and support the connection that Kevin Krause needs from well #AKW671 for his building requirements.

Sincerely,



Wayne Nelsen
Scatter Creek Resources LLC

Exhibit "A"



ADDITIONAL CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF FEB 2005 AT SEASIDE OF BRITAIN IN PLAT 816 OF BOOK 9 AT THE REQUEST OF BLAIR & ASSOCIATES LAND SURVEYORS, INC.

John C. Bentley

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SOUTH FOWLER CREEK, INC. IN MAY 2004

John C. Bentley

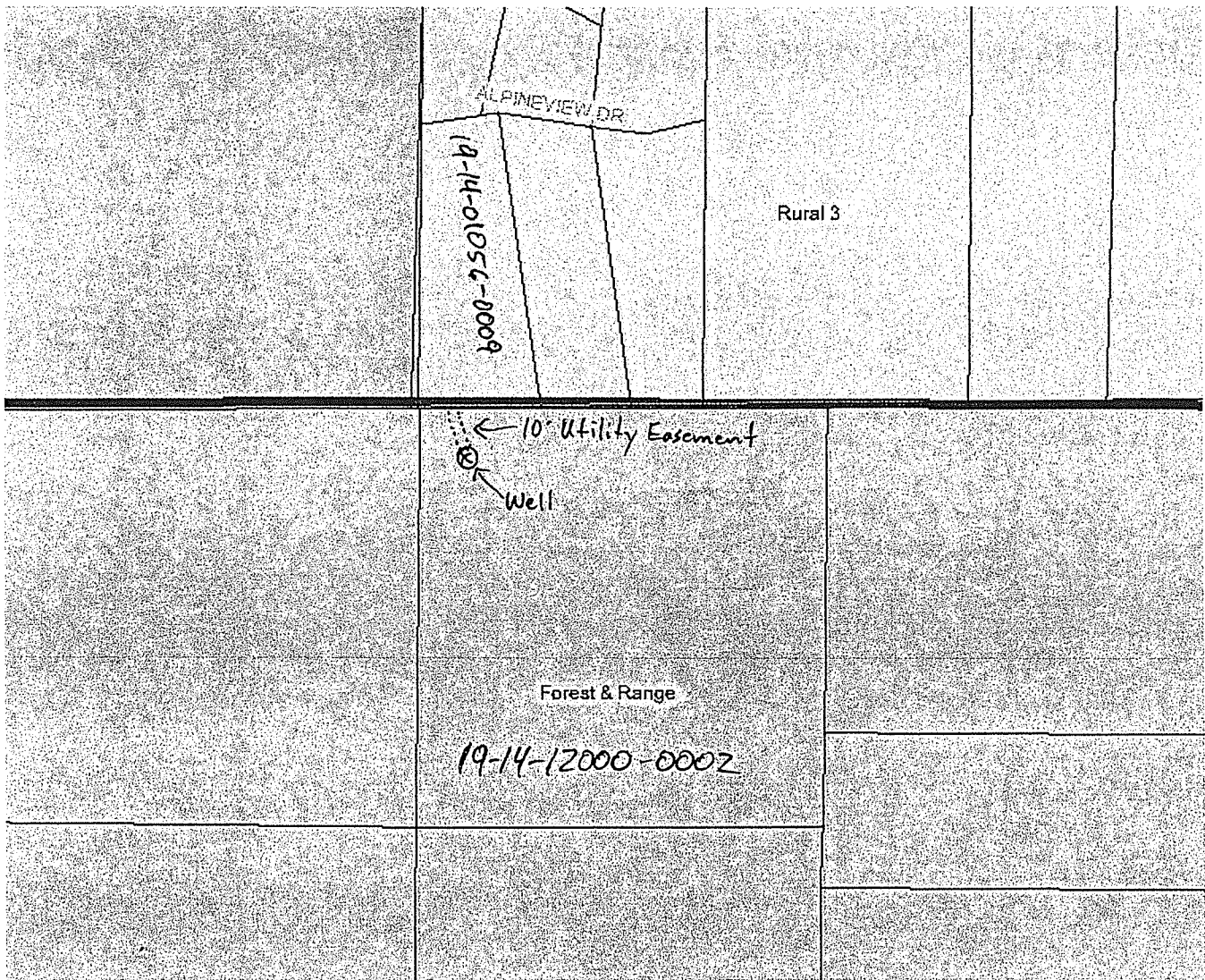
ORIGINAL PARCEL

LOT 42-A, S⁹-2005-11 FOR SUBDIVISION IN THE COUNTY OF WASHINGTON, AS PER PLAT 11 OF PLATS, PAGES 251 AND 2

TAX PARCEL NO. 19-14-1

OWNER: SOUTH FOWLER CREEK, INC. 315 26TH AVE S PUYALLUP, WA 91

Exhibit "A"





[Water Resources](#)
[Links](#)
[Disclaimer](#)
[Privacy Notice](#)

[Water Docs](#) | [Home](#) | [Text Search](#) | [Map Search](#) | [Site Info](#) | [Forms](#) | [Contact Us](#)

TEXT SEARCH RESULTS

[Back ...](#) | [New Search](#)

- **Search Criteria Used:** Well Tag ID: akw671
- There are 1 well logs that match your search criteria.
- The results are sorted by Well Tag ID.

