

Critical Areas Checklist

Thursday, July 31, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

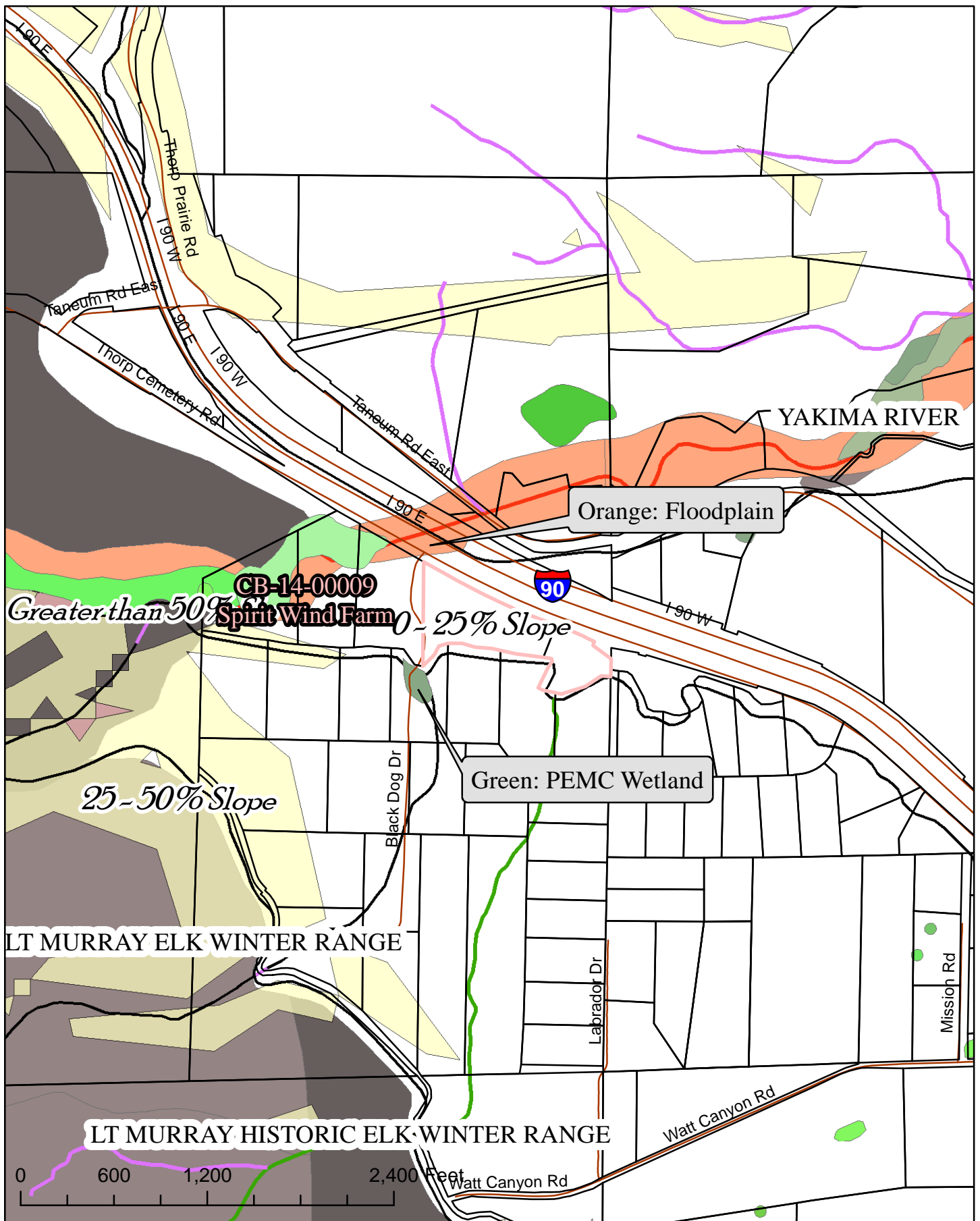
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

