



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BINDING SITE PLAN

(For divisions of property for purposes of lease or sale according to KCC Chapter 16.05. This form is to be used for new binding site plans and for amendments to recorded binding site plans (KCC 16.05.060.1))

*A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Ten large copies and one small 8.5" x 11" copy of a conceptual site plan including the following information (if appropriate to the project):
 - maximum number of dwelling units permitted;
 - approximate size and location of all proposed buildings;
 - approximate layout of an internal vehicular circulation system, including proposed ingress and egress;
 - location and size of utility trunk lines serving the site;
 - topography detailed to five-foot intervals.
- Project Narrative responding to Question 9 – 11 on the following pages.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required

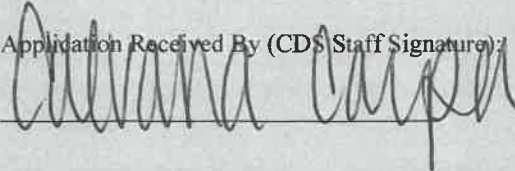

OPTIONAL ATTACHMENTS

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

APPLICATION FEES:

\$1,860.00	Kittitas County Community Development Services (KCCDS)
\$130.00	Kittitas County Fire Marshal
\$415.00	Kittitas County Public Health
\$2,405.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 12/27/18	RECEIPT # 	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; margin-top: 5px;">DEC 27 2018</div> <div style="font-weight: bold; margin-top: 5px;">Kittitas County CDS</div> <div style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 05-21-2018

Page 1 of 3

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

GENERAL APPLICATION INFORMATION

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

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

Name: KITTITAS COUNTY PUBLIC WORKS
 Mailing Address: 111 N. RUBY STREET. SUITE 1
 City/State/ZIP: ELLENSBURG WA 98926.
 Day Time Phone: (509) 962-7523.
 Email Address: _____

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

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

Agent Name: JUSTIN TURNBULL, COUNTY SURVEYOR.
 Mailing Address: 111 N. RUBY ST. SUITE 1
 City/State/ZIP: ELLENSBURG WA 98926.
 Day Time Phone: (509) 933-8251
 Email Address: justin.turnbull@co.kittitas.wa.us.

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: CANDIE LEADER
 Mailing Address: 111 N. RUBY ST., SUITE 1
 City/State/ZIP: ELLENSBURG WA 98926
 Day Time Phone: (509) 962-7523
 Email Address: candie.leader@co.kittitas.wa.us

4. Street address of property:

Address: 1101 E. BOWERS RD.
 City/State/ZIP: ELLENSBURG WA 98926

5. Legal description of property (attach additional sheets as necessary):

SEE ATTACHED.

6. Tax parcel number: ~~SEE~~ SEE ATTACHED

7. Property size: 11.42 (acres)

8. Land Use Information:

Zoning: LIGHT INDUSTRIAL

Comp Plan Land Use Designation: RURAL RESIDENTIAL

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

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

11. What County maintained road(s) will the development be accessing from?
W. BOWERS RD/EDWARDS BUS. LOOP/ELMVIEW RD/FALCON RD/PIPER RD/CESSNA RD/BEECH RD.
AUTHORIZATION

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X [Signature]

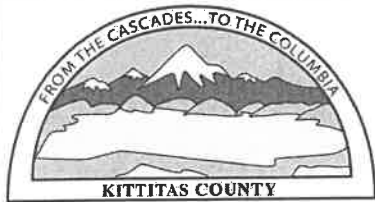
12/01/2018

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

Date:

X [Signature]

12-27-18



Kittitas County

INVOICE

411 N. Ruby St., Suite 2, Ellensburg WA
98926
509-962-7506
<https://www.co.kittitas.wa.us/cds/>
cds@co.kittitas.wa.us

Date: 27-Dec-18

KITTITAS COUNTY PUBLIC WORKS
411 N RUBY ST, STE 1
ELLENSBURG, WA 98926

Application No.: BS-18-00001

Parcel No.:

Project:

Subdivision:

Permit Type: Binding Site Plan for commercial and industrial divisions

Site Address:

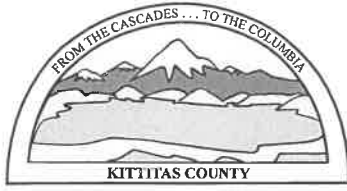
Description	Fee Amount	Paid/Credit	Balance Due
Binding Site Plan	\$1,860.00	\$0.00	\$1,860.00
Binding Site Plan (Fire)	\$130.00	\$0.00	\$130.00
Binding Site Plan (Health)	\$415.00	\$0.00	\$415.00

Total Fee Amount:	\$2,405.00
Total Paid Credits:	\$0.00
Balance Due:	\$2,405.00

PAYMENT DUE UPON RECEIPT

Contacts:

Type	Name	Address
APPLICANT	KITTITAS COUNTY PUBLIC WORKS 509-962-7523	411 N RUBY ST, STE 1 ELLENSBURG, WA 98926



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, Director, P.E.

BOWERS FIELD AIRPORT BINDING SITE PLAN ~ NARRATIVE PROJECT DESCRIPTION ~

RECEIVED
DEC 27 2018
Kittitas County CDS

The purpose of the revised binding site plan is to correct errors and ambiguities contained in the previous Binding Site Plan filed under AFN:201006280055, as well as revise parcel layout to better suit future development.

Bowers Field and adjacent business park comprise a total of 1142 acres of light industrial zoned property. Existing utilities consist of Water, Sewer and Power provided by the city of Ellensburg,

All buildings on site consist of office space, aircraft hangers, or industrial facilities. No residential structures are part of the development.

~EXISTING LEGAL DESCRIPTIONS~

18-18-24000-0001

All of Section 24, Township 18 North, Range 18 East, W.M., records of Kittitas County, State of Washington,
EXCEPT a strip of land 60 feet wide beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section and running;
Thence East 60 feet; Thence South to the North line of the roadway 60 feet wide running along the South side of said Southwest Quarter of said section;
Thence West 60 feet; and Thence North to the point of beginning, as conveyed to the Cascad Investment Company, a corporation, by deed recorded in Book 52 of Deeds, page 161 and a strip of land 60 feet wide extending along the south side of said quarter of quarter section deeded to Ellensburg Airport Company, a corporation, by deed filed for record March 19, 1932, and recorded in Book 53 of Deeds, page 67.
AND EXCEPTING rights of way of county roads and right of way of laterals of Kittitas Reclamation District.

18-18-25010-0001

The Northwest quarter of the Northwest quarter, the Northeast quarter of the Northwest quarter, the Northwest quarter of the Northeast quarter, and the Northeast quarter of the Northeast quarter of Section 25, Township 18 North, Range 18 East, W.M., records of Kittitas County, State of Washington.
EXCEPT a strip of land, 10 feet in width adjacent to, and abutting the South boundary line of said Northwest quarter of the Northwest quarter and Northeast quarter of the Northwest quarter of said Section 25, said Northwest quarter of the Northeast quarter and Northeast quarter of the Northeast quarter of said Section 25, and the East boundary line of said Northeast quarter of the Northeast quarter of said Section 25;
AND EXCEPTING the rights-of-way of Airport County Road and Bowers County Road

18-18-23000-0001

The East half of Section 23, Township 18 North, Range 18 East, W.M.,

EXCEPT that portion of said East half of Section 23 which is bounded by a line described as follows:

Beginning at the Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of the Southeast quarter of said Section 23,

1613.14 feet;

Thence South 89°51'12" West, 81.95 feet, to the true point of beginning of said line;

Thence North 89°55'04" West 1600.00 feet; Thence North 00°04'56" East, 2150.00 feet;

Thence South 89°55'04" East, 1600.00 feet; Thence South 00°04'56" West, 2150.00 feet, more or less, to the true point of beginning and terminus of said line.

AND EXCEPT that portion of the Southeast quarter of said Section 23, lying Southwesterly of the Southwestern Cascade Irrigation District right-of-way boundary line.

AND EXCEPT a strip of land, 10 feet in width adjacent to, and abutting the Northeasterly Cascade Irrigation District right-of-way boundary line beginning at the West boundary line of the Southeast quarter of said Section 23,

Thence Southeasterly along said Northeasterly right-of-way boundary line to the intersection of said Northeasterly right-of-way boundary line and the South boundary line of said Southeast quarter of Section 23;

AND EXCEPT the right-of-way of Bowers Extension County Road

AND EXCEPT the right-of-way of the Kittitas Reclamation District

18-18-23000-0007

Parcel A;

That portion of the East half of Section 23, Township 18 North, Range 18 East, W.M., which is bounded by a line described as follows:

Beginning at the Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of the Southeast quarter of said Section 23, 1613.14 feet;

Thence South 89°51'12" West, 81.95 feet to the true point of beginning of said line;

Thence North 89°55'04" West, 1600.00 feet;

Thence North 00°04'56" East, 2150.00 feet;

Thence South 89°55'04" East, 1600.00 feet;

Thence South 00°04'56" West, 2150.00 feet, more or less to the true point of beginning and terminus of said line.

Parcel B:

An access and utility easement, 60.00 feet in width, 30.00 feet on each side of a line described as follows:

Beginning at said Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of said Section 23, 3762.83 feet;

Thence North 89°55'04" East, 1003.36 feet; to the true point of beginning of said line;

Thence North 00°04'56" East, 937.60 feet;

Thence North 87°56'43" East 758.70 feet;

Thence North 00°37'17" West, 542.74 feet; more or less, to the Southerly right-of-way boundary line of Hungry Junction County Road and terminus of said line

The sidelines of said easement are to be extended or shortened to intersect with said Southerly right of way line of Hungry Junction Road and the Northerly boundary line of The above described parcel.

18-18-26010-0002

That portion of the Northeast quarter of Section 26, Township 18 North, Range 18 East, W.M., which is bounded by a line described as follows:

Beginning at the Northeast corner of said Northeast quarter of the Northeast quarter of Section 26, Thence South 00°06'16" West, along the East boundary line of said Northeast quarter of the Northeast quarter of Section 26, 392.71 feet;

Thence North 89°36'41" West, 30.00 feet, more or less, to a point on the Westerly right-of-way boundary line of Airport County Road;

Thence South 89°36'41" West 368.91 feet, to the true point of beginning of said line;

Thence continuing South 89°63'41" West, 350.60 feet, more or less, to a point along the Easterly right-of-way boundary line of Bowers Business Loop County Road and to a point on a non-tangent curve to the Northeast having a radial bearing of North 73°53'16" East, and a radius of 470.00 feet;

Thence Northerly along said curve 129.02 feet through a central angle of 15°43'41"

Thence North 00°23'04" West, along said Easterly right-of-way boundary line, 233.33 feet;

Thence continuing, North 45°11'48" East, along said right-of-way boundary line, 41.99 feet to a point on the Southerly right-of-way boundary line of Bowers County Road;

Thence South 89°13'21" East, along said Southerly right-of-way boundary, 340.84 feet;

Thence South 00°00'00" East, 383.20 feet, more or less, to the true point of beginning and terminus of said line.

18-18-26010-0001

That portion of the North Half of the Northeast quarter of Section 26, Township 18 North, Range 18 East, W.M., lying Northerly and Easterly of the Cascade Irrigation District Canal;

EXCEPT:

That portion of said North Half of the Northeast quarter of Section 26, which is bounded by a line described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Northeast quarter of Section 26;

Thence South 00°06'14" West, along the East boundary line of said Northeast quarter of the Northeast quarter of Section 26, 392.71 feet;

Thence North 89°53'46" West, 30.00 feet, more or less, to a point on the Westerly right-of-way boundary line of Airport County Road

Thence South 89°36'41" West 368.21 feet, to the true point of beginning of said line;

Thence continuing South 89°36'41" West, 350.60 feet, more or less, to a point along the Easterly right-of-way boundary line of Bowers Business Loop County Road and to a point on a non-tangent curve to the Northeast having a radial bearing of North 73°53'16" East, and a radius of 470.00 feet;

Thence Northerly along said curve, 129.02 feet, through a central angle of 15°43'41";

Thence North 00°23'04" West, along said Easterly right-of-way boundary line, 41.99 feet to a point on the Southerly right-of-way line of Bowers County Road;

Thence South 89°13'21" East, along said Southerly right-of-way boundary line, 340.84 feet;

Thence South 00°00'00" East, 383.20 feet, more or less, to the true point of beginning and terminus of said line.

AND EXCEPT

A strip of land, 10 feet in width adjacent to, and abutting the Northeasterly Cascade Irrigation District right-of-way boundary line, beginning at the North boundary line of said Northeast quarter of Section 26,

Thence Southeasterly along said Northeasterly right-of-way boundary line to the intersection of said Northeasterly right-of-way boundary line and the South boundary line of the Northeast quarter of the Northeast quarter of said Section 26;

Thence said strip continues Easterly, Northerly of, adjacent to, and abutting said South boundary line of the Northeast quarter of the Northeast quarter of said Section 26, to a point of intersection with the Westerly right-of-way boundary line of Airport County Road, said intersection being the terminus of said strip of land;

AND FUTHER EXCEPTING

The right of way of Bowers Business Loop County Road

~EXISTING PARCEL NUMBERS~

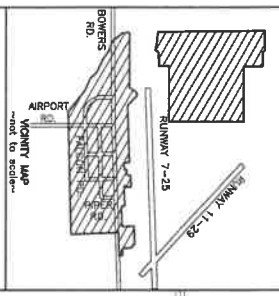
Parcel No's.