[Download all 1 Images](#) | [Download all 1 Records](#) | [Print this Page](#) | [Help](#)

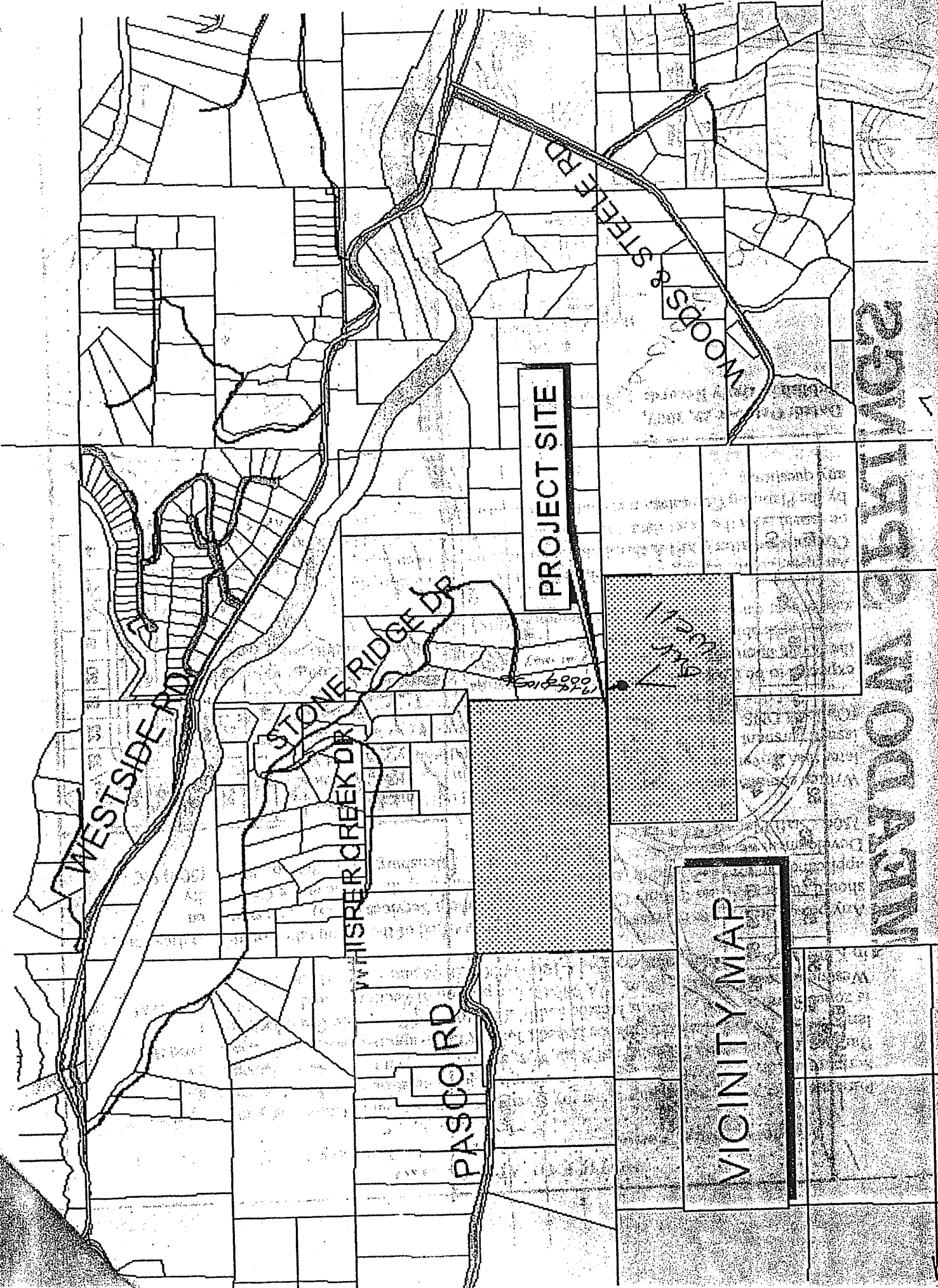
Displaying 1 - 1 of 1 well log results

1. **SCATTER CREEK** - { [view PDF](#) | [view TIFF](#) }
 Public Land Survey: NW, NW, S-01, T-19-N, R-14-E, Tax Parcel Number: 19-14-01000-0002
 County: KITTITAS, Well Address: PASCO RD, CLE ELUM 98922
 Well Log ID: 423592, Well Tag ID: AKW671, Notice of Intent Number: W170915
 Well Diameter: 6 (inches), Well Depth: 282 (feet)
 Well Type: Water, Well Completion Date: 10/24/2005, Well Log Received Date: 11/16/2005

[Ecology Home](#) | [Water Resources](#) | [Water Docs](#) | [Well Log Home Page](#) | [Links](#) | [Disclaimer](#) | [Privacy Notice](#)

© Washington State Department of Ecology | Well Log Imaging Internet Version 1.0 | 2/12/2003