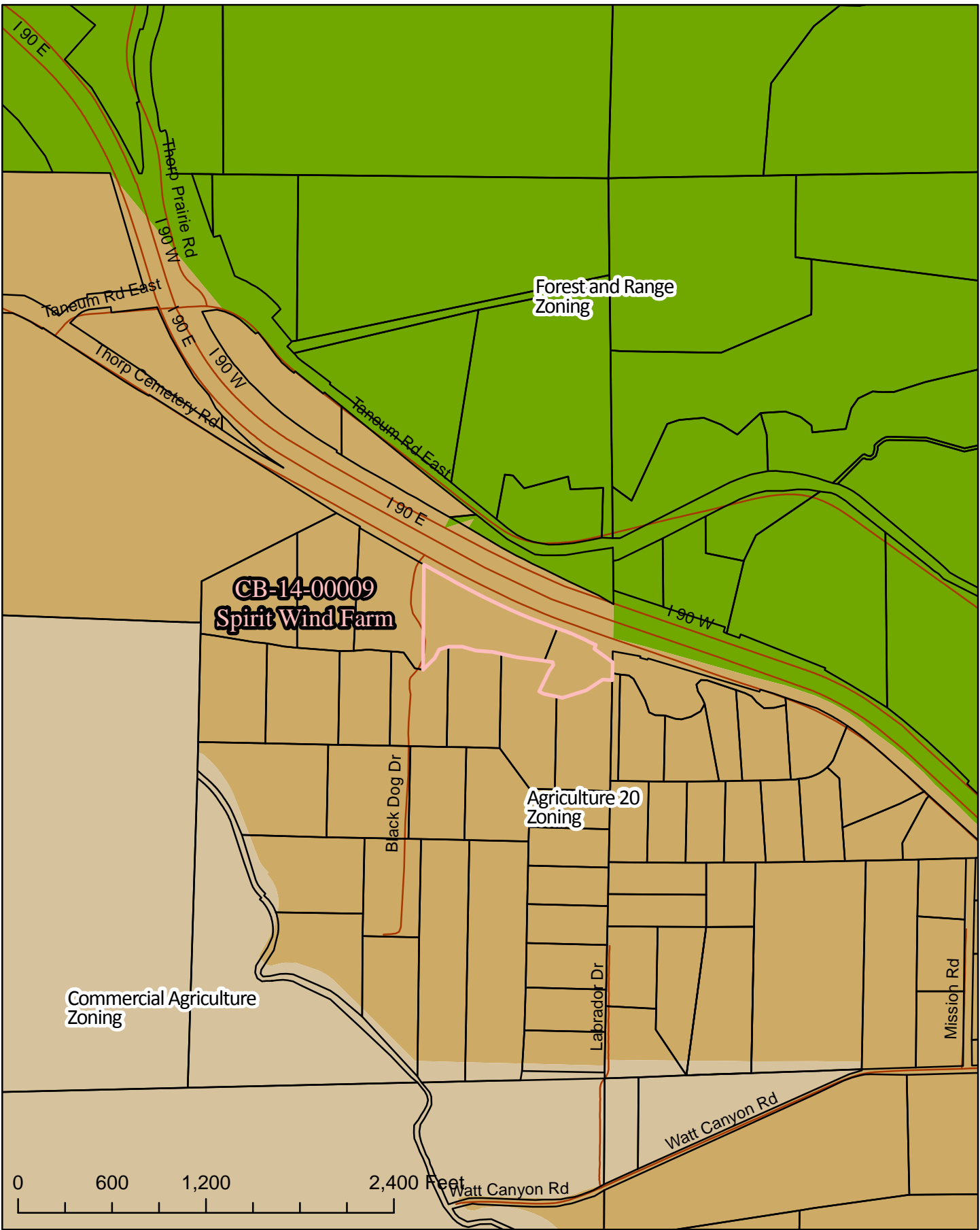


CB-14-00009
Spirit Wind Farm

Critical Area
Map

7/31/2014

kaycee.hathaway

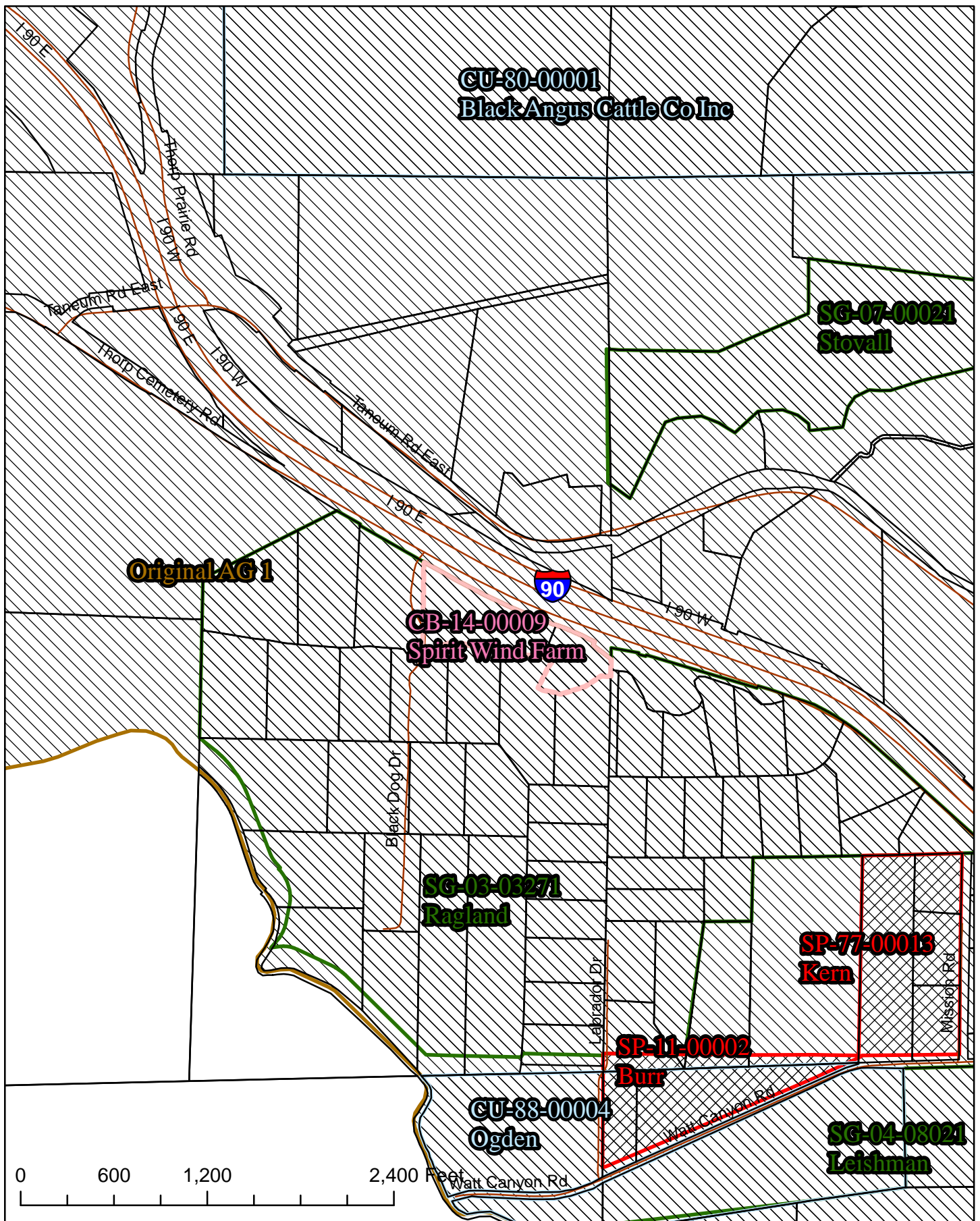


**CB-14-00009
Spirit Wind Farm**

**Zoning
Map**

7/31/2014

kaycee.hathaway

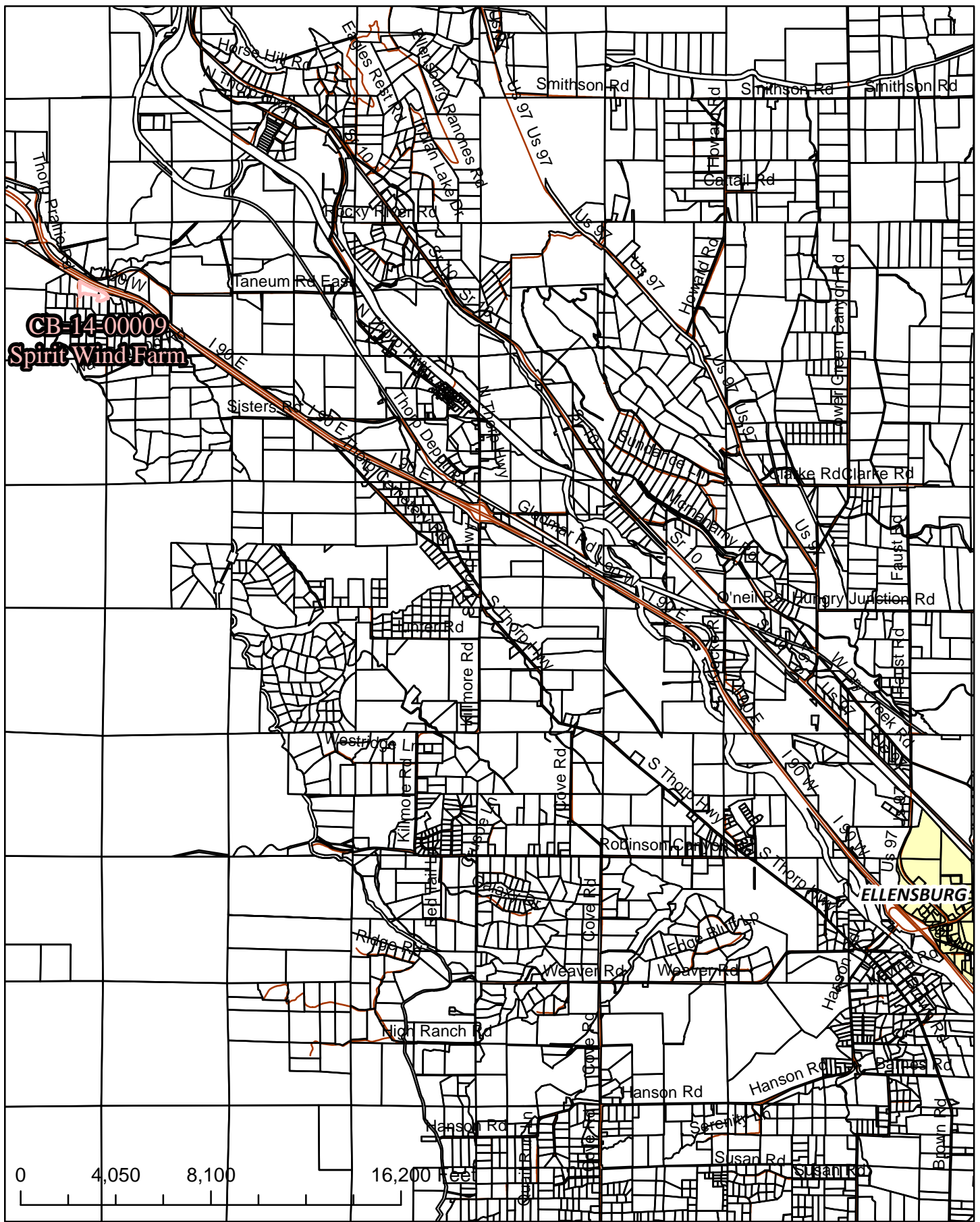


CB-14-00009
Spirit Wind Farm

Regional Land Use
Map

7/31/2014

kaycee.hathaway



CB-14-00009
Spirit Wind Farm