955261	955262	955263	955264
955265	955267	955268	955266
955269	955270	955271	955272
955273	955274	955275	955276
955277	955304	955302	955303
955301	955298	955296	955297
955305	955306	955307	955308
955309	955310	955311	955312
955313	955314	955316	955289
955290	955291	955292	955292
957117	955278	955279	955280
955281	955282	955283	955284
955285	955286	955288	086233
955257	955258	955259	955260
955317	955318	955319-29	955335
955336	957121	955332-34	955337
955338-60	957122-32	955361-65	076233
955366	955249-56	036233	955241-48

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T.18N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

RECORD NO. _____



APPROVALS

KITITAS CO. DEPT. OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20__

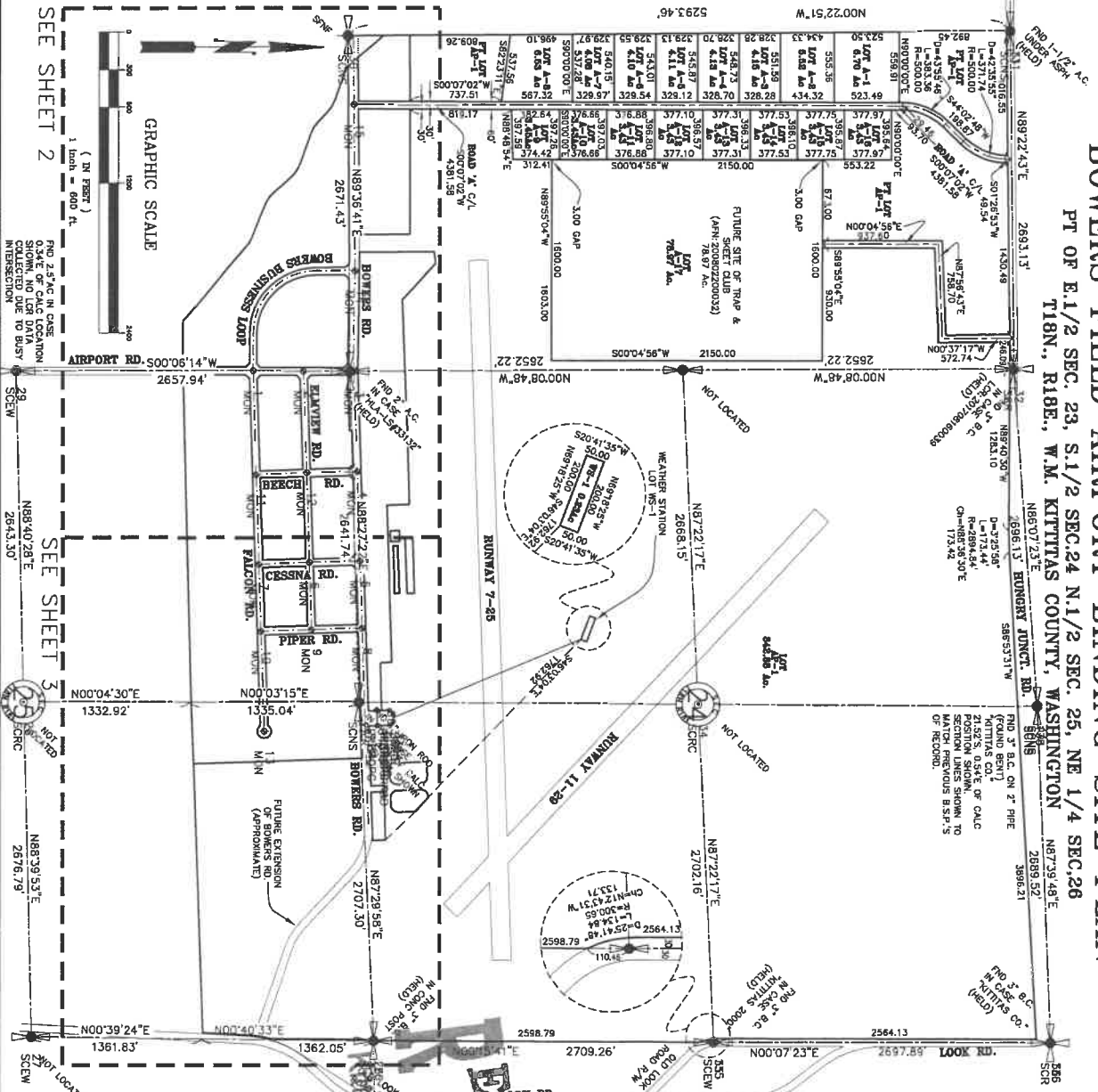
KITITAS COUNTY ENGINEER
_____ DAY OF _____ A.D. 20__

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D. 20__

KITITAS COUNTY HEALTH OFFICER
CERT. OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20__

KITITAS COUNTY PLANNING DIRECTOR
CERT. OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE YEAR PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAY IS NOW TO BE FILED.
PARCEL NO. 250333
DATED THIS _____ DAY OF _____ A.D. 20__

KITITAS COUNTY TREASURER
DATE _____



GRAPHIC SCALE
(IN FEET)
1 inch = 600 ft.

SEE SHEET 2

SEE SHEET 3

AUDITOR'S CERTIFICATE

DAWN BR. J. TURNBULL
CHECKED BY: J. TURNBULL
DATE _____
FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M. IN BOOK _____ OF _____ AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.
COUNTY AUDITOR _____ BY DEPUTY JUSTIN TURNBULL, P.S.#51802 DATE _____

SURVEYOR'S CERTIFICATE

JUSTIN TURNBULL
REGISTERED SURVEYOR
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY OR RECORDING ACT AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS IN _____ PARCELS.

KITITAS COUNTY PUBLIC WORKS

1101 BOWERS ROAD, ELLENSBURG, WA 98926
(509) 927-7233
www.kititas.gov

BOWERS FIELD

NAME: 1101 BOWERS ROAD, ELLENSBURG, WA 98926
DOMINANT USE: PT W/4 S23, PT N/4 S25, S24 T18N., R18E., W.M.
BINDING SITE PLAN: 076233 etc.
SCALE: 1" = 600'
DATE: 11/09/2018

- ### LEGEND AND ABBREVIATIONS
- FOUND CORNER AS NOTED
 - SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
 - * CALCULATED CORNER
 - ⊙ MONUMENT
 - ⊕ SECTION CORNERS
 - ⊖ CENTERLINE
 - ⊗ PROPERTY LINE
 - ⊘ WELL
 - SPNF SEARCHED FOR, NOT FOUND
 - M-M MONUMENT TO MONUMENT
 - (100.00) RECORD DISTANCE

RECEIVED
DEC 27 2018
KITITAS County CDS

NOTE
THIS PLAN SUPERSEDES AND CORRECTS OF THE PLAN RECORDED IN RECORDS OF THE PLANNING AND RECORDS SECTION UNDER AUDITOR'S FILE NO. 201006290055 RECORDS OF KITITAS COUNTY, WASHINGTON.
(SEE NOTE 8, PAGE 2)

OWNER
KITITAS COUNTY PUBLIC WORKS
KITITAS COUNTY ST., SUITE 1
ELLENSBURG, WA 98926

TAX PARCEL NO'S.
18-18-2300-0007 TO -0020
18-18-2305-0001 TO -0013
18-18-2400-0001 TO -0013
18-18-2405-0016 TO -0051
18-18-2600-0001 TO -0015
18-18-2605-0005 TO -0015

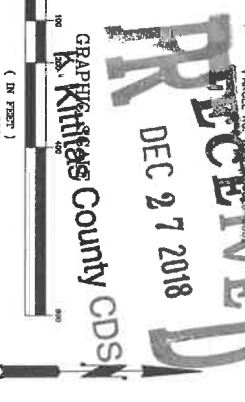
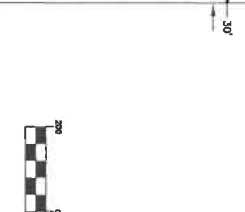
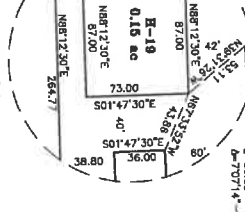
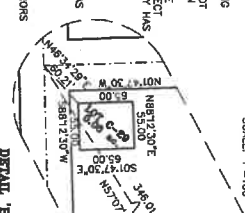
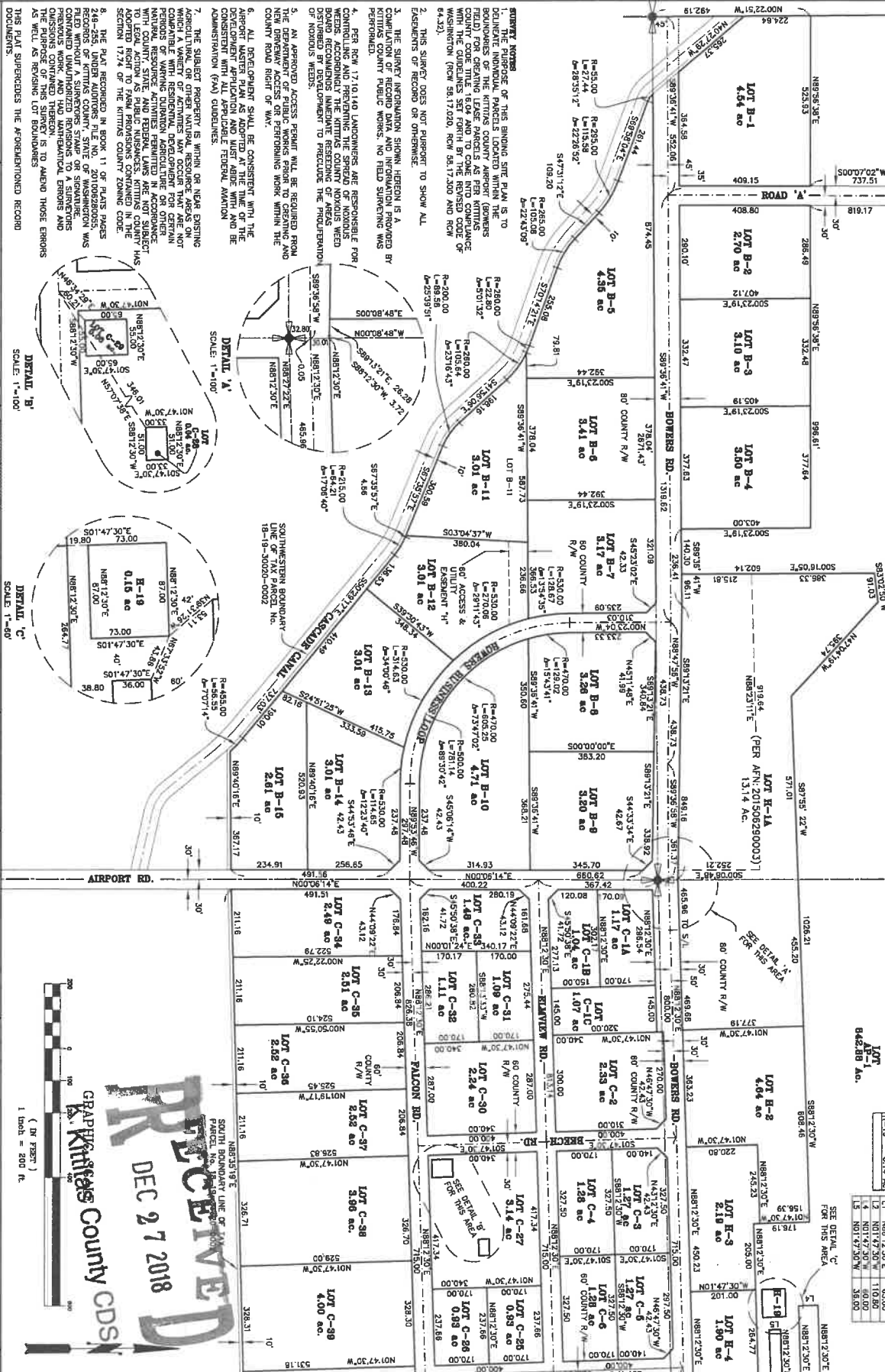
UTILITIES
CITY OF ELLENSBURG
WATER
SEWER
CITY OF ELLENSBURG
ZONING
LIGHT INDUSTRIAL

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECORD NO. _____

LOT AREAS	LINE TABLE
LOT 1	N89°12'30"E 15.21
LOT 2	N89°12'30"E 15.21
LOT 3	N89°12'30"E 15.21
LOT 4	N89°12'30"E 15.21
LOT 5	N89°12'30"E 15.21
LOT 6	N89°12'30"E 15.21
LOT 7	N89°12'30"E 15.21
LOT 8	N89°12'30"E 15.21
LOT 9	N89°12'30"E 15.21
LOT 10	N89°12'30"E 15.21
LOT 11	N89°12'30"E 15.21
LOT 12	N89°12'30"E 15.21
LOT 13	N89°12'30"E 15.21
LOT 14	N89°12'30"E 15.21
LOT 15	N89°12'30"E 15.21



1. THE PURPOSE OF THIS BINDING SITE PLAN IS TO DELINEATE INDIVIDUAL PARCELS LOCATED WITHIN THE BOWERS FIELD AIRPORT BINDING SITE PLAN (HEREINAFTER REFERRED TO AS "THE PROJECT") FOR CREATING LEASE PARCELS AS PER KITTITAS COUNTY CODE TITLE 16.04 AND TO COME INTO COMPLIANCE WITH THE GOVERNMENT SET FORTH BY THE REVENUE CODE OF WASHINGTON (RCN 85.17.020, RCN 85.17.200 AND RCN 84.23).

2. THIS SURVEY IS NOT INTENDED TO SHOW ALL ELEMENTS OF RECORD OR OTHERWISE.

3. THE SURVEY INFORMATION SHOWN HEREON IS A REPRESENTATION OF THE INFORMATION PROVIDED BY KITTITAS COUNTY PUBLIC WORKS. NO FIELD SURVEYING WAS PERFORMED.

4. PER RCN 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND MAINTAINING THE SPREAD OF NOXIOUS WEEDS ACCORDING TO THE KITTITAS COUNTY WEED DISTRICTS. THE KITTITAS COUNTY WEED DISTRICTS ARE DISTRIBUTED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING AND COUNTY ROAD RIGHT OF WAY.

6. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE KITTITAS COUNTY ZONING ORDINANCE AND THE DEVELOPMENT APPLICATION AND MUST ADEQUATE WITH AND BE CONSISTENT WITH ALL APPLICABLE FEDERAL AVIATION ADMINISTRATION (FAA) GUIDELINES.

7. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS OR COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF YEARING DURATION AGRICULTURE OR OTHER USES. THE SUBJECT PROPERTY IS NOT DESIGNATED AS AN AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS OR COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF YEARING DURATION AGRICULTURE OR OTHER USES. THE SUBJECT PROPERTY IS NOT DESIGNATED AS AN AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS OR COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF YEARING DURATION AGRICULTURE OR OTHER USES.

8. THE PLAN RECORDED IN BOOK 11 OF PLATS PAGES 283-284 OF THE KITTITAS COUNTY PUBLIC WORKS RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON WAS FILED WITHOUT A SURVEYOR'S STAMP OR SIGNATURE. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE SURVEY INFORMATION SHOWN HEREON IS CONSISTENT WITH THE RECORDS OF KITTITAS COUNTY PUBLIC WORKS AS WELL AS THE INFORMATION ON BOUNDARIES DOCUMENTS.

THIS PLAN SUPERSEDES THE AFORESAID RECORD DOCUMENTS.

AUDITOR'S CERTIFICATE

NAME: J. TURNBULL
 CHECKED BY: J. TURNBULL
 DATE: _____

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M. IN BOOK _____ OF _____ AT PAGE(S) _____ AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS.

COUNTY AUDITOR: JUSTIN TURNBULL, P.S. 616902
 BY DEPUTY: _____ DATE: _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE RECORDING ACT AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS IN ACCORDANCE WITH RCN 85.17.020, RCN 85.17.200 AND RCN 84.23.

NAME: _____
 ADDRESS: 1101 BOWERS ROAD, ELEMENSBURG, WA 98928
 PHONE: (509) 955-7323
 WWW: www.kittitascounty.com

DATE: 11/09/2018

SCALE: 1"=200'

PT W/1/2 S23, PT N/4 S25, S24 T18N., R18E., W.M.
 BINDING SITE PLAN
 SHEET 2 OF 3
 PKCD NO. 076233 etc.
 WPT ID: 18-18-24000-0001 etc.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeremy Johnston, Planner - Kittitas County CDS
FROM: Justin Turnbull, County Surveyor *ST*
DATE: January 11, 2019
SUBJECT: Bowers Field Binding Site Plan Application

Changes Reflected in this B.S.P.

The most recent submittal for the Bowers Filed Binding site plan addresses errors and ambiguities contained within the 2010 submittal as well as revising parcel boundaries to better suit existing leases and address the predicted future use of the lease sites.

The areas highlighted in pink reflect information absent or in error in the 2010 B.S.P.

The areas highlighted in Orange reflect proposed changes as a result of this B.S.P.

The areas highlighted in green reflect changes resulting from documents filed between 2010 and now.

Specific Changes

Exterior Airport Boundary

The 2010 BSP never actually surveyed the boundaries, nor the section lines, nor did they properly locate the Road Right of ways. Also the large parcel containing the runway was never assigned a Lot Number. These are reflected in the new site plan.

Lots Beginning with 'A'

Included absent information, as well as gave a lot number to the parcel identified as "Future Trap and Skeet Club" in 2010 BSP.

Tax Parcel 18-19-30020-0002

This is a 10' wide parcel adjacent to the South Boundary of the airport. The 2010 BSP was unclear in this manner.

Lots C-1A, C-1B, C-1C

Created new lots at the request of the lease holder of Lot C-1A.