15

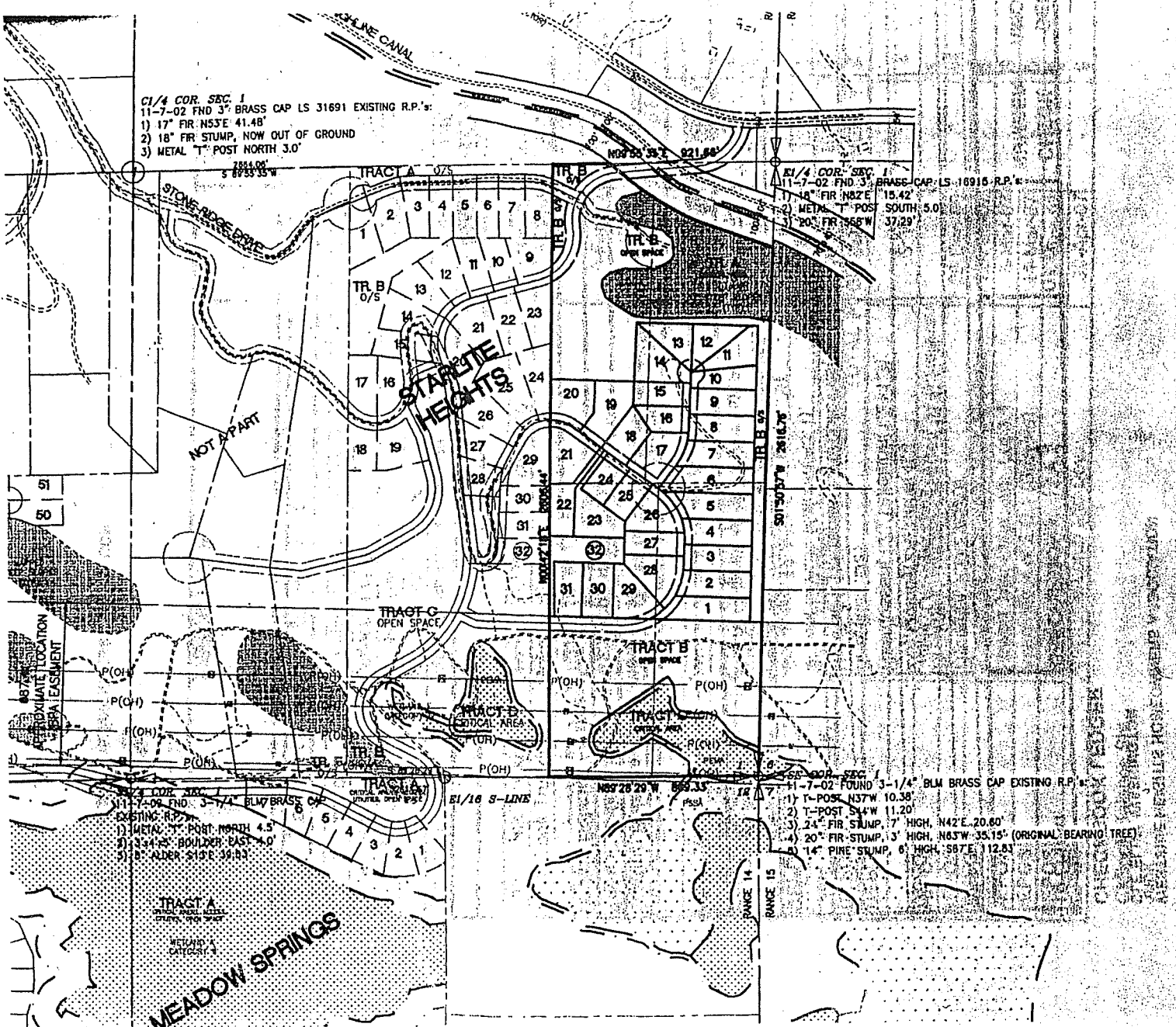


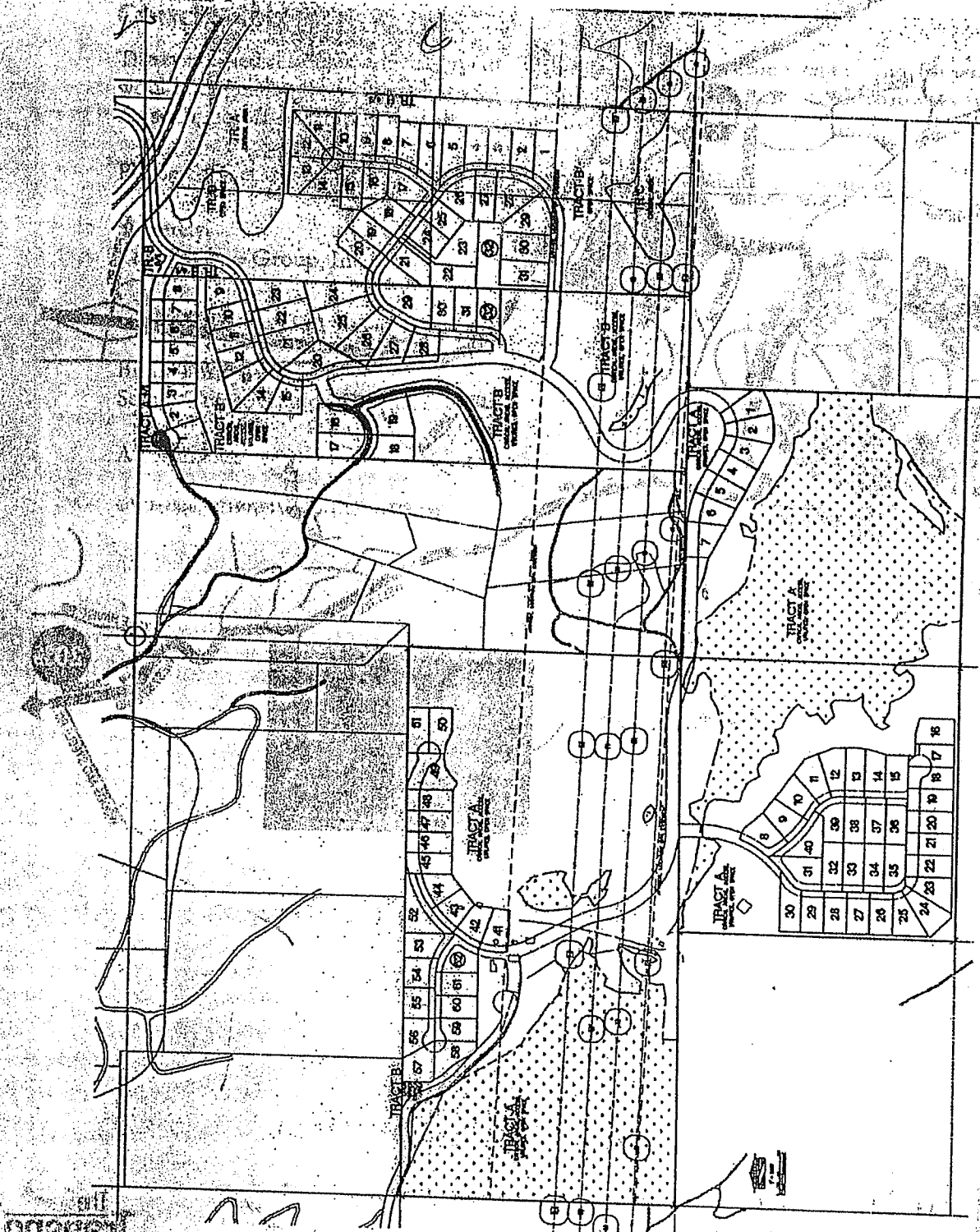
PROJECT SITE

VICINITY MAP

NEVADO M & BAYLOR

COPY OF DEVELOPMENT PLAN FOR 12B, 12C & PASCO PROPERTIES DISTRIBUTED @ 15 SEPT 07 WHA MTG





Attachment 2
Preliminary Site Plan

Meadow Springs, Starlite Heights, and Tamarack Ridge TIA

MEADOW SPRINGS

19-14-01056-0009
 APPROXIMATE LOCATION
 687.48' BPA EASEMENT

TRACT B
 CRITICAL AREA
 UNLESS OPEN SPACE

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REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT. CHAPTER 82.45 RCW - CHAPTER 458-61A WAC. THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL PAGES ARE FULLY COMPLETED.