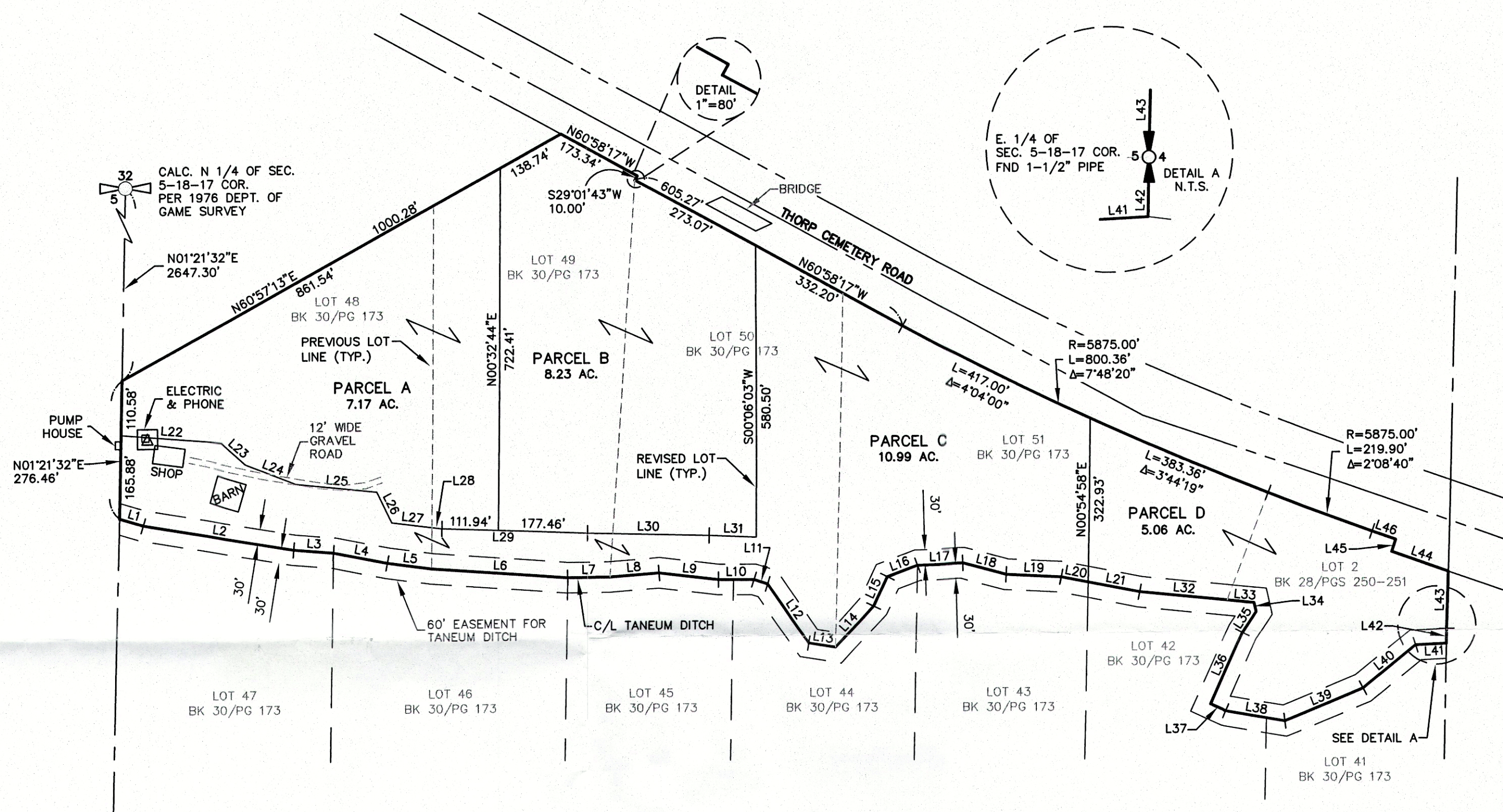
Area
Map

7/29/2014

kaycee.hathaway

RECORD OF SURVEY
A PORTION OF THE EAST 1/2 OF SECTION 5,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

LINE	BEARING	DISTANCE
L1	S73°22'55"E	49.29
L2	N80°34'43"W	303.88
L3	S85°24'05"E	78.82
L4	S79°00'11"E	108.95
L5	S82°29'05"E	88.76
L6	S85°53'34"E	270.51
L7	N89°24'07"E	85.10
L8	N85°31'58"E	96.92
L9	N83°21'41"W	119.13
L10	S89°48'38"E	70.23