Lots C-33, C-34, C-2, C-3, C-5, C-7

Changed Lot Lines to reflect curb radiuses falling outside existing right of way

Lots H-19, H-20, H-20A

Minor corrections to create a parallel parcel, and /or fit the existing building entirely within the Lot.

Lots H14, H-15, H-16, H-22, H-23, H24

Radiused corners to reflect existing asphalt of Airport Taxiway, Changed layout to reflect future use of airport leases to support larger aircraft.

Lots H-5 to H-13

Revised Lot layout to allow for larger aircraft.

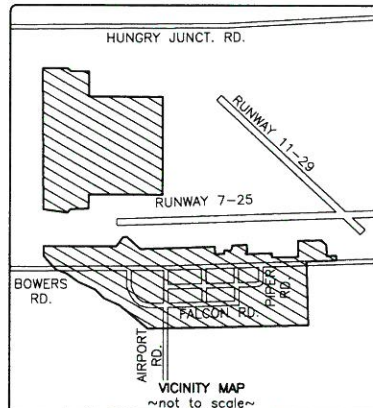
Lots H3, H4

Revised Lots to allow for predicted business or agency use.

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____



APPROVALS

KITTITAS CO. DEPT. OF PUBLIC WORKS

EXAMINED AND APPROVED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY HEALTH OFFICER

CERT. OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY PLANNING DIRECTOR

CERT. OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

PARCEL NO. 250333

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY TREASURER

DRAWN BY: J. TURNBULL

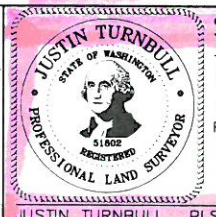
CHECKED BY: J. TURNBULL

DATE: _____ REVISIONS: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____
AT _____ M. IN BOOK _____ OF _____
AT PAGE(S) _____ AT THE
REQUEST OF KITTITAS COUNTY PUBLIC WORKS.

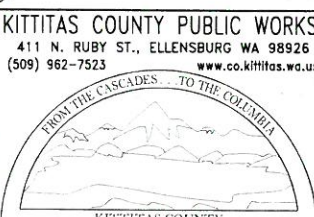
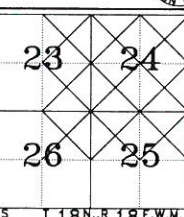
COUNTY AUDITOR _____ BY DEPUTY _____



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 KITTITAS COUNTY PUBLIC WORKS IN

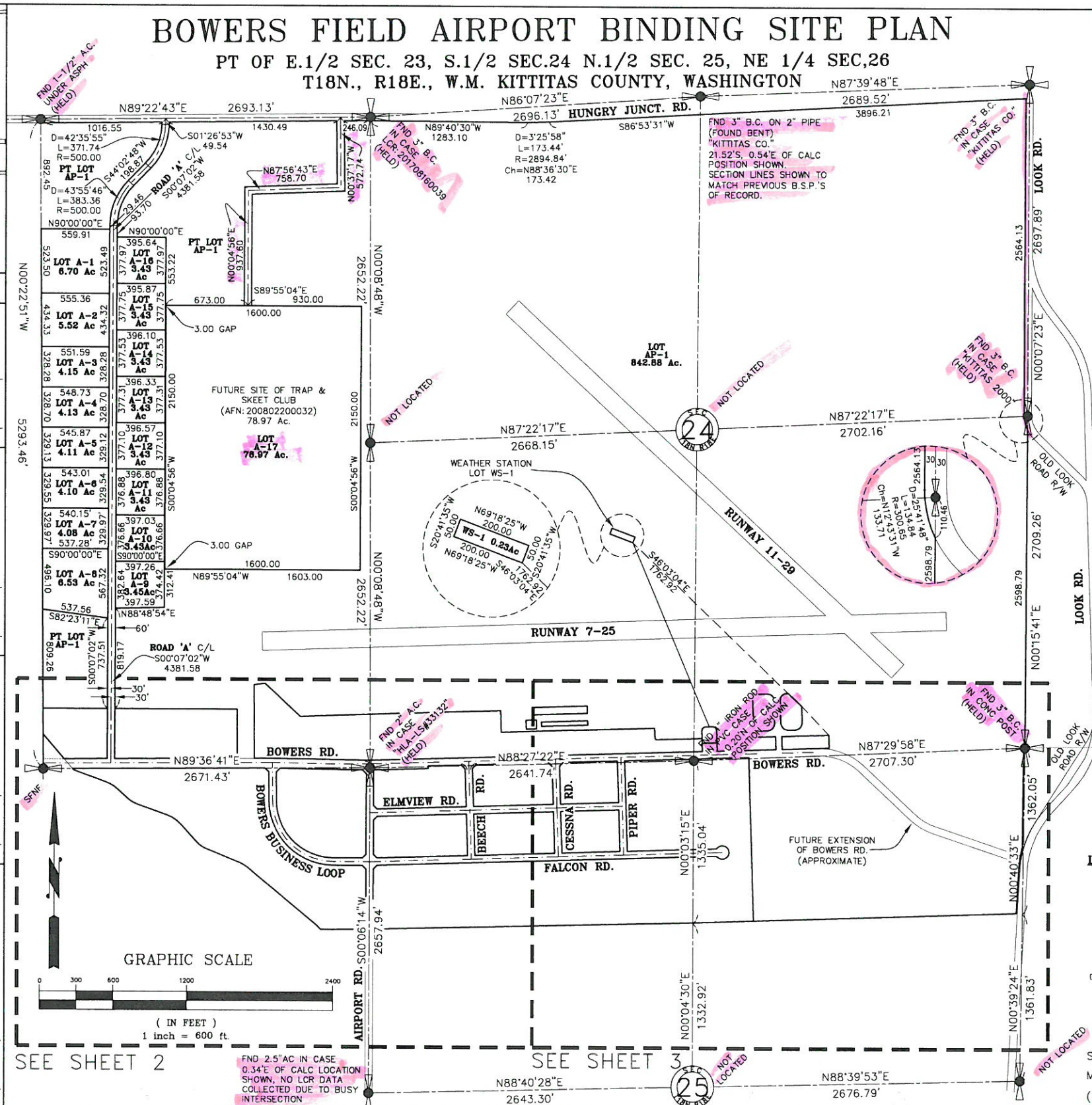
JUSTIN TURNBULL, PLS#51802 DATE _____



KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us

NAME: **BOWERS FIELD**
1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE: **BINDING SITE PLAN**
PARCEL NO. 076233 etc. SCALE: 1"=600'
MAP I.D. 18-18-24000-0001 etc. DATE: 11/09/2018

SHEET 1 OF 3 SHEETS
PROJECT 17019



NOTE
THIS PLAT SUPERSEDES AND CORRECTS THE PLAT RECORDED IN BOOK 11 OF PLATS, PAGES 249-255 UNDER AUDITOR'S FILE No. 201006280055, RECORDS OF KITTITAS COUNTY, WASHINGTON.

(SEE NOTE 8, PAGE 2)

OWNER
KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., SUITE 1
ELLENSBURG, WA 98926

TAX PARCEL NO.'S.
18-18-23000-0007
18-18-23054-0001 TO -0020
18-18-24000-0001
18-18-24050-0001 TO -0013
18-18-24050-0016 TO -0051
18-18-25068-0001 TO -0046
18-18-26091-0005 TO -0015

UTILITIES
WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG

ZONING
LIGHT INDUSTRIAL

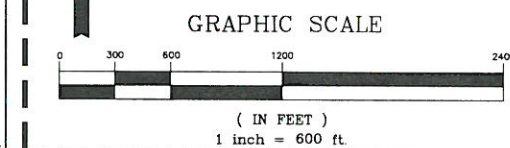
INFORMATION MISSING FROM 2010 B.S.P.

CHANGES AS A RESULT OF THIS BINDING SITE PLAN.

SHOWING CHANGES AS A RESULT OF OTHER DOCUMENTS FILED.

LEGEND AND ABBREVIATIONS

- FOUND CORNER AS NOTED
- SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
- × CALCULATED CORNER
- ⊕ MONUMENT
- ⊕ SECTION CORNERS
- ⊕ CENTERLINE
- ⊕ PROPERTY LINE
- ⊕ WELL
- SFNF SEARCHED FOR, NOT FOUND
- M-M MONUMENT TO MONUMENT
- (100.00) RECORD DISTANCE



SEE SHEET 2

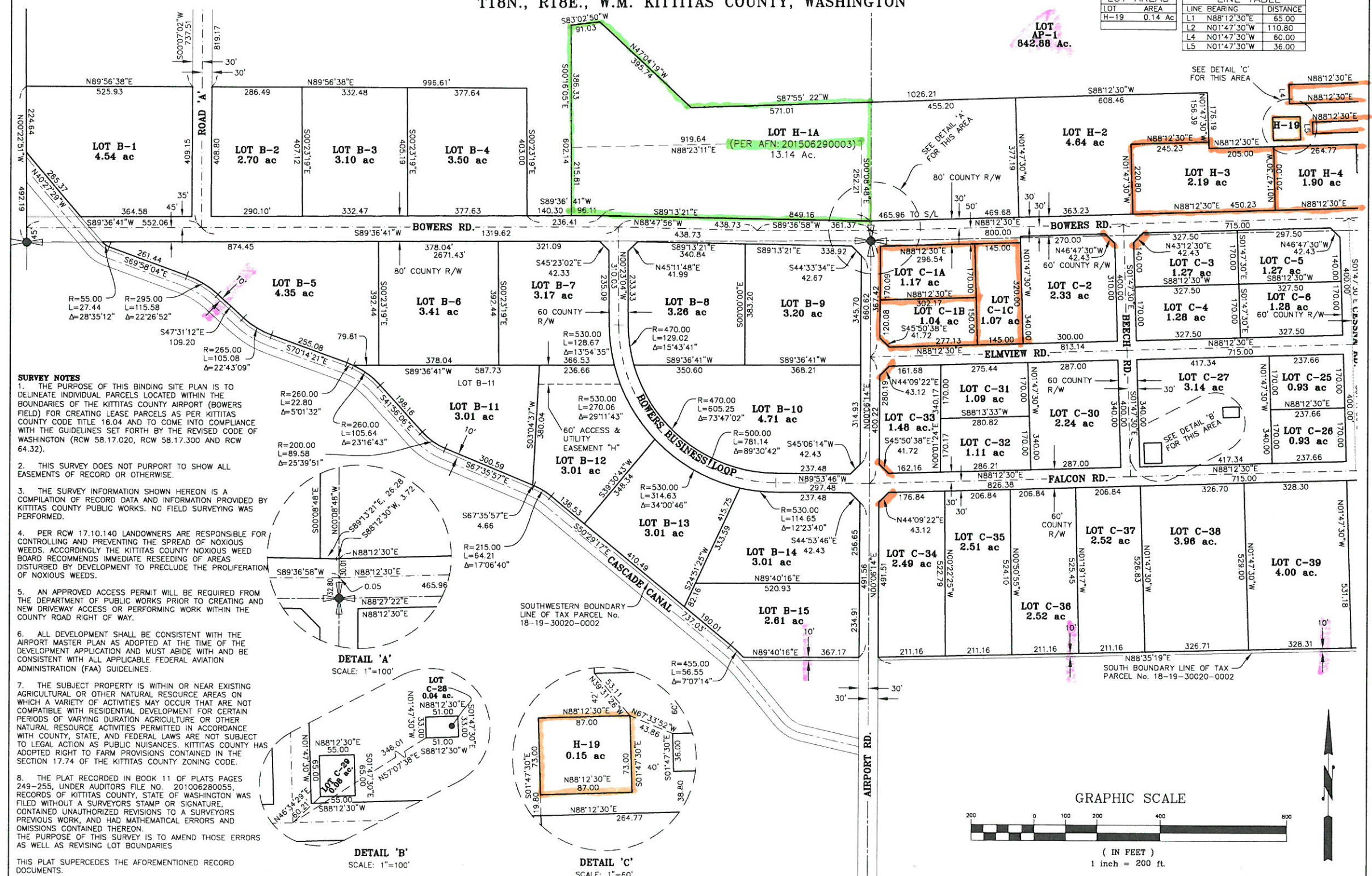
SEE SHEET 3

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____

LOT AREAS		LINE TABLE	
LOT	AREA	LINE BEARING	DISTANCE
H-19	0.14 Ac	L1 N88°12'30"E	65.00
		L2 N01°47'30"W	110.80
		L4 N01°47'30"W	60.00
		L5 N01°47'30"W	36.00



DRAWN BY:	J. TURNBULL
CHECKED BY:	J. TURNBULL
DATE:	
REVISIONS:	

AUDITOR'S CERTIFICATE	
FILED FOR RECORD THIS _____ DAY OF _____	
AT _____ M. IN BOOK _____ OF _____	
_____ AT PAGE(S) _____ AT THE	
REQUEST OF KITTITAS COUNTY PUBLIC WORKS.	
COUNTY AUDITOR	BY DEPUTY

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 KITTITAS COUNTY PUBLIC WORKS IN

JUSTIN TURNBULL
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
51802
PLS#51802

DATE _____

KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523
www.co.kittitas.wa.us

23 24
26 25

FROM THE CASCADES... TO THE COLEMBIA
KITTITAS COUNTY

NAME	BOWERS FIELD
	1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT	W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE	BINDING SITE PLAN
PARCEL NO.	076233 etc.
MAP I.D.	18-18-2400-0001 etc.
SCALE:	1"=200'
DATE:	11/09/2018

SHEET	2
OF	3
SHEETS	
PROJECT	17019

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO.

EXISTING LEGAL DESCRIPTIONS:

18-18-24000-0001
ALL OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT A STRIP OF LAND 60 FEET WIDE BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING; THENCE EAST 60 FEET; THENCE SOUTH TO THE NORTH LINE OF THE ROADWAY 60 FEET WIDE RUNNING ALONG THE SOUTH SIDE OF SAID SOUTHWEST QUARTER OF SAID SECTION; THENCE WEST 60 FEET; AND THENCE NORTH TO THE POINT OF BEGINNING, AS CONVEYED TO THE CASCAL INVESTMENT COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 161 AND A STRIP OF LAND 60 FEET WIDE EXTENDING ALONG THE SOUTH SIDE OF SAID QUARTER OF QUARTER SECTION DEEDED TO ELLENSBURG AIRPORT COMPANY, A CORPORATION, BY DEED FILED FOR RECORD MARCH 19, 1932, AND RECORDED IN BOOK 53 OF DEEDS, PAGE 67, AND EXCEPTING RIGHTS OF WAY OF COUNTY ROADS AND RIGHT OF WAY OF LATERALS OF KITTITAS RECLAMATION DISTRICT.