Check box if partial sale of property. (See back of last page for instructions)

<p>SELLER GRANTOR</p> <p>Name: Meadow Springs, LLC</p> <p>Mailing Address: 204 W. First</p> <p>City/State/Zip: CFT WA 98922</p> <p>Phone No. (including area code):</p>		<p>BUYER GRANTEE</p> <p>Name: Kevin & Debra Krause</p> <p>Mailing Address: 4911 Springwood Dr, BDX 695</p> <p>City/State/Zip: CFT WA 98922</p> <p>Phone No. (including area code):</p>	
<p>Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee</p> <p>Name: _____</p> <p>Mailing Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No. (including area code): _____</p>			
<p>Street address of property: _____</p> <p>This property is located in <input checked="" type="checkbox"/> unincorporated _____</p> <p>County OR within <input type="checkbox"/> city of _____</p>			

1. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Loc no 14-14-NO 1/4 sec 1 T1N19 R14 - 13pt SO of TAXID 19-14-D106-0009 - 30ft East and West and South of well ID # AK0671 ECD logy trty. located on tax parcel 19-14-1200-0002.

2. List all real and personal property tax parcel/account numbers - check box if personal property

19-14-1200-0002

3. List all personal property (tangible and intangible) included in selling price

WAC No. (Section/subsection): 458-61A-111

Reason for exemption: _____

4. If claiming an exemption, list WAC number and reason for exemption.

5. Enter Abstract Use Categories: 1, 13

6. Is this property classified as forest land per chapter 84.36 RCW? YES NO

7. Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO

8. Is this property receiving special valuation as historical property, agricultural, or timber land per chapter 84.34? YES NO

9. Is this property classified as forest land per chapter 84.33 RCW? YES NO

10. Is this property receiving special valuation as historical property? YES NO

11. If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

(3) OWNER(S) SIGNATURE

12. List all personal property (tangible and intangible) included in selling price

13. Date of Document: 5-24-07

14. Gross Selling Price: \$1,618,800

15. Personal Property (deduct) _____

16. Exemption Claimed (deduct) _____

17. Taxable Selling Price: \$1,618,800

18. Excise Tax (State \$0.22 / Local \$0.22) _____

19. State \$ _____

20. Local \$ _____

21. Delinquent Penalty \$ _____

22. Subtotal \$ _____

23. State Technology Fee \$ 5.00

24. Affidavit Processing Fee \$ _____

25. Total Due \$ 182,76

26. DEPUTY ASSESSOR: _____

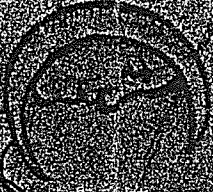
27. DATE: 5-25-07

28. NEW OWNER(S): To continue special valuation as historical property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW shall be due and payable by the seller or transferor at the time of sale.

29. NEW OWNER(S): To continue the current designation as forest land or agricultural, or timber land per chapter 84.34, sign (3) below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.08). Prior to signing (3) below, you may contact your local county assessor for more information.

30. (3) OWNER(S) SIGNATURE: _____

Page 1 of 2



D. KAUSE
1601740290
8908 SUNBURY COURT SE
PORTLAND, OR 97207

1984/1230

3853

PAID BY
D. KAUSE

Just for you

\$ 5618.00

Wells Fargo

WELLS FARGO BANK NORTHWEST, INC.
8501 SOUNDVIEW DRIVE
GIG HARBOR, WA 98161
WWW.WELLSFARGO.COM

Bill paid in full

1-1-2500854710063528448811 3853

© 1984 WELLS FARGO BANK

SPIN AND MOON

⑆35081403⑆356191582⑆ 3726 ⑆000060000⑆

Pay to the order of *Debra L Krause*

Kevin C Krause
Debra L Krause
PO box 685
Cie Elum, VA 22922
360-710-1075/360-509-2924

Pay to the order of *William E. Krause*
\$ *100.00* Dollars

3726
19-B1403250
5-24-2007



Department of Energy
Bonneville Power Administration
2410 E. Hawthorne Road
Mead, WA 99021

May 8, 2007

In reply refer to: Case No. 20070321

TRACT Nos. VC-343, VC-345, C-GC-135, and 3C-GC-135

LINE: Grand Coulee-Raver No. 1 and 2 (left circuit operated as Schultz-Raver No. 1 and right circuit operated as Schultz-Echo Lake No. 1)
(70' AOL 26/3)

Kevin and Debra Krause
9608 Sunburst Ct SE
Port Orchard WA 98367

LAND USE AGREEMENT

Bonneville Power Administration (BPA) hereby agrees to your use of BPA's easement area for construction/installation, use, and maintenance of a buried 1-inch PVC water line for access to a well.

The location of your use is partially within the SW1/4SE1/4 of Section 1 and partially within the NW1/4NE1/4 of Section 12, Township 19 North, Range 14 East, Willamette Meridian, Kittitas County, State of Washington, as shown on the attached segment of BPA Drawing No. 153723, marked as Exhibit A.

You shall not make any changes or additions to your use of the right-of-way without BPA's review and written approval. Any other uses and utilities on the right-of-way must be applied for separately.

Please note that BPA is not the owner of this property. If you are not the owner, you must obtain the owner(s) permission to use this property. There may also be other uses of the property that might be located within the same area as your project. This agreement is subject to those other rights.

This agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA. This agreement is

revocable at will by the U.S., and does not convey any easement, estate, or interest in the land, nor does it modify, change, or otherwise alter the rights BPA acquired by Deed. BPA may terminate this agreement upon 30 days written notice.

The following items are advisory in nature, but should be given due consideration:

- Construction/installation, use, and maintenance of the buried water line shall be at no cost to BPA.
- BPA seeks your help maintaining the integrity of the electrical transmission system. Please report any Vandalism or Theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to \$25,000.00 will be paid should information lead to the arrest and conviction of persons committing a crime.
- BPA shall not be liable for damage to your property, facilities, or injury to persons that might occur during maintenance, reconstruction, or future construction of BPA facilities as a result of your facilities being within the right-of-way.