L11	S72°10'48"E	28.56
L12	N34°37'13"W	144.15
L13	S80°44'00"E	53.70
L14	S42°23'00"W	111.74
L15	S25°18'47"W	64.00
L16	S69°34'12"W	63.91
L17	S88°23'59"W	89.30
L18	N75°12'17"W	88.97
L19	N87°13'21"W	109.40
L20	N79°04'32"W	54.43
L21	N79°04'32"W	104.27
L22	S85°17'23"E	200.03
L23	S47°49'22"E	64.06
L24	S68°25'48"E	108.74
L25	S83°59'08"E	160.69
L26	S26°01'47"E	67.61
L27	S82°52'32"E	80.57
L28	S82°52'32"E	19.84
L29	S87°54'36"E	289.40
L30	S88°33'36"E	241.89
L31	S87°48'40"E	93.53
L32	N84°27'08"W	174.93
L33	N84°27'08"W	53.41
L34	N13°07'00"W	18.38
L35	N33°13'42"E	49.52
L36	S24°11'51"W	155.29
L37	S65°28'21"E	33.37
L38	S80°20'30"E	119.51
L39	N67°22'29"E	167.89
L40	N50°49'10"E	134.30
L41	N87°03'38"E	61.29
L42	S01°03'44"W	29.82
L43	N01°36'26"E	112.50
L44	S70°55'17"E	119.18
L45	N19°04'43"E	25.00
L46	S70°55'17"E	49.28