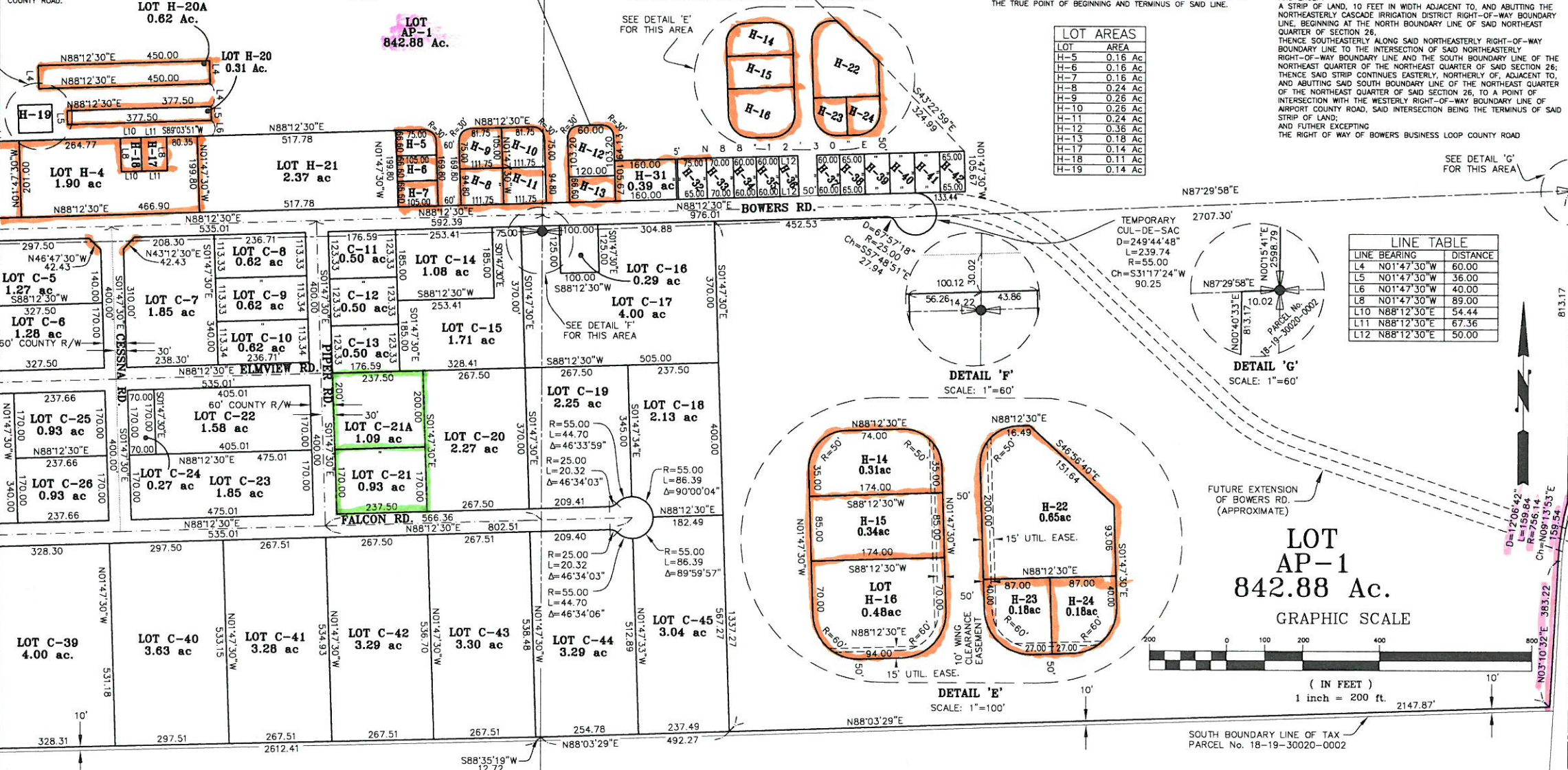
18-18-25010-0001
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON. EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 25, AND EXCEPTING THE RIGHTS-OF-WAY OF AIRPORT COUNTY ROAD AND BOWERS COUNTY ROAD.

18-18-23000-0001
THE EAST HALF OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., EXCEPT THAT PORTION OF SAID EAST HALF OF SECTION 23 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, 1613.14 FEET; THENCE SOUTH 89°51'12" WEST, 81.95 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°55'04" WEST, 1600.00 FEET; THENCE NORTH 00°04'56" EAST, 2150.00 FEET; THENCE SOUTH 89°55'04" EAST, 2150.00 FEET; THENCE SOUTH 00°04'56" WEST, 1600.00 FEET; THENCE SOUTH 00°04'56" WEST, 1800.00 FEET; THENCE SOUTH 00°04'56" WEST, 2150.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE. AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 23, LYING SOUTHWESTERLY OF THE SOUTHWESTERN CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE BEGINNING AT THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 23, AND EXCEPT THE RIGHT-OF-WAY OF BOWERS EXTENSION COUNTY ROAD AND EXCEPT THE RIGHT-OF-WAY OF THE KITTITAS RECLAMATION DISTRICT.

18-18-23000-0007
PARCEL A: THAT PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1613.14 FEET; THENCE SOUTH 89°51'12" WEST, 81.95 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°55'04" WEST, 1600.00 FEET; THENCE NORTH 00°04'56" EAST, 2150.00 FEET; THENCE SOUTH 89°55'04" EAST, 2150.00 FEET; THENCE SOUTH 00°04'56" WEST, 1600.00 FEET; THENCE SOUTH 00°04'56" WEST, 1800.00 FEET; THENCE SOUTH 00°04'56" WEST, 2150.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE. PARCEL B: AN ACCESS AND UTILITY EASEMENT, 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT SAID SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 23, 3782.83 FEET; THENCE NORTH 89°55'04" EAST, 1003.36 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°04'56" EAST, 937.60 FEET; THENCE NORTH 87°56'43" EAST 758.70 FEET; THENCE NORTH 00°37'17" WEST, 542.74 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF HUNGRY JUNCTION COUNTY ROAD AND TERMINUS OF SAID LINE. THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO INTERSECT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF HUNGRY JUNCTION ROAD AND THE NORTHERLY BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL.

18-18-28010-0002
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTH 00°06'16" WEST, ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, 392.71 FEET; THENCE NORTH 89°36'41" WEST, 30.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD; THENCE SOUTH 89°36'41" WEST 368.91 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°36'41" WEST, 350.60 FEET, MORE OR LESS, TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS BUSINESS LOOP COUNTY ROAD AND TO A POINT ON A NON-TANGENT CURVE TO THE NORTHEAST HAVING A RADIAL BEARING OF NORTH 73°53'16" EAST, AND A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 129.02 FEET THROUGH A CENTRAL ANGLE OF 154°43'41"; THENCE NORTH 00°23'04" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY LINE, 233.33 FEET; THENCE CONTINUING, NORTH 45°11'48" EAST, ALONG SAID RIGHT-OF-WAY BOUNDARY LINE, 41.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS COUNTY ROAD; THENCE SOUTH 89°13'21" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 340.84 FEET; THENCE SOUTH 00°00'00" EAST, 383.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE. AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, BEGINNING AT THE NORTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SAID STRIP CONTINUES EASTERLY, NORTHERLY OF ADJACENT TO, AND ABUTTING SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD, SAID INTERSECTION BEING THE TERMINUS OF SAID STRIP OF LAND; AND FURTHER EXCEPTING THE RIGHT OF WAY OF BOWERS BUSINESS LOOP COUNTY ROAD.

18-18-28010-0001
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., LYING NORTHERLY AND EASTERLY OF THE CASCADE IRRIGATION DISTRICT CANAL; EXCEPT; THAT PORTION OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE SOUTH 00°08'14" WEST, ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, 392.71 FEET; THENCE NORTH 89°53'46" WEST, 30.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD; THENCE SOUTH 89°36'41" WEST 368.21 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°36'41" WEST, 350.60 FEET, MORE OR LESS, TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS BUSINESS LOOP COUNTY ROAD AND TO A POINT ON A NON-TANGENT CURVE TO THE NORTHEAST HAVING A RADIAL BEARING OF NORTH 73°53'16" EAST, AND A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, 129.02 FEET, THROUGH A CENTRAL ANGLE OF 154°43'41"; THENCE NORTH 00°23'04" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY LINE, 41.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERS COUNTY ROAD; THENCE SOUTH 89°13'21" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 340.84 FEET; THENCE SOUTH 00°00'00" EAST, 383.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE. AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, BEGINNING AT THE NORTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SAID STRIP CONTINUES EASTERLY, NORTHERLY OF ADJACENT TO, AND ABUTTING SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD, SAID INTERSECTION BEING THE TERMINUS OF SAID STRIP OF LAND; AND FURTHER EXCEPTING THE RIGHT OF WAY OF BOWERS BUSINESS LOOP COUNTY ROAD.



DRAWN BY: J. TURNBULL
CHECKED BY: J. TURNBULL
DATE: _____
REVISIONS: _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
AT _____ M. IN BOOK _____ OF _____
AT PAGE(S) _____ AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS.
COUNTY AUDITOR _____ BY DEPUTY _____

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 KITTITAS COUNTY PUBLIC WORKS IN
JUSTIN TURNBULL PLS#51802
DATE: _____

KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us
SHEET 3 OF 3 SHEETS PROJECT 17019
DATE: 11/09/2018

BOWERS FIELD
1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT W½ S23, PT N½ S25, S24 T18N., R18E., W.M.
DRAWING TYPE: BINDING SITE PLAN
PARCEL NO. 076233 etc. SCALE: 1"=200'
MAP I.D. 18-18-24000-0001 etc. DATE: 11/09/2018



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeremy Johnston, Planner - Kittitas County CDS
FROM: Justin Turnbull, County Surveyor *ST*
DATE: January 11, 2019
SUBJECT: Bowers Field Binding Site Plan Application

Changes Reflected in this B.S.P.

The most recent submittal for the Bowers Filed Binding site plan addresses errors and ambiguities contained within the 2010 submittal as well as revising parcel boundaries to better suit existing leases and address the predicted future use of the lease sites.

The areas highlighted in pink reflect information absent or in error in the 2010 B.S.P.

The areas highlighted in Orange reflect proposed changes as a result of this B.S.P.

The areas highlighted in green reflect changes resulting from documents filed between 2010 and now.

Specific Changes

Exterior Airport Boundary

The 2010 BSP never actually surveyed the boundaries, nor the section lines, nor did they properly locate the Road Right of ways. Also the large parcel containing the runway was never assigned a Lot Number. These are reflected in the new site plan.

Lots Beginning with 'A'

Included absent information, as well as gave a lot number to the parcel identified as "Future Trap and Skeet Club" in 2010 BSP.

Tax Parcel 18-19-30020-0002

This is a 10' wide parcel adjacent to the South Boundary of the airport. The 2010 BSP was unclear in this manner.

Lots C-1A, C-1B, C-1C

Created new lots at the request of the lease holder of Lot C-1A.

Lots C-33, C-34, C-2, C-3, C-5, C-7

Changed Lot Lines to reflect curb radiuses falling outside existing right of way

Lots H-19, H-20, H-20A

Minor corrections to create a parallel parcel, and /or fit the existing building entirely within the Lot.

Lots H14, H-15, H-16, H-22, H-23, H24

Radiused corners to reflect existing asphalt of Airport Taxiway, Changed layout to reflect future use of airport leases to support larger aircraft.

Lots H-5 to H-13

Revised Lot layout to allow for larger aircraft.

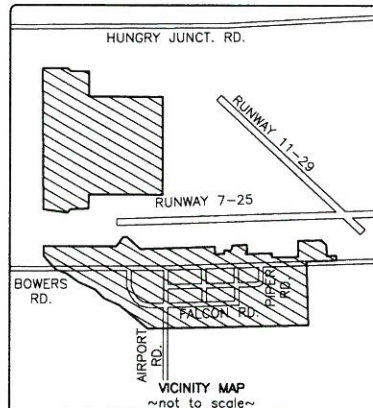
Lots H3, H4

Revised Lots to allow for predicted business or agency use.

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____



APPROVALS

KITTITAS CO. DEPT. OF PUBLIC WORKS

EXAMINED AND APPROVED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY HEALTH OFFICER

CERT. OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY PLANNING DIRECTOR

CERT. OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

PARCEL NO. 250333

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY TREASURER

DRAWN BY: J. TURNBULL

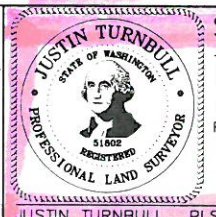
CHECKED BY: J. TURNBULL

DATE: _____ REVISIONS: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____
AT _____ M. IN BOOK _____ OF _____
AT PAGE(S) _____ AT THE
REQUEST OF KITTITAS COUNTY PUBLIC WORKS.

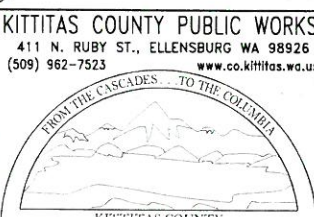
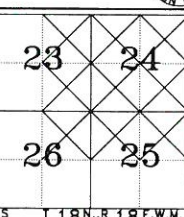
COUNTY AUDITOR _____ BY DEPUTY _____



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 KITTITAS COUNTY PUBLIC WORKS IN

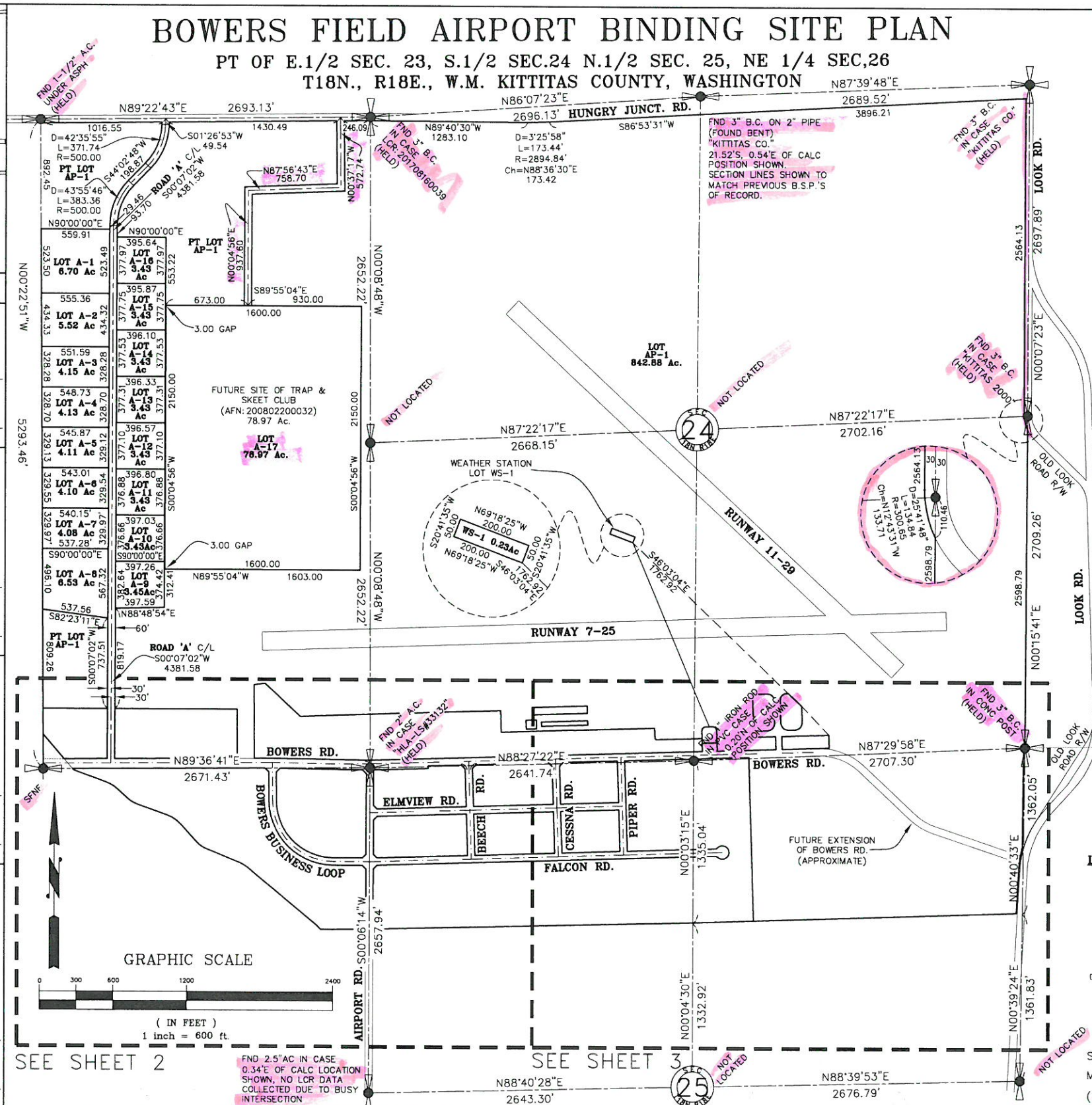
JUSTIN TURNBULL, PLS#51802 DATE _____



KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us

NAME: **BOWERS FIELD**
1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE: **BINDING SITE PLAN**
PARCEL NO. 076233 etc. SCALE: 1"=600'
MAP I.D. 18-18-24000-0001 etc. DATE: 11/09/2018

SHEET 1 OF 3 SHEETS
PROJECT 17019



NOTE
THIS PLAT SUPERSEDES AND CORRECTS THE PLAT RECORDED IN BOOK 11 OF PLATS, PAGES 249-255 UNDER AUDITOR'S FILE No. 201006280055, RECORDS OF KITTITAS COUNTY, WASHINGTON.