BY ACCEPTING THIS LAND USE AGREEMENT YOU ARE AGREEING TO THE FOLLOWING CONDITIONS:

1. Construction equipment must maintain a minimum distance of at least 20 feet between the highest point of the equipment and the transmission line conductors.
2. No storage of flammable materials or refueling of vehicles or equipment within the easement area.
3. Maintain a minimum distance of at least 50 feet between your facilities and any point where the transmission line structures enter the earth.
4. No interference or obstruction of access to transmission line structures by BPA's maintenance crews will be allowed.
5. Bury and maintain the PVC water line to a depth of at least 3 feet to comply with applicable NESC, national, state, and/or local standards.
6. Mark the location of the underground PVC water line with permanent signs, and maintain such signs, where they enter and leave BPA's right-of-way, and at any angle points within the right-of-way. BPA will not be responsible for damage to facilities not visibly marked.
7. Restore BPA's right-of-way to its original condition, or better following construction. No grade changes to facilitate disposal of overburden shall be allowed.
8. Modification of your present use requires BPA's written approval prior to implementation.

You agree to assume risk of loss, damage, or injury which may result from your use of the easement area, except for such loss, damage, or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended. It is understood that any damage to BPA's property caused by or resulting from your use of the easement area shall be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by you.

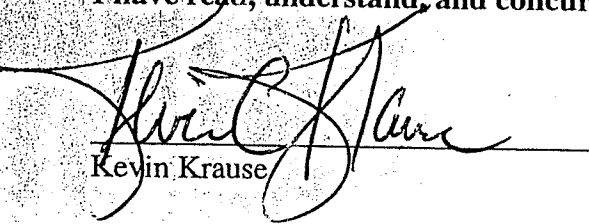
The subject use of this easement area has been determined not to be a hazard to, or an interference with, BPA's present use of this easement for electric transmission line purposes. Accordingly, there is no present objection to such use. However, if such use should, at any time, become a hazard to the presently installed electrical facilities of BPA, or any facilities added or constructed in the future, or if such use should interfere with the inspection, maintenance, or repair of the same, or with the access along such easement, you will be required to stop your use or remove such hazard or interference from the right-of-way at no expense to BPA.

This land use agreement becomes effective upon the signature of all parties.

If you have any questions or concerns, please notify us. You may direct any communication to this office, Bonneville Power Administration, Real Estate Field Services (TERR/Bell-1) 2410 E. Hawthorne Road, Mead, WA 99021, or by contacting Mari Rosales at (509) 321-2226 or toll free at (877) 417-9454.

A copy of this agreement shall be physically located at the project during construction activities.

I have read, understand, and concur with the terms of this agreement.


Kevin Krause

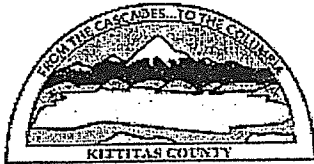

Debra Krause

5/16/07

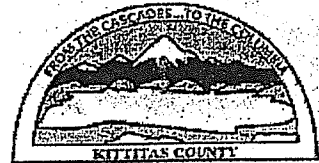
THIS AGREEMENT IS HEREBY AUTHORIZED.


Mari Rosales

BPA Field Realty Specialist



Kittitas County Assessor



Iris Rominger
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 025434
Map Number: 19-14-12000-0002
Situs:
Legal: ACRES 40.00, CD. 5790; SEC. 12; TWP. 19; RGE. 14; NW 1/4 NE 1/4;

Ownership Information

Current Owner: PASCO, EMIL ETUX
Address: 3900 PASCO RD
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1973
Senior Exemption:
Deeded Acres: 40
Last Revaluation for Tax Year:

Market Value

Land: 570
Imp: 0
Perm Crop: 0
Total: 570

Taxable Value

Land: 570
Imp: 0
Perm Crop: 0
Total: 570

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
04-01-1993	3587700	5	EMIL-PASCO	PASCO, EMIL ETUX	

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	PASCO, EMIL ETUX	590	0	0	590		590	View Taxes
2005	PASCO, EMIL ETUX	600	0		600		600	View Taxes
2004	PASCO, EMIL ETUX	620	0		620		620	View Taxes
2003	PASCO, EMIL ETUX	630	0		630		630	View Taxes
2002	PASCO, EMIL ETUX	650	0		650		650	View Taxes
2001	PASCO, EMIL ETUX	680	0		680		680	View Taxes

Parcel Comments

NO PARCEL COMMENTS FOR THIS RECORD!

Filedate: 11/12/2006 2:57:50 PM

Dan Valoff

From: Gene Harfst [geneh99@yahoo.com]
Sent: Thursday, November 15, 2007 12:27 PM
To: Dan Valoff
Subject: Meadow Springs Cluster ETC

RECEIVED

NOV 15 2007

**Kittitas County
CDS**

Gene Harfst
P O Box 1016
891 Whisper Creek Dr
S Cle Elum, WA 98943

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

Attn: Dan Valoff, Staff Planner

Dear Dan,

I have received the notice of application for the Meadow Springs, Tamarack Ridge and Starlite Estates Performance Based Cluster Preliminary Plat.

There are a number of concerns;

1. The soils in the Tamarack and Starlite plats are not suitable for septic systems on small lots. Most of us in the adjacent lots are 3 acres and have had to search for an area suitable for septic. Locating an area for septic and a replacement will be very difficult on lots less than 1 acre if not impossible. The SEPA Environmental Checklist B.1.c says soil types are unknown yet the Adolfson report describes the soils but not on Tamarack or Starlite. Both Tamarack and Starlite areas are brown clay to about 25 feet and then Phyllite. This type of soil does not drain well.
2. In the adjacent properties of Westside Heights Sapphire Skies did not provide adequate drainage ditches along the roadways to prevent runoff.
3. The SEPA Checklist 11.b says light or glare will not interfere with views from surrounding home. I disagree. With twice as many homes as allowed on 3 acre lots there will be twice as much light seen from adjoining property. This not compatible with rural communities.
4. Fire is a major concern. A house close to mine burned to the ground this year and almost started the adjacent house on fire. The fire department kept water on the adjacent house to keep it from burning. With houses on lots less than 1 acre the potential for a major fire is increased dramatically.
5. The open areas calculation looks suspect. The area under the power lines is not allowed to be calculated as open area.
6. Performance Based Cluster Platting 16.09.010 Purpose and Intent says "preservation of rural character". This application certainly does not preserve rural character.