EXISTING LEGAL DESCRIPTIONS:

PARCELS 48, 49, 50 AND 51 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 25, 2004, IN BOOK 30 OF SURVEYS, PAGE 173, UNDER AUDITOR'S FILE NUMBER 200410250003, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

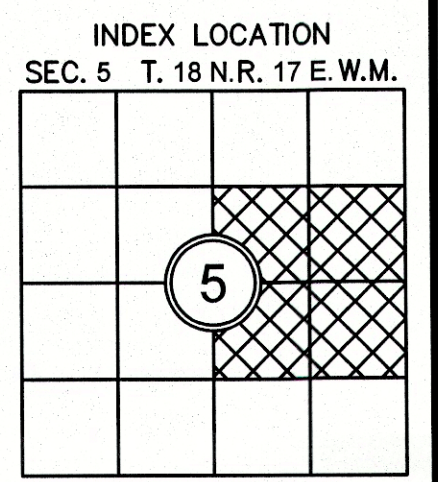
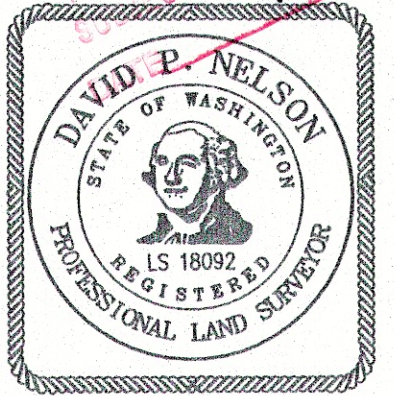
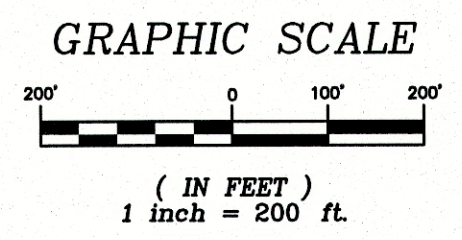
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED JUNE 3, 2003, IN BOOK 28 OF SURVEYS, PAGES 250 & 251, UNDER AUDITOR'S FILE NUMBER 200306030018, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITITAS COUNTY PARCEL NUMBERS 919133, 599133, 20651, 20652 & 119133 TO THE CONFIGURATION SHOWN HEREON.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 30 OF SURVEYS, PAGE 173, A.F.N.: 200410250003
 - BOOK 28 OF SURVEYS, PAGES 250 & 251, A.F.N.: 200306030018
 - BOOK 19 OF SURVEYS, PAGES 75 & 76, A.F.N.: 559202
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE LOT CORNERS.

LEGEND

- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED



RECORDER'S CERTIFICATE _____
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

JERALD V. PETTIT
County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FRANK RAGLAND
IN JULY 2014