(SEE NOTE 8, PAGE 2)

OWNER
KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., SUITE 1
ELLENSBURG, WA 98926

TAX PARCEL NO.'S.
18-18-23000-0007
18-18-23054-0001 TO -0020
18-18-24000-0001
18-18-24050-0001 TO -0013
18-18-24050-0016 TO -0051
18-18-25068-0001 TO -0046
18-18-26091-0005 TO -0015

UTILITIES
WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG

ZONING
LIGHT INDUSTRIAL

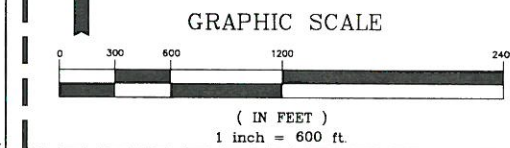
INFORMATION MISSING FROM 2010 B.S.P.

CHANGES AS A RESULT OF THIS BINDING SITE PLAN.

SHOWING CHANGES AS A RESULT OF OTHER DOCUMENTS FILED.

LEGEND AND ABBREVIATIONS

- FOUND CORNER AS NOTED
- SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
- × CALCULATED CORNER
- ⊕ MONUMENT
- ⊕ SECTION CORNERS
- ⊕ CENTERLINE
- ⊕ PROPERTY LINE
- ⊕ WELL
- SFNF SEARCHED FOR, NOT FOUND
- M-M MONUMENT TO MONUMENT
- (100.00) RECORD DISTANCE



SEE SHEET 2

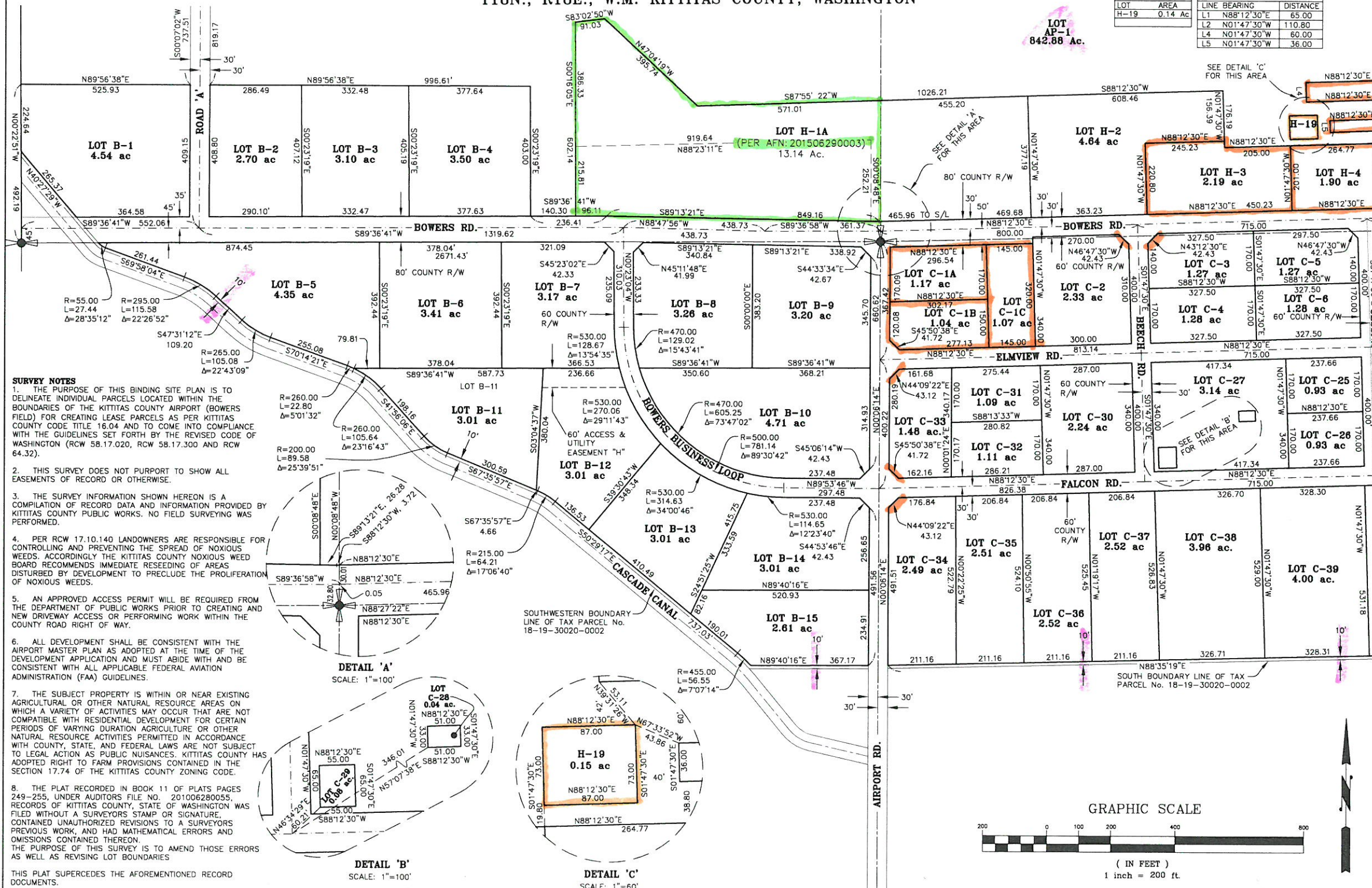
SEE SHEET 3

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____

LOT AREAS		LINE TABLE	
LOT	AREA	LINE BEARING	DISTANCE
H-19	0.14 Ac	L1 N88°12'30"E	65.00
		L2 N01°47'30"W	110.80
		L4 N01°47'30"W	60.00
		L5 N01°47'30"W	36.00



DRAWN BY:	J. TURNBULL
CHECKED BY:	J. TURNBULL
DATE:	
REVISIONS:	

AUDITOR'S CERTIFICATE	
FILED FOR RECORD THIS _____ DAY OF _____	AT _____ M. IN BOOK _____ OF _____
_____ AT PAGE(S) _____ AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS.	
COUNTY AUDITOR	BY DEPUTY

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 KITTITAS COUNTY PUBLIC WORKS IN

JUSTIN TURNBULL
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
51802
EXPIRES

DATE _____

KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us

23 24
26 25

FROM THE CASCADES... TO THE COLEMBIA
KITTITAS COUNTY

NAME	BOWERS FIELD 1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT	W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE	BINDING SITE PLAN
PARCEL NO.	076233 etc.
MAP I.D.	18-18-2400-0001 etc.
SCALE:	1"=200'
DATE:	11/09/2018

SHEET	2
OF	3
SHEETS	
PROJECT	17019

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____

EXISTING LEGAL DESCRIPTIONS:

18-18-24000-0001
ALL OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT A STRIP OF LAND 60 FEET WIDE BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING; THENCE EAST 60 FEET; THENCE SOUTH TO THE NORTH LINE OF THE ROADWAY 60 FEET WIDE RUNNING ALONG THE SOUTH SIDE OF SAID SOUTHWEST QUARTER OF SAID SECTION; THENCE WEST 60 FEET; AND THENCE NORTH TO THE POINT OF BEGINNING, AS CONVEYED TO THE CASCAL INVESTMENT COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 161 AND A STRIP OF LAND 60 FEET WIDE EXTENDING ALONG THE SOUTH SIDE OF SAID QUARTER OF QUARTER SECTION DEEDED TO ELLENSBURG AIRPORT COMPANY, A CORPORATION, BY DEED FILED FOR RECORD MARCH 19, 1932, AND RECORDED IN BOOK 53 OF DEEDS, PAGE 67, AND EXCEPTING RIGHTS OF WAY OF COUNTY ROADS AND RIGHT OF WAY OF LATERALS OF KITTITAS RECLAMATION DISTRICT.

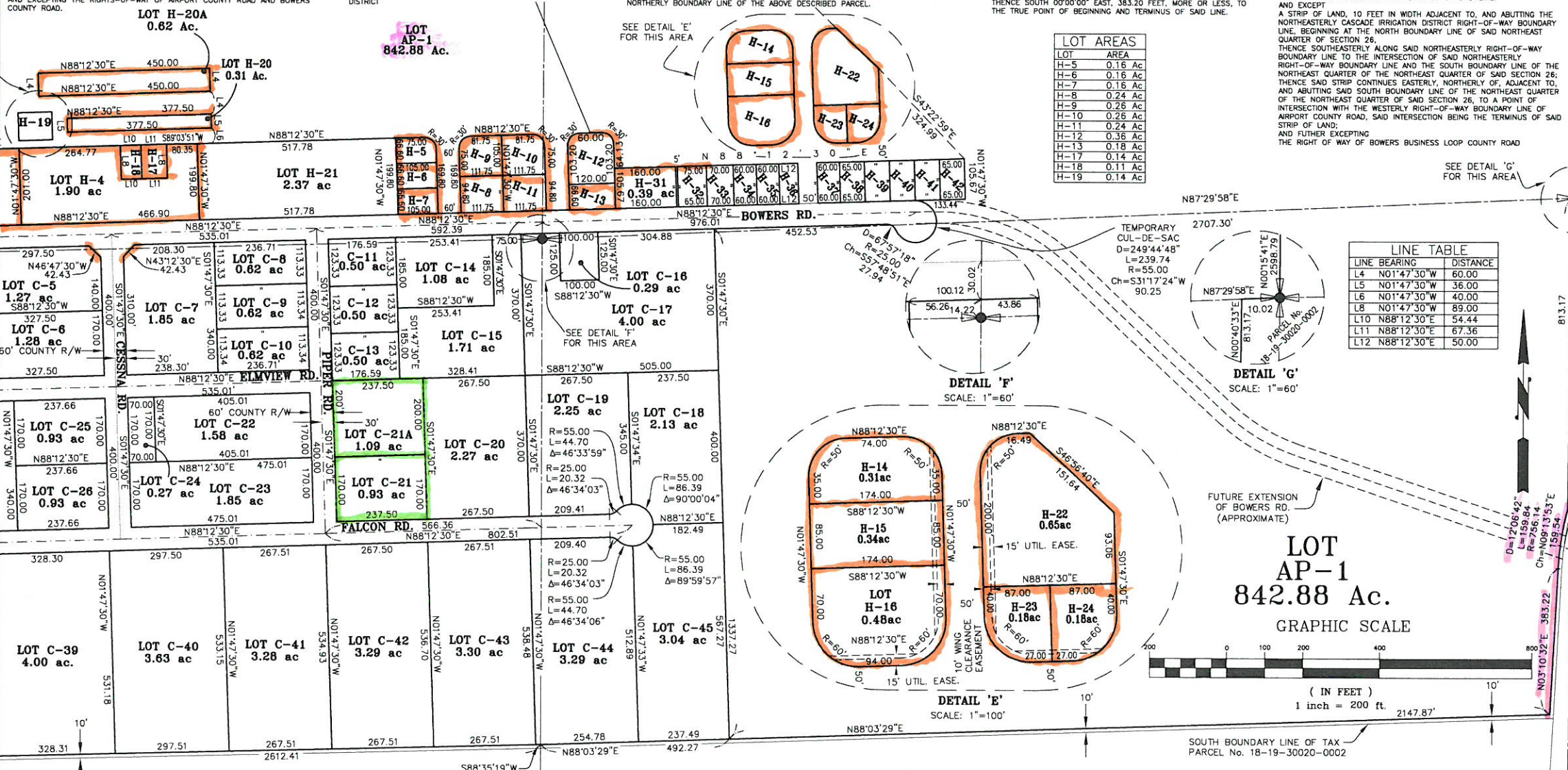
18-18-25010-0001
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AND EXCEPTING THE RIGHTS-OF-WAY OF AIRPORT COUNTY ROAD AND BOWERS COUNTY ROAD.

18-18-23000-0001
THE EAST HALF OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., EXCEPT THAT PORTION OF SAID EAST HALF OF SECTION 23 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, 1613.14 FEET; THENCE SOUTH 89°51'12" WEST, 81.95 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°55'04" WEST, 1600.00 FEET; THENCE NORTH 00°04'56" EAST, 2150.00 FEET; THENCE SOUTH 89°55'04" EAST, 1600.00 FEET; THENCE SOUTH 00°04'56" WEST, 1800.00 FEET; THENCE SOUTH 00°04'56" WEST, 2150.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 23, LYING SOUTHWESTERLY OF THE SOUTHWESTERN CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE BEGINNING AT THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 23, AND EXCEPT THE RIGHT-OF-WAY OF BOWERS EXTENSION COUNTY ROAD AND EXCEPT THE RIGHT-OF-WAY OF THE KITTITAS RECLAMATION DISTRICT.

18-18-23000-0007
PARCEL A: THAT PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1613.14 FEET; THENCE SOUTH 89°51'12" WEST, 81.95 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°55'04" WEST, 1600.00 FEET; THENCE NORTH 00°04'56" EAST, 2150.00 FEET; THENCE SOUTH 89°55'04" EAST, 1600.00 FEET; THENCE SOUTH 00°04'56" WEST, 1800.00 FEET; THENCE SOUTH 00°04'56" WEST, 2150.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.
PARCEL B: AN ACCESS AND UTILITY EASEMENT, 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT SAID SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°08'48" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 23, 3782.83 FEET; THENCE NORTH 89°55'04" EAST, 1003.36 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°04'56" EAST, 937.60 FEET; THENCE NORTH 87°56'43" EAST 758.70 FEET; THENCE NORTH 00°37'17" WEST, 542.74 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF HUNGRY JUNCTION COUNTY ROAD AND TERMINUS OF SAID LINE. THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO INTERSECT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF HUNGRY JUNCTION ROAD AND THE NORTHERLY BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL.

18-18-26010-0002
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTH 00°06'16" WEST, ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, 392.71 FEET; THENCE NORTH 89°36'41" WEST, 30.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD; THENCE SOUTH 89°36'41" WEST 368.91 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°36'41" WEST, 350.60 FEET, MORE OR LESS, TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS BUSINESS LOOP COUNTY ROAD AND TO A POINT ON A NON-TANGENT CURVE TO THE NORTHEAST HAVING A RADIAL BEARING OF NORTH 73°53'16" EAST, AND A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 129.02 FEET THROUGH A CENTRAL ANGLE OF 15°43'41"; THENCE NORTH 00°23'04" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY LINE, 233.33 FEET; THENCE CONTINUING, NORTH 45°11'48" EAST, ALONG SAID RIGHT-OF-WAY BOUNDARY LINE, 41.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS COUNTY ROAD; THENCE SOUTH 89°13'21" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 340.84 FEET; THENCE SOUTH 00°00'00" EAST, 383.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, BEGINNING AT THE NORTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SAID STRIP CONTINUES EASTERLY, NORTHERLY OF, ADJACENT TO, AND ABUTTING SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD, SAID INTERSECTION BEING THE TERMINUS OF SAID STRIP OF LAND; AND FURTHER EXCEPTING THE RIGHT OF WAY OF BOWERS BUSINESS LOOP COUNTY ROAD.