This application should be denied.

Dan Valoff

From: ibsenal@aol.com
Sent: Thursday, November 15, 2007 1:15 PM
To: Dan Valoff
Subject: Pasco application

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NOV 15 2007

**Kittitas County
CDS**

Good Day;

I'm writing today about the Sapharie Skies various LLC's in connection with developing the old Pasco farm at the end of Pasco Road near Cle Elum. I support their plan as it provides for an access via Westside Road which is a paved main roadway and able to handle the traffic which will be generated during the construction process and in the coming years as the property is being built out and the new residents move into their homes.

The plan also calls for two emergency only access/exits equipped with "Knox boxed" gates which restrict passage to that of law enforcement/fire/emergency need only. This will also benefit the adjacent properties of Westside Heights and those of us who live on Pasco Road which is dead ended at the Pasco farm. Alternatives to the main entrances are important should an event such as wild land fire occur thus making us all safer.

The plan also calls for a State approved water system for the entirety of the four separate developments within the plan application. I believe that this addresses the sensitive water issue which we all have to live with in the upper county and allows for monitoring and control of this valuable resource.

As a resident of Pasco Road, though, I would like to see Kittitas County's plan approval stipulate that Fowler Creek Road and Pasco Road be provided with dust control and a reduced speed limit during the build process. I understand that eventually Pasco will become dead ended with a Knox Box gate but prior to such time construction access on these roads will create a hardship for those of us living on the road. You see, Pasco road is according to Kittitas County a primitive road which can not stand up to the additional burden of construction related traffic unless you require lower speeds to reduce road damage. Construction traffic typically consists of large heavy vehicles that will severely impact the roadway. Additionally the heavy dust clouds that they create make routine driving unsafe as well as covering our homes with heavy layers of dust. Many of us live on the road and will be severely impacted.

Fowler Creek Road is problematic as well because of the unsound road bed and sharp blind corners, not to mention the dangerous intersection at Westside Road. Recent development occurring on forest road #4517 has really taken a toll on Fowler Creek Road and the residents who live there. Allowing more traffic to Pasco will only aggravate the disorder.

From an ecological point of view, Fowler Creek its self is literally at the edge of the road and can be effected by heavier road use. It is home to the Giant Pacific Salamander and the Tailed frog as well as various fishes. Any run off goes directly into the creek and any traffic is virtually on the edge of the water.

Please confirm your receipt of my letter and thanks for serving Kittitas County. As well I thank you in advance for addressing the above issues since they will severely impact those of us who are residents of Fowler Creek Road and the now dead end Pasco Road.

Alan C. Runte'
 2121 Pasco Road
 Cle Elum

Correspondence address;

11/15/2007

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PO Box 421
Easton, Wa., 98925

Cell #206 510 5310

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Dan Valoff

NOV 15 2007

From: malfano@princesstours.com
Sent: Tuesday, November 13, 2007 12:02 PM
To: Dan Valoff
Cc: alfmac1998@hotmail.com; geneh99@yahoo.com
Subject: Concerns about environmental impacts for Cluster Living Plat (P-07-15, 16,18).

Kittitas County
CDS

Dear Mr. Valoff,

I am very concerned about the notice of application(s) received recently in the post about Cluster development plans to the above subject lots. Our lot is Lot 7 Westside Heights. Our family of four, 2 children ages 3 years and our baby at 3 months, my wife and I are land owners in Westside Heights. We are building a home this year on our lot. When we purchased land from Sapphire Skies they told us the lots would be 3-6&20 acre lots and the rural setting would be preserved with strict home owner covenants and the surrounding area as well will be rural landscape with some cabins and homes on large lots. With this information we agreed to buy land from them. Seems that this was not their true intention at all and I can not help but feel cheated with Sapphire Skies new vision of cluster living as a part of the rural setting we bought into. I truly feel we have all been told a non truth and this is just the start of what could be more overstatements of the truth. Sapphire Skies before we purchased also told us that our power would be placed in a panel box so that we could simply tap into it when we build. This we learned was also a non truth and we wound up paying an additional \$6K for a power box that we 100% were told would be placed on our land as part of our purchase agreement. The paper work vaguely says power supplied to lot. We truly were not told that you need to actually tap into a common line and bring power to your lot. I am a man of ethics and this type of conduct is far from ethical. The Washington State Real Estate exam places 30% of their test questions on ethics and when promises are made promises should be delivered on, especially when involving Real Estate transactions.

My concerns are as follows regarding the proposed "Cluster" developments:

The environment first and foremost. This will have a big impact on wetlands, run off, erosion etc. in our surrounding environs as well as all our neighbors. There would obviously be new roads through what appears to be wetland areas as well as addition run off from roads. Water is very low in our area. The people in-front of our lot told us they are producing less than 1/2 gallon a minute to one quart, (very low). Our lot produces only 1 gallon per minute and the neighbor one lot over from us dug two dry wells at a cost of close to or over \$30K only to show no water. Very sad. With Cluster living going in directly behind our lot and behind all of our neighbors to the west we are deeply concerned that our wells stand a very good chance of running dry with a big cluster living development in a mountain and rural setting known to produce low water volumes. It makes no sense to do this project in the area known for little water. We were told when we bought that most wells in the area produced between 4-20 gallons, not true again is the reality.

IF our well runs dry, will the city or the "Cluster developer guarantee water be brought to our house? We have a \$450K log home currently half way built on the land and without water it is worthless. We are very nervous and request that some form of guarantee be given to all neighbors that we will always have water and at no additional cost to

bring said water to our property. The cluster development and the many newly created challenges that it will bring to the environment and currently property owners the homes surrounding the cluster need a written guarantee for any well that runs dry the developer will bring water to our individual lots. It makes no sense to over build an area with such deep wells and low water volumes recently learned with the current homes being developed in this region.

Septic concerns and drain fields, Huge challenge especially with children in the area, wetlands, air quality, etc....

Storm water??? What guarantees are provided and environmental impact studies done to assist with this challenging topic and more importantly guarantees that the environment will be preserved for all those living in a "rural setting".

With cluster living in a mountain rural setting we are very concerned about road usage. We paid a lot of money for our roads, who maintains the roads, accounts for the massive increase in volume and road usage on private and county roads?

Emergency services - have assessments been detailed and carefully thought out on various emergent situations from fire, disaster planning etc.

Fire Service is another concern I would like to address. Is there enough equipment, staff, engine houses to fully care for such a massive development in this mountain region?

Wildlife, currently many deer, elk, wild turkeys live on our land and most of the surrounding area, this will surely impact wildlife in a huge way. Very sad again. We need to provide space and protect and carefully monitor development so that all can live in a carefully managed by the county region and that wildlife is preserved and that the greater interest of our very precious natural resources, wildlife are well managed. I do not think "cluster development" is obviously in the best interest of all the above reasoning. So many very legitimate concerns to address and we are counting on the county to do the right thing and preserve the rural nature this region offers and to rethink cluster arrangements in such a setting.

To that end, I believe there needs to be a lot more thought to the promises made by Sapphire Skies and that ethical and environmental impacts in this region need to be carefully evaluated to justify that a cluster development is indeed truly, in the best interest of the region and environment and to all those who live in the current surrounding environ. I am not opposed to growth but if I would've known how little water is in this region, I truly would've been more comfortable with land owners with lot sizes of 6-10-20 acres or more so that everyone can conserve and preserve what our rural and mountain settings, wildlife and resources provide. The above are only a few of the concerns I am writing about and I am sure I missed another 10 points or so that the county will come up with to show that this is not in the best interest of Kittitas County and our precious mountain and rural lands.

I thank you for your time and thank you for your consideration to the above thoughts today 11-13-07

Mark Alfano
Manager, Product Development
Princess Tours / Cunard Line

Princess Tours
800 5th Avenue Suite 2600
Seattle, WA. 98104
Direct #206 336-5906
Fax #206 336-6100

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NOV 13 2007

To: Mr. Sam Valoff
411 N. Ruby St, Ste. 2
Ellensburg, WA 98926

Olga Staheli
KITTITAS COUNTY
6241 W. Nelson ~~St~~ Sel.
Ellensburg, WA 98922
11-8-07 656-2231

Dear Mr. Valoff:

Unless the developers first build a new fire station, a police station, a new sewer system to treat waste water and public works people to support roads and its maintenance, I cannot agree to cluster developments. Without these infrastructures cluster developments make no sense and puts potential new residences in danger.

Inadequate road systems present a problem for the high traffic volume created by these proposed high density developments.

Please do not allow cluster developments. One house per 3 acres out in these rural areas make better sense and protects our integrity of rural living.

The displacement of our wildlife habitat should be considered also.

Potable water availability must be one of the most important issues to be studied.

Thank you Mr. Valoff for considering my requests.

Respectfully,

Olga Staheli

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NOV 14 2007

**Kittitas County
CDS**

Kittitas County Community Development Services
Attention: Dan Valoff, Staff Planner
411 North Ruby Street
Suite 2
Ellensburg, Washington 98926

RE:

- Tamarack Ridge Performance Base Cluster Preliminary Short Plat, 38-Lot Plat, (P-07-1815)
- Starlite Estates Performance Base Cluster Preliminary Short Plat, (Application Number is unknown)
- Meadow Springs Performance Base Cluster Preliminary Short Plat, 62-Lot Plat, (P-07-15)

Dear Dan Valoff.

In regards to Tamarack Ridge and Starlite Estates short plat we have the following comments.

- Waste Water and Sewer Treatment.
 - The application is inconsistent with waste water treatment methods. The application states the developer can chose between private septic tanks and community tanks.
 - The site plan attachment does not identify the location of the proposed community septic systems.
 - We believe the applicant must identify what properties shall be served by a private septic system, and what properties are served by a community system.
 - We believe the applicant must identify the location of a community waste / septic system. This is important when considering properties outside the development.
 - With the density of 0.6 acres the distances between the water source and waste water treatment may not be sufficient to comply with Code to ensure a potable water supply.
 - Adjacent property residents (of the Westside Heights Homeowner Association (WHHA)) have had to install pressured septic systems due to the presence of impervious rock strata underlying the area.
 - Therefore, we believe the applicant has provided insufficient information on the development's waste water treatment or community septic system. Also, we believe the proposed waste water treatment or community septic system

must be schematically developed by the applicant and a performance bond put forth as a condition of approval.

- Water Service Development.
 - The applicant states that properties will be served by a future Group A well. The applicant's site map does not identify where this well will be. How close will this high volume water system be to adjacent properties, and how will it affect their private wells.
 - Nor does the applicant describe who is responsible for the maintenance of a community water system.
 - Therefore, we believe the location the wells be identified, drilled and tested prior to short plat approval. In addition the water system shall be installed and in operation prior to the issuance of building permits. This is consistent with our understanding a short plat community wells within Kittitas County.
 - Therefore, we believe the applicant must provide a maintenance plan, which identifies who is responsible for the maintenance, which is to be approved by the appropriate authority having jurisdiction prior to approval.

- Storm Water Planning
 - The applicant describes that a storm water retention plan will be developed.
 - Recent experience is that storm water or spring melt water from the Tamarack Ridge, Starlight Estates, and Meadow Springs properties travels across other WHHA properties creating localized flooding on properties.
 - Therefore, we believe the applicant must provide a storm water retention plan, which identifies how storm water will be managed, and who is responsible for the maintenance, which is to be approved by the appropriate authority having jurisdiction prior to short plat approval. In addition, that a performance bond be provided that the system will be in-place prior to construction of dwellings.

- Fire Protection.
 - The applicant does not identify how fire protection will be provided. With a dwelling density of 1 lot averaging 0.6 acres, this places dwelling density similar to town or city or urban densities such as in the community of Cle Elum or Ellensburg.
 - The area is served by the local rural volunteer fire department.
 - The applicant has not identified a water tank for suppressing a fire. Will the dwellings, in a density similar to cities, be required to have individual residential sprinkler systems, if so what is the source of the water?
 - Therefore, the applicant must address how fire protection will be provided to the residents beyond the use of the local rural volunteer fire department.