18-18-26010-0001
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., LYING NORTHERLY AND EASTERLY OF THE CASCADE IRRIGATION DISTRICT CANAL; EXCEPT: THAT PORTION OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE SOUTH 00°08'14" WEST, ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, 392.71 FEET; THENCE NORTH 89°53'46" WEST, 30.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD; THENCE SOUTH 89°36'41" WEST 368.21 FEET, TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°36'41" WEST, 350.60 FEET, MORE OR LESS, TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF BOWERS BUSINESS LOOP COUNTY ROAD AND TO A POINT ON A NON-TANGENT CURVE TO THE NORTHEAST HAVING A RADIAL BEARING OF NORTH 73°53'16" EAST, AND A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, 129.02 FEET, THROUGH A CENTRAL ANGLE OF 15°43'41"; THENCE NORTH 00°23'04" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY LINE, 41.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERS COUNTY ROAD; THENCE SOUTH 89°13'21" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 340.84 FEET; THENCE SOUTH 00°00'00" EAST, 383.20 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, AND EXCEPT A STRIP OF LAND, 10 FEET IN WIDTH ADJACENT TO, AND ABUTTING THE NORTHEASTERLY CASCADE IRRIGATION DISTRICT RIGHT-OF-WAY BOUNDARY LINE, BEGINNING AT THE NORTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF SECTION 26, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SAID STRIP CONTINUES EASTERLY, NORTHERLY OF, ADJACENT TO, AND ABUTTING SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF AIRPORT COUNTY ROAD, SAID INTERSECTION BEING THE TERMINUS OF SAID STRIP OF LAND; AND FURTHER EXCEPTING THE RIGHT OF WAY OF BOWERS BUSINESS LOOP COUNTY ROAD.



DRAWN BY: J. TURNBULL
CHECKED BY: J. TURNBULL
DATE: _____
REVISIONS: _____

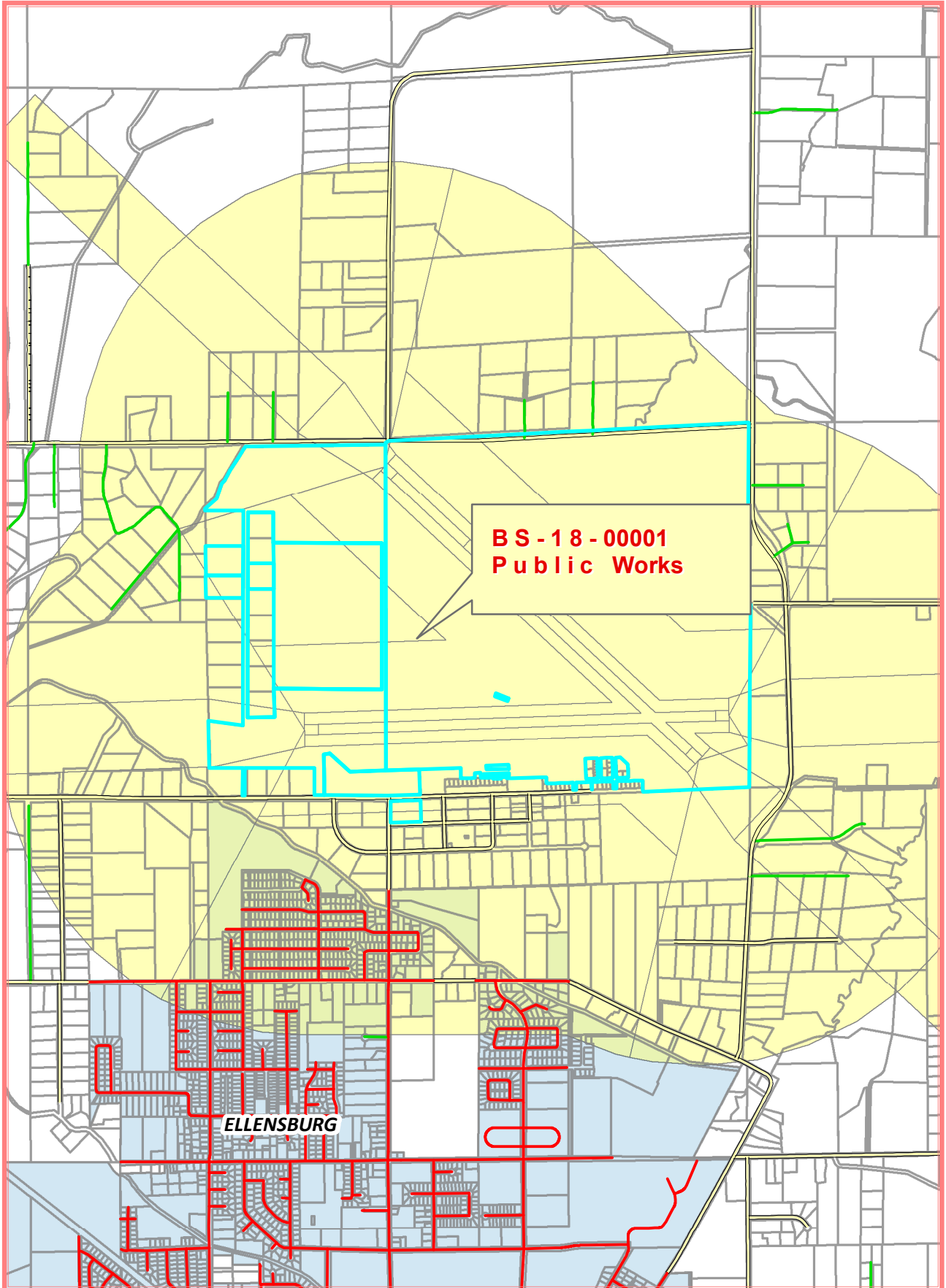
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
AT _____ M. IN BOOK _____ OF _____
AT PAGE(S) _____ AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS.
COUNTY AUDITOR _____ BY DEPUTY _____

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 KITTITAS COUNTY PUBLIC WORKS IN _____
JUSTIN TURNBULL - PLS#51802 DATE _____

KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us

BOWERS FIELD
1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE: BINDING SITE PLAN
PARCEL NO. 076233 etc. SCALE: 1"=200'
MAP I.D. 18-18-24000-0001 etc. DATE: 11/09/2018

SHEET 3 OF 3 SHEETS PROJECT 17019

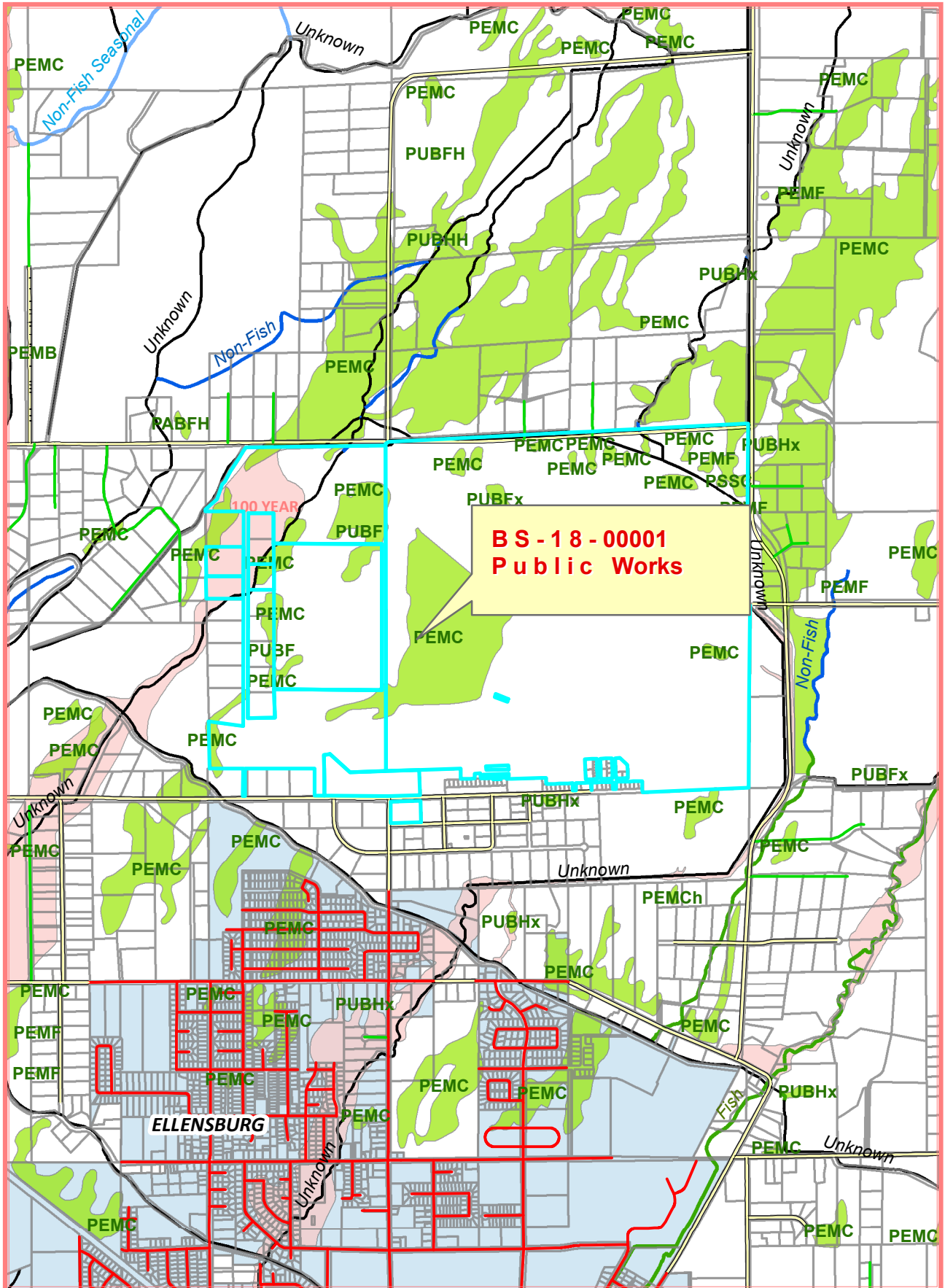


**BS-18-00001
Public Works**

ELLENSBURG

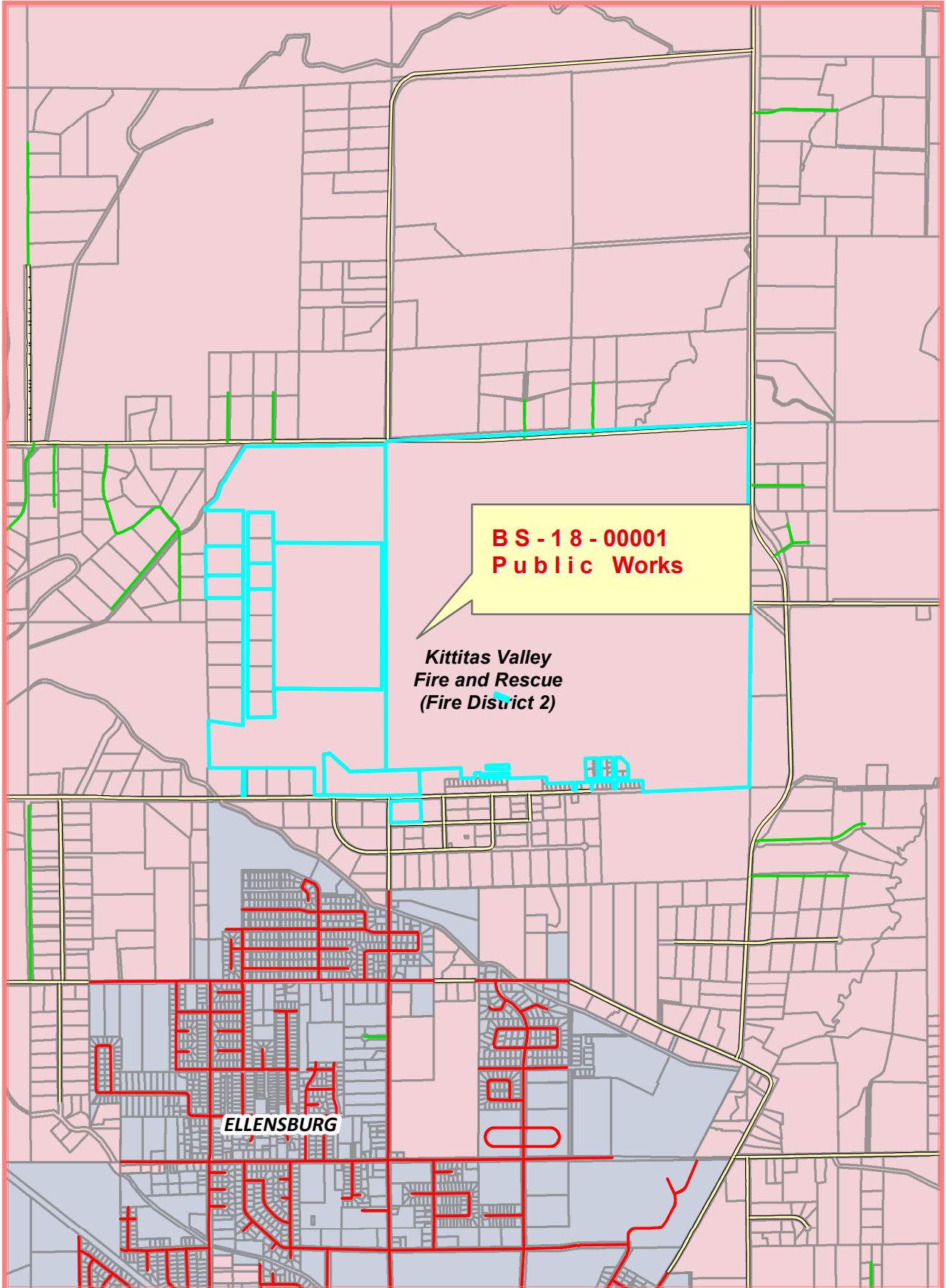
BS-18-00001 Public Works

Airport Zone Map



BS-18-0001 Public Works

Critical Areas Map



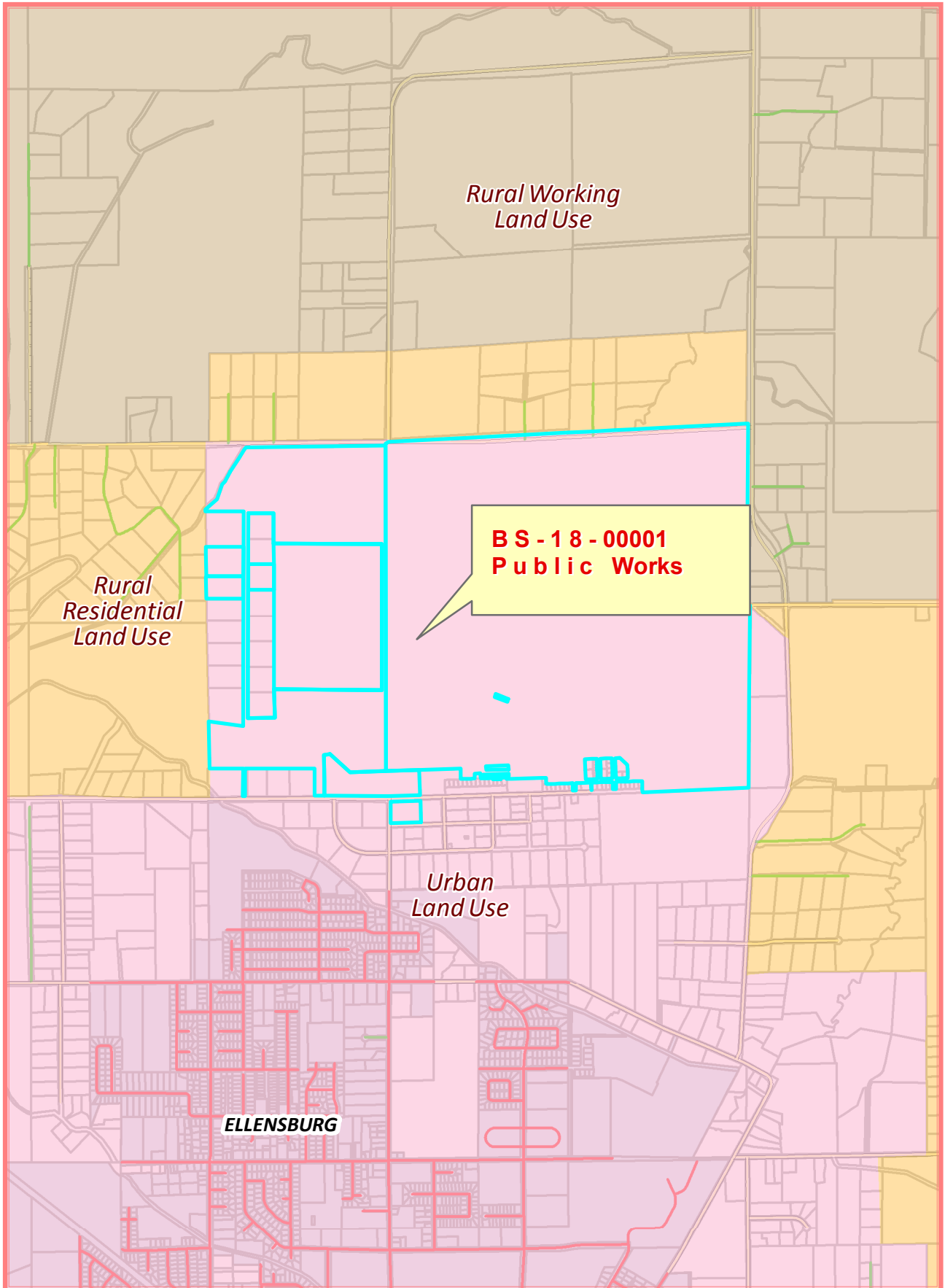
**BS-18-00001
Public Works**

*Kittitas Valley
Fire and Rescue
(Fire District 2)*

ELLENSBURG

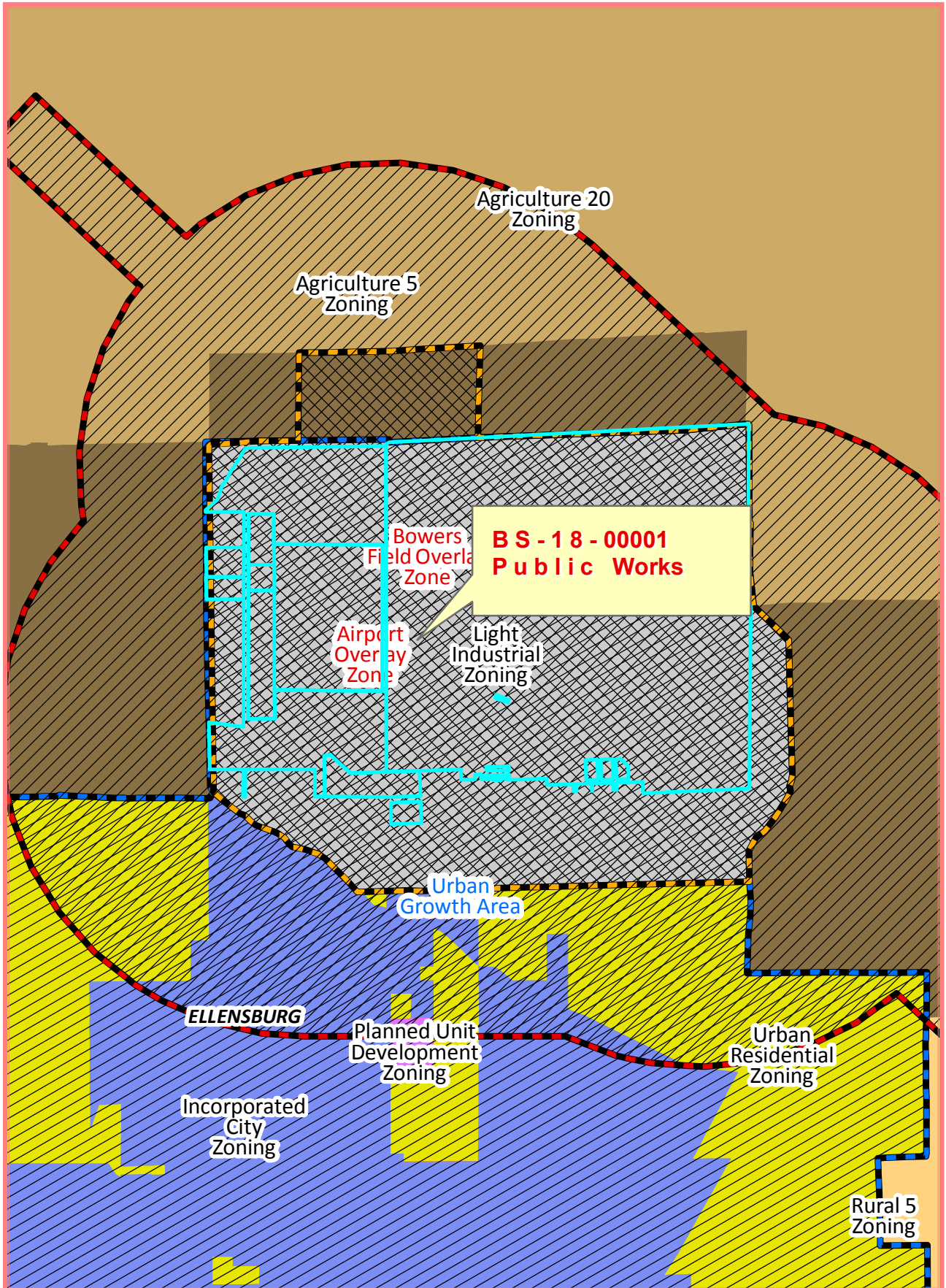
BS-18-00001 Public Works

Fire Districts Map



BS-18-00001 Public Works

Land Use Map



BS-18-0001 Public Works

Zoning Map



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

January 16, 2019

Kittitas County Public Works
411 N. Ruby Suite 1
Ellensburg, WA 98926

Subject: KCPW Airport Binding Site Plan Amendment BS-18-00001

Dear Applicant,

Your application (BS-18-00001) for amendments to the Kittitas County Airport Binding Site Plan of land that is zoned Light Industrial, located in a portion of section 24, township 18 N, range 18 E, WM in Kittitas County was received on Thursday, December 27, 2018. The application involves various parcel combinations, boundary line adjustments, and re-platting to thirty-seven (37) Assessor's map numbers as well as various fixes to inaccurate survey information. Your original Binding Site Plan was approved using a plat number P-07-00049 and was later amended in 2009 (file # BS-09-00001) and in 2015 (file # BS-15-00001). Your application has been determined complete as of Wednesday, January 16, 2019.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 962-7065, or by e-mail at jeremy.johnston@co.kittitas.wa.us

Sincerely,

Jeremy Johnston
Staff Planner



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, January 29, 2019
Application Received: Thursday, December 27, 2018
Application Complete: Wednesday, January 16, 2019

Project Name (File Number): KCPW Airport (BS-18-00001)

Applicant: Justin Turnbull authorized agent for Kittitas County Public Works, landowner

Location: 37 parcels, located Directly North of the City of Ellensburg at 713 Bowers Road, in a portion of Section 24, T18N, R18E, WM in Kittitas County.


Proposal: Justin Turnbull authorized agent for Kittitas County Public Works, landowner, submitted a binding site plan amendment application on December 27, 2018. The original Binding Site Plan was approved using a plat number P-07-00049 and was later amended in 2009 (file # BS-09-00001) and in 2015 (file # BS-15-00001). The current application involves various parcel combinations, boundary line adjustments, and re-platting to thirty-seven (37) Assessor's map numbers as well as various fixes to inaccurate survey information. The subject property is zoned Light Industrial.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Binding Site Plans." Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, 13 February, 2019**. Any person has the right to comment on the application and request a copy of the decision once made.

Under KCC Title 16.05.020, Binding Site Plan Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400.00

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us



Signature Planner of Record

11/29/19

Date

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 01/24/19 16:43 by mw018

Acct #: 84329 Ad #: 1861361 Status: New WHOLD
KC COMMUNITY DEVELOPMENT SERVICES Start: 01/29/2019 Stop: 01/29/2019
411 N. RUBY ST, SUITE 2 Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 6.78 Words: 349
Total STD6 13.56
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 118.38
Affidavits: 1
Contact: STEPH MIFFLIN Ad Descrpt: N/APP BS1800001 KCPW AIRP
Phone: (509)962-7506 Given by: JEREMY JOHNSTON
Fax#: P.O. #: BS1800001/J JOHNSTON
Email: jeff.watson@co.kittitas.wa.u Created: mw018 01/24/19 16:35
Agency: Last Changed: mw018 01/24/19 16:43

PUB ZONE EDT TP RUN DATES
DR A 97 S 01/29
DRWN LEG2 97 S 01/29

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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POCATELLO ID 83204
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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 01/24/19 16:43 by mwol8

Acct #: 84329

Ad #: 1861361

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project Name (File Number): KCPW Airport (BS-18-00001)

Applicant: Justin Turnbull authorized agent for Kittitas County Public Works, landowner

Location: 37 parcels, located Directly North of the City of Ellensburg at 713 Bowers Road, in a portion of Section 24, T18N, R18E, WM in Kittitas County.

Proposal: Justin Turnbull authorized agent for Kittitas County Public Works, landowner, submitted a binding site plan amendment application on December 27, 2018. The original Binding Site Plan was approved using a plat number P-07-00049 and was later amended in 2009 (file # BS-09-00001) and in 2015 (file # BS-15-00001). The current application involves various parcel combinations, boundary line adjustments, and re-platting to thirty-seven (37) Assessor's map numbers as well as various fixes to inaccurate survey information. The subject property is zoned Light Industrial.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Binding Site Plans." Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, February 13, 2019. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Binding Site Plans are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400.00

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us

Notice of Application: Tuesday, January 29, 2019

Application Received: Thursday, December 27, 2018

Application Complete: Wednesday, January 16, 2019

Publication Date: Tuesday, January 29, 2019



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

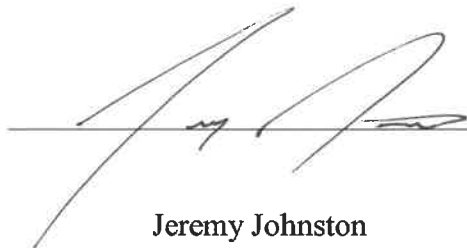
PROPOSAL NAME: KCPW Airport Binding Site Plan BS-18-00001

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Tuesday, January 29, 2019

I certify that the following documentation:

- Notice of Application for the KCPW Airport Binding Site Plan BS-18-00001 has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

 _____ Signature

Jeremy Johnston
 Community Development Services Planner
 County of Kittitas
 State of Washington

Subscribed and sworn to before me 1-30-19

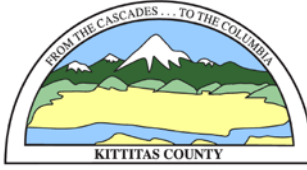
 Date



Kathy Boots
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: 10-13-2020

 _____ Signature



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Jeremy Johnston, Staff Planner

DATE: March 14, 2019

SUBJECT: Notice of Decision
KCPW Airport Binding Site Plan (BS-18-00001)

Notice is hereby given that on March 14, 2019, conditional preliminary approval was granted to Kittitas County Public Works, landowners, for a Binding Site Plan Amendment application to reconfigure approximately 37 parcels to 26 parcels inside the Kittitas County Airport binding site plan. The subject property is zoned Light Industrial. The subject properties are located directly north of the City of Ellensburg in a portion of Section 24, T18N, R18E, WM in Kittitas County.

Original Binding Site Plan and related information may be examined during business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Binding Site Plans” then the “BS-18-00001 KCPW Airport.”

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1560 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is March 28, 2019 at 5:00p.m.

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ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 03/13/19 11:35 by mw018

Acct #: 84329 Ad #: 1878130 Status: New WHOLD
KC COMMUNITY DEVELOPMENT SERVICES Start: 03/14/2019 Stop: 03/14/2019
411 N. RUBY ST, SUITE 2 Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 4.09 Words: 196
Total STD6 8.18
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 71.41
Affidavits: 1
Contact: STEPH MIFFLIN Ad Descrpt: N/DEC BS1800001 KCPW AIRP
Phone: (509)962-7506 Given by: JEREMY JOHNSTON
Fax#: P.O. #: BS1800001/J JOHNSTON
Email: jeff.watson@co.kittitas.wa.u Created: mw018 03/13/19 11:32
Agency: Last Changed: mw018 03/13/19 11:35

PUB ZONE EDT TP RUN DATES
DR A 97 S 03/14
DRWN LEG2 97 S 03/14

AUTHORIZATION

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POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 03/13/19 11:35 by mw018

Acct #: 84329

Ad #: 1878130

Status: New WHOLD WHOI

Notice of Decision

KCPW Airport (BS-18-00001)

Notice is hereby given that on March 14, 2019, conditional preliminary approval was granted to Kittitas County Public Works, landowners, for a Binding Site Plan Amendment application to reconfigure approximately 37 parcels to 26 parcels inside the Kittitas County Airport binding site plan. The subject property is zoned Light Industrial. The subject properties are located directly north of the City of Ellensburg in a portion of Section 24, T18N, R18E, WM in Kittitas County.

Original Binding Site Plan and related information may be examined during business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Binding Site Plans" then the "BS-18-00001 KCPW Airport."

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1560 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is March, 28 2019 at 5:00p.m.

Date: March 14, 2019

PUBLISH: Daily Record March 14, 2019



**KCPW Binding Site Plan Amendment
File Number BS-18-00001
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: Justin Turnbull authorized agent for Kittitas County Public Works, landowner, submitted a Binding Site Plan amendment application on December 27, 2018. The original Binding Site Plan was approved using a plat number P-07-00049 and was later amended in 2009 (file # BS-09-00001) and in 2015 (file # BS-15-00001). The current application involves various parcel combinations, boundary line adjustments, and re-platting as well as various fixes to inaccurate survey information. In total the amendment will reduce the 37 parcels involved to 26 parcels. The subject property is zoned Light Industrial.

Location: 37 parcels, located directly north of the City of Ellensburg at 713 Bowers Road, in a portion of Section 24, T18N, R18E, WM in Kittitas County.

Site Information

Total Property Size:	1142 acres
Number of existing lots:	37 lots involved
Number of proposed lots:	37 lots reduced to 26 lots
Domestic Water:	Ellensburg Water
Existing sewage Disposal:	On Site Septic
Power/Electricity:	City of Ellensburg
Fire District:	Fire District 2
Irrigation District:	KRD

Site Characteristics: The site is relatively flat with various commercial and industrial functions centered on airport function and support.