- Traffic and Roads.
 - The applicant and study does not account for the traffic generated by the residents and property owners of Whisper Creek Drive and Stone Ridge Road.
 - The applicant and study does not address how the Tamarack Ridge, Starlite Estates and Meadow Springs residents will impact the private roads within the WHHA to which they are part of and attached to.
 - The applicant does not identify the type of road surfaces to be installed serving the residents of Tamarack Ridge, Starlite Estates and Meadow Springs. A chipseal road is inconsistent with some of the existing private roads to which the applicants development will connect to.
 - The Tamarack Ridge, Starlite Estates and Meadow Springs potential traffic volume may require an asphalt road be installed, not a chipseal road.
 - The study erroneously describes traffic in the development as using Fowler Creek and Pasco Road to access Westside Roads. This road is an unpaved, two-lane road which after rainy periods or during the spring melts of winter snows becomes soft and has bumps and ruts. We are certain that residents of the aforementioned properties will use the roads within the development, which includes Whisper Creek Road and Stone Ridge Road.

- Road, Water System, Waste Water System, and Storm Water System maintenance.
 - The applicant has not identified what organization will be responsible for the maintenance, and future replacement of these systems.
 - Therefore, we believe the applicant shall identify what organization will be responsible for these systems. Especially if the applicant is expecting a local homeowner associations or a new homeowner association to be responsible.

- Impact on adjacent properties.
 - The development is inconsistent with the Westside Heights Homeowner Association (WHHA) Covenants, Conditions and Restrictions (CCR's) of which Tamarack Ridge and Starlite Estates is part of.
 - A WHHA goal is to maintain a quality community appearance, insure compatible development of land and structures and to protect and enhance real estate values.
 - The WHHA CCR's were received by the Kittitas County Auditor and recorded with the number of 20030507001.
 - Tamarack Ridge and Starlight Estates are included property boundaries described by the WHHA CCR's.
 - The housing density, about 1 dwelling per acre, is inconsistent with the housing density of WHHA, about 1 dwelling per 3 acres.
 - The application describes states the average lot size is 0.6 acres. Again this is less that the WHHA density.

Kittitas County Community Development Services
RE: Tamarack Ridge, Starlite Estates, and Meadow Springs Short Plat Applications

- Although open areas are provided the proposed development does not conform with the WHHA CCR's.
- Therefore, we believe the Tamarack Ridge, and Starlight Estates development is inconsistent with the surrounding community.

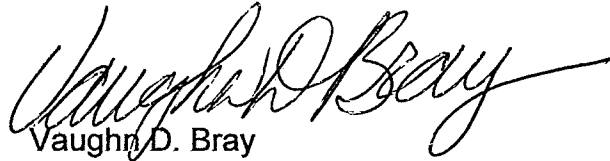
Our comments for the Meadow Springs Short Plat are similar to the aforementioned comments except for the comments pertaining to the impact of adjacent properties within the Westside Heights Homeowner Association.

Lastly, please inform us of the time, date, and location of the public hearings on the aforementioned short plats at the following address.

Vaughn and Terri Bray
14119 – 111th Avenue Northeast
Kirkland, Washington 98034

Thank you.


Terri Bray


Vaughn D. Bray

Dan Valoff

From: Katie F. Cote [kcote@GordonDerr.com]
Sent: Thursday, October 29, 2009 5:22 PM
To: Dan Valoff
Subject: Meadow Springs, Tamarack Ridge, Starlite Heights "Issues"

Below is a summary of review issues you may want to address in the staff report:

To summarize: open space; clustering of Lot 62; and some other critical areas stuff.

Meadow Springs:

- Wetland buffers and wildlife issues: we received an email from Cathy Reed on Tuesday describing her concerns about impacts to wetlands. Her comments were not incorporated into the MDNS (came too late). When reviewing the plat, we decided not to require larger wetlands because the lot layout generally does not encroach on the buffers and in some cases extra open space is included between the buffers and lot lines. The habitat contained in the unnamed stream is protected by the wetlands. The issue of buffers impacts mostly the Type II wetland with high habitat value in the southern part of the parcel. DOE calls for a buffer of 200' for Type II wetlands with high habitat value.
- There is one wetland crossing where a box culvert is proposed. It may be wise to include some condition requiring them to demonstrate that they have not filled any wetland in the process of creating the box culvert (I forgot this in the cover letter)
- Lot 62: as we discussed, this needs to be clustered
- Lot 62: as we discussed, this is 100% in an area with over 33% slope. *protection required on this plat* Other lots also have steep slopes, but none are totally above 33%. Lot 62 has a slope of about 26% and Lot 6 has a slope of 27%. All others are under 25%.
- Open Space: They claim 40 bonus points for keeping 40% of the lot in open space, but to earn these points they need 63.18 acres; they propose only 19.02 acres (which is 40% of the "Project Area—not including road easements, critical areas, or BPA easement").
- They need to demonstrate on the plat map how they have met the minimum open space requirements.
- There is a known Historic Site: the Pasco Homestead. They have agreed to perform a cultural resource inventory, and we are requiring an evaluation of the Pasco Homestead. I am not sure if this is shown on the plat map → maybe it should be?

Tamarack Ridge:

- Open Space: Same issue: they need a minimum of 40% bonus for open space; they propose 43%. 43% open space would be 21.63 acres; they propose 17.71 acres;
- They need to demonstrate on the plat map how they have met the minimum open space requirements.

Starlite Heights:

- Open Space: Same issue: they need a minimum of 40% bonus for open space; they propose 47%. 47% open space would be 23.65 acres; they propose 22.45 acres;
- They need to demonstrate on the plat map how they have met the minimum open space requirements.

When you start working on the staff report, give me a call if you need more information. I hope this list of issues helps.

Katie F. Cote | Land Use Planner | **GordonDerr LLP** | 2025 First Avenue, Suite 500, Seattle, WA 98121- | kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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