Surrounding Property:

North: Privately owned land primarily used for agricultural purposes.
South: Privately owned land primarily used for residential purposes.
East: Privately owned land primarily used for agriculture and residential purposes.
West: Privately owned land primarily used for residential and agricultural purposes.

Access: The proposed project has access from Bowers RD.

II. Administrative Review

Notice of Application: A Binding Site Plan Amendment application was submitted to Kittitas County Community Development Services on December 27, 2018. The application was deemed complete on January 16, 2019. A Notice of Application for the KCPW Binding Site Plan Amendment (BS-18-00001)



was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on January 29, 2019. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website on January 29, 2019, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner. P: (509) 962-7065, E: jeremy.johnston@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject properties are located adjacent to the northern border of the City of Ellensburg within the UGA, and have a zoning designation of Light Industrial within an Airport Overlay Zone. The Light Industrial zone is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses and to protect such zones from encroachment by conflicting land uses. The project site is in the Bowers Field Airport Overlay Zoning District and primarily includes commercial and industrial sites associated with airport use. This project is being proposed under KCC 16.05.020 Binding Site Plan Requirements.

KCC 16.05.020 Requirements: The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:

A. Whenever a binding site plan for an eligible project is proposed on a parcel of land for which neither a planned unit development or a building permit has been approved for the entire parcel, the following must be satisfied prior to recording:

1. A conceptual site plan shall be prepared in a form prescribed by the director which includes the following information (if appropriate to the project type):
 - a. Maximum number of dwelling units permitted.
 - b. Approximate size and location of all proposed buildings.
 - c. Approximate layout of an internal vehicular circulation system, including proposed ingress and egress.
 - d. Approximate location of proposed open space, including required landscaped areas, if any.
 - e. Approximate location of parking areas.
 - f. Location and size of utility trunk lines serving the site.
 - g. Topography detailed to five-foot intervals.
 - h. Location of water storage and fire hydrant location.
 - i. Demonstrate that the requirements of [Chapter 13.35, Kittitas County Code](#), Adequate Water Supply Determination, can be met or work voluntarily with Kittitas County to develop an authorized conservation easement, see [section 16.08.061](#)



Consistency Statement: The proposed project is an amendment to an existing Binding Site Plan (P-07-00049). The sum total of the proposed changes decreases the number of existing lots and will not increase the intensity of use approved in the initial Binding Site Plan. The conceptual site plan submitted addresses the information necessary to review the proposed changes for this project type.

B. The director shall consider, and base his decision to approve with or without conditions, deny or return the application on the following:

1. Conformance of the proposed site plan with any approved building permit or planned unit development and any conditions on a portion of the site, and with any applicable codes and ordinances, of the State of Washington and Kittitas County. The director shall identify, to the extent feasible, conditions likely to be imposed on building permits related to dedication of right-of-way or open space, and tracts, easements or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, potable water supply, protection of sensitive areas or other unique conditions or features which may warrant protection of the public health, safety and welfare. Such preliminary conditions shall not be binding at the time of building permit approval.
2. The recommendations and comments of agencies having pertinent expertise or jurisdiction.
3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.
4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.

Consistency Statement: 1) The proposed amendment is consistent with the original Binding Site Plan conditions and all applicable state and county regulations. 2) All applicable agency comments have been considered in this determination. 3) KRD provided guidance regarding irrigation deliver. All general KRD guidelines will apply to this binding site plan amendment. 4) No right-of-way dedications have been determined as necessary for this proposal.

C. Additional documents shall be submitted as necessary for review and approval and may include a plat certificate, boundary survey, agreements, easements, covenants.

Consistency Statement: No additional documents were necessary for this proposal.

D. The plan must be approved and signed in the same manner as a short plat. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate and complete and complies with any conditions or approval. Approval of a binding site plan does not give the applicant a vested right to build without regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.

Consistency Statement: The Binding Site Plan amendment, as conditioned, is consistent with the original Binding Site Plan requirements outlined in P-07-00049.

E. Open Space. All plats which include open space shall contain appropriate plat notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and



fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW [90.58.065\(2\)\(a\)](#) or the lots are designated as timber and forestlands according to RCW [84.33](#). Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.

Consistency Statement: The proposed amendment does not include any areas defined as open space on the original Binding Site Plan (P-07-00049). Due to the natural open space inherit to air fields, open space plat note requirements were not a condition of the original approval.

F. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.

Consistency Statement: The proposed amendment does not include any recreational facilities.

G. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

Consistency Statement: The proposed amendment does not propose any changes to non-buildable lots.

3. Proof that all lots or tracts created by binding site plan are approved for irrigation delivery by the appropriate irrigation entity or entities.

Consistency Statement: Consistency with KRD guidelines is a determination condition. Evidence that these guidelines have been met will be required for final approval.

4. The director may require dedication of additional road right-of-way pursuant to criteria contained in Kittitas County Code.

Consistency Statement: CDS has determined that no dedications of additional right-of-ways are required for this proposal.

Staff Conclusions

Staff finds that the proposed binding site plan amendment, as conditioned, is consistent with all applicable Washington State regulations and Kittitas County code section 16.05.020.

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a Binding Site Plan in an Airport Zone within an Urban Land Use. Kittitas County has established the following goals and policies to guide activities in Urban Land Use Zones, specifically within Airport Zones. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:



GPO 2.46E: All aviation related land uses should be considered acceptable in the area designated as "industrial" and provided that the FAA airport design criteria are met.

GPO 2.46F: The County should promote economic development and employment opportunities for the Airport Industrial Zone and Bowers Field Overlay Zone.

Consistency Statement

The proposed Binding Site Plan is proposed, in part, to meet the needs of existing leases and accommodate predicted future use and development, encouraging economic development in the area.

Staff Comments

The Kittitas County Public Works Binding Site Plan Amendment as proposed is consistent with the Kittitas County Comprehensive Plan GPO's listed above. The proposal, as conditioned, preserves the rural character and is not a detriment to neighboring agricultural activities. The property involved is adequately served by local service and meets density requirements for the zoning designation.

V. Environmental Review

SEPA review is not required under WAC 197-11-800 (6)(d), "Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW [58.17.060](#), and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW [58.17.020](#). This exemption includes binding site plans authorized by RCW [58.17.035](#) up to the same number of lots allowed by the jurisdiction as a short subdivision." Short subdivisions are limited to nine parcels within the UGA (KCC 16.08.186). This amendment includes eight parcels involved in re-platting. Various wetlands and type 9 streams cover the original Binding Site Plan area; however the specific parcels involved in this amendment do not contain any critical areas.

Suspected Contaminated sites were noted by the Washington State Department of Ecology. Kittitas County Public Works responded to the concern for contaminated sites by stating "It is our understanding that suspected contamination at Bowers Field is now fully abated...prior to any further re-development of the site, Kittitas County will flag potentially impacted lots in the revised binding site plan for further environmental investigation prior to proceeding to lease agreements with potential land developers." This proposal has been conditioned to address these potential contaminated sites.

Washington State Department of Fish and Wildlife sent comments related to concerns for nearby critical areas that may be impacted within the binding site plan area. Kittitas County Public Works responded that they will be working with WDFW during their Airport Capital Facility Plan process to address any impacts within the binding site plan area. This proposal has been conditioned to address the potential impacts to critical areas.



VI. Agency and Public Comments

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

VII. Project Analysis

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.46E and 2.46F.

Provided the applicant follows and maintains the GPOs, they shall be in compliance with the Kittitas County Comprehensive Plan. The applicant is proposing an amendment to an existing Binding Site Plan consistent with the goals, policies, and objectives of the land use designation. Therefore, the County and applicant are in compliance with the Comprehensive Plan.

Consistency with the provisions of KCC Title 16.05 Binding Site Plans:

As conditioned, the proposal must be consistent with the provisions of KCC Title 16.05.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates several wetlands and streams within the boundaries of the original Binding Site Plan, however the lots involved in this amendment do not contain any critical areas.

Consistency with the provisions of KCC 17.48, Light Industrial Zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.48 as conditioned.

Consistency with the provisions of KCC 17.58.040A, Airport Overlay Zoning District (Bowers Field):

This proposal is consistent with the Kittitas County Zoning Code 17.58.040A as conditioned.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal must be consistent with the provisions of KCC Title 20.



Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Health, Washington State Department of Health, Washington State Department of Ecology, and Washington State Department of Fish and Wildlife. All comments are on file and available for public review.

Kittitas County Public Health submitted comments outlining the requirement of the applicant to prove capacity of sewer and water from the City of Ellensburg.

Washington State Department of Health requested that any changes in drinking water demands be communicated with the City of Ellensburg as well as the Washington State Department of Health Office of Drinking Water.

Washington State Department of Ecology noted the possible existence of a contaminated site which could be hazardous to human health. Future clean up may be required by Ecology under the Model Toxics Control Act.

Washington state Department of Fish and Wildlife commented that general considerations should be made to ensure the protection of all critical areas and no net loss to ecological functions.

Public Comments:

There were no public comments submitted during the comment period.

VIII. Findings of Fact

1. **Requested Action:** Justin Turnbull authorized agent for Kittitas County Public Works, landowner, submitted a binding site plan amendment application on December 27, 2018. The original Binding Site Plan was approved using a plat number P-07-00049 and was later amended in 2009 (file # BS-09-00001) and in 2015 (file # BS-15-00001). The current application involves various parcel combinations, boundary line adjustments, and re-platting as well as various fixes to inaccurate survey information. In total the amendment will reduce the 37 parcels involved to 26 parcels. The subject property is zoned Light Industrial.

2. **Location:** 37 parcels, located directly north of the City of Ellensburg at 713 Bowers Road, in a portion of Section 24, T18N, R18E, WM in Kittitas County.

3. Site Information

Total Property Size:	1142 acres
Number of existing lots:	37 lots involved
Number of proposed lots:	37 lots reduced to 26 lots
Domestic Water:	Ellensburg Water
Existing sewage Disposal:	On Site Septic
Power/Electricity:	City of Ellensburg
Fire District:	Fire District 2
Irrigation District:	KRD



Site Characteristics: The site is relatively flat with various commercial and industrial uses centered on airport function and support.

Surrounding Property:

North: Privately owned land primarily used for agricultural purposes.

South: Privately owned land primarily used for residential purposes.

East: Privately owned land primarily used for agriculture and residential purposes.

West: Privately owned land primarily used for residential and agricultural purposes.

4. Access: The proposed project has access from Bowers RD.

5. The Comprehensive Plan land use designation is "Urban."

6. The subject property is zoned "Light Industrial," within the "Bowers Field Airport Overlay."

7. A Binding Site Plan Amendment application was submitted to Kittitas County Community Development Services on December 27, 2018. The application was deemed complete on January 16, 2019. A Notice of Application for the KCPW Binding Site Plan Amendment (BS-18-00001) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on January 29, 2019. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website on January 29, 2019, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

8. The proposal is consistent with Kittitas County Binding Site Plan Code 16.05.020, Binding Site Plan Requirements. Staff finds that the proposed Binding Site Plan Amendment is consistent with all applicable Washington State and Kittitas County code sections.

9. The following agencies provided comments during the comment period: Kittitas County Public Health, Washington State Department of Health, Washington State Department of Ecology, and Washington State Department of Fish and Wildlife. All comments are on file and available for public review.

10. No comments from the public were received as of the time of this staff review.

11. The original Binding Site Plan (P-07-00049) did not include Open Space plat note requirements.

11. SEPA review is not required under WAC 197-11-800 (6)(d), "Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW [58.17.060](#), and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW [58.17.020](#). This exemption includes binding site plans authorized by RCW [58.17.035](#) up to the same number of lots allowed by the jurisdiction as a short subdivision." Short subdivisions are limited to nine parcels within the UGA (KCC 16.08.186). This amendment includes eight parcels involved in re-platting. Various



wetlands and type 9 streams cover the original Binding Site Plan area; however the specific parcels involved in this amendment do not contain any critical areas.

Suspected Contaminated sites were noted by the Washington State Department of Ecology. Kittitas County Public Works responded to the concern for contaminated sites by stating "It is our understanding that suspected contamination at Bowers Field is now fully abated...prior to any further re-development of the site, Kittitas County will flag potentially impacted lots in the revised binding site plan for further environmental investigation prior to proceeding to lease agreements with potential land developers." This proposal has been conditioned to address these potential contaminated sites.

Washington State Department of Fish and Wildlife sent comments related to concerns for nearby critical areas that may be impacted within the binding site plan area. Kittitas County Public Works responded that they will be working with WDFW during their Airport Capital Facility Plan process to address any impacts within the binding site plan area.

12. The proposed Binding Site Plan Amendment is consistent with KCC 17A as conditioned.
13. The proposed Binding Site Plan Amendment is consistent with KCC 17.48 as conditioned.
14. The proposed Binding Site Plan Amendment is consistent with KCC 17.58.040A as conditioned.
15. The proposed Binding Site Plan Amendment is consistent with KCC 14.04 as conditioned.
16. The proposed Binding Site Plan Amendment is consistent with KCC 12 as conditioned.
17. The proposed Binding Site Plan Amendment is consistent with KCC 20 as conditioned.

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.05.020 Binding Site plan Requirements.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 17.58.040A_Airport Overlay Zoning District (Bowers Field) , Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.



X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Public Works Airport Binding Site Plan Amendment based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Water/Sewer

- A. Proof of water and sewer availability to any new parcels shall be obtained through the City of Ellensburg and provided to Kittitas County CDS, Kittitas County Public Health, and the Washington State Department of Health prior to final approval.
- B. Proof of compliance with all KRD irrigation general guidelines and irrigation delivery to all applicable parcels will be required for final approval.

2. Building

- A. All new construction shall meet the International Building Code requirements.
- B. All new construction shall meet all building and development requirements outlined in KCC 17.58.040A.

3. State and Federal

- A. Applicant must meet all state and federal regulations.

4. Fire & Life Safety

- A. Access shall be fully compliant with current IFC-Appendix D.
- B. Addressing to buildings shall be clearly visible from both directions of travel.
- C. Construction shall meet WUI standards.

5. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.



6. Environmental

A. Potentially contaminated lots shall be noted in the revised binding site plan and undergo environmental review prior to any further re-development. Kittitas County Public Works shall work with the Washington State Department of Ecology to ensure any remaining contaminated sites are appropriately abated.

B. Kittitas County Public Works shall work with the Washington State Department of Fish and Wildlife during their Airport Capital Facility Plan process to ensure all potential impacts to critical areas are mitigated.

7. Plat Notes

A. The following plat notes shall be recorded on the final mylar drawings:

- All development must comply with International Fire Code.
- The subject property is within the Kittitas County Airport Overlay zone and is subject to the special provisions for that zone outlined in Kittitas County Code Chapter 17.58.
- The approval of this reconfiguration of land includes no guarantee that there is a legal right to withdraw groundwater within the project area. The approval of this reconfiguration of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this binding site plan or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
- Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
- This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

8. All sheets of the final mylars shall reflect Binding Site Plan Amendment number and an accurate legal description shall be shown on the face of the final plat.

From these conclusions and findings, the proposed Binding Site Plan is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1,560 to Kittitas County Board of Commissioners Office, 205 W 5th, Room 108, Ellensburg, WA 98926. The appeal deadline for this project is March 28, 2019 at 5:00p.m.



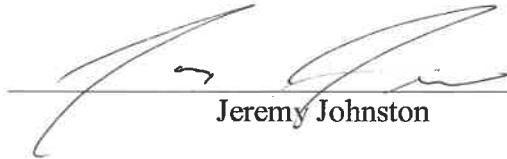
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

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Responsible Official



Jeremy Johnston

Title: Planner

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Date: March 14, 2019