DAVID P. NELSON
DATE

CERTIFICATE NO. 18092

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

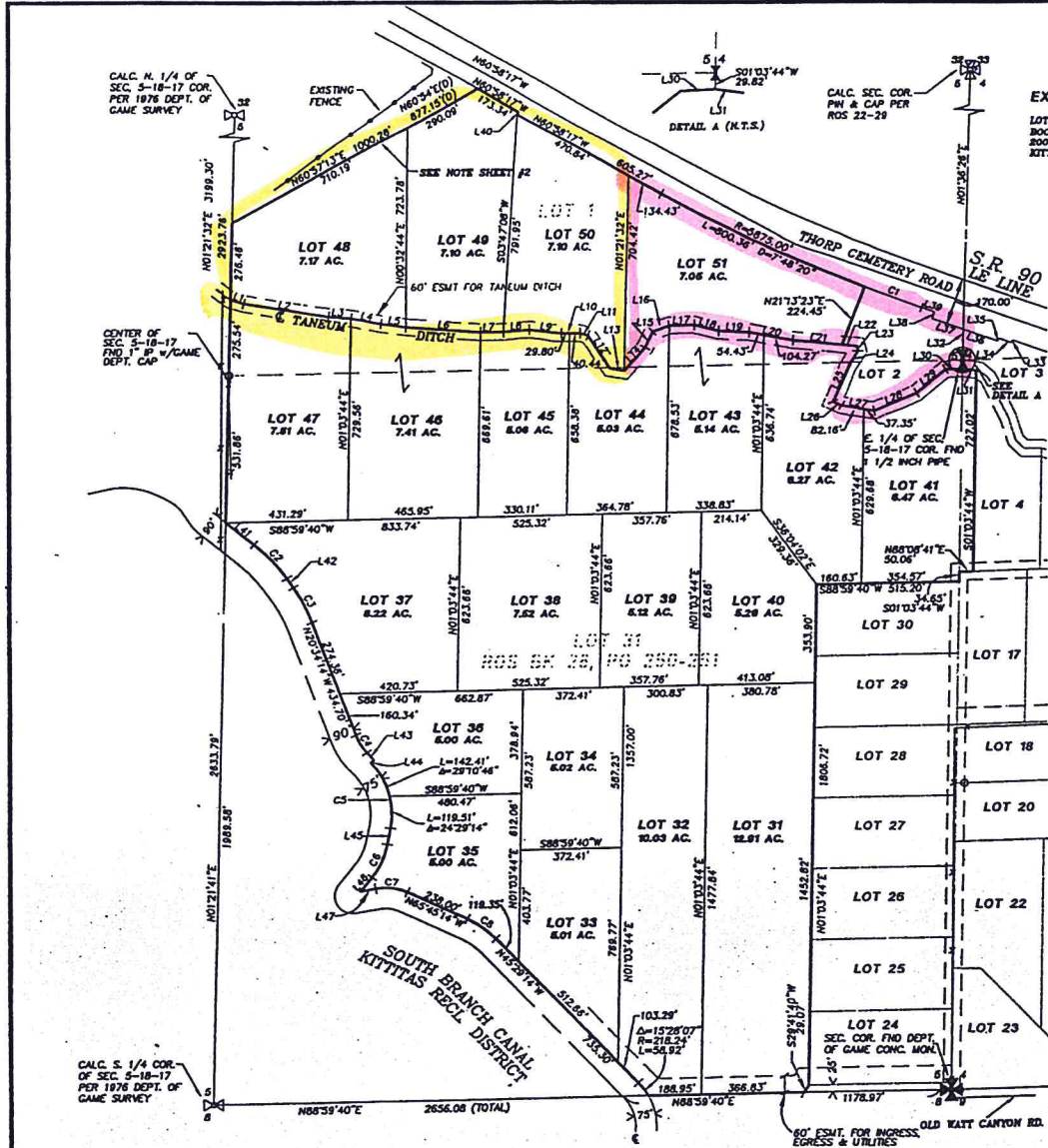
BOUNDARY LINE ADJUSTMENT		
PREPARED FOR FRANK RAGLAND A PORTION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 18 N., RANGE 17 E., W.M.		
KITITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	07/2014	045881
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 1

NEW Configuration

EXISTING

RECEIVING No. 200410250003

3D-173



EXISTING LEGAL DESCRIPTION:

LOTS 1 AND 31 AS SHOWN ON BOUNDARY LINE ADJUSTMENT/SEGREGATION SURVEY RECORDED IN BOOK 28 OF SURVEYS PAGES 250 & 251, RECORDED UNDER AUDITOR'S FILE NUMBER 20030629018, LOCATED IN SECTIONS 4 AND 5, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

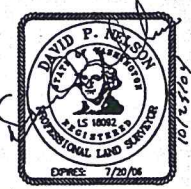
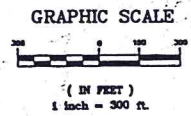
NOTES:

- BEARINGS ARE ON ASSUMED DATUM BASED ON HOLDING NORTH 01°05'44" EAST FOR THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 PER DEPT. OF GAME SURVEY FOR L.T. MURRAY DATED MAY 1976 AND REVISED MARCH 21, 1977.
- FIELDWORK WAS PERFORMED IN APRIL 1993 AND MAY 2005 WITH A FIVE SECOND TOTAL STATION USING STANDARD CLOSED PROCEDURES IN ACCORDANCE WITH WAC 336-130.
- THE PURPOSE OF THIS SURVEY IS TO CREATE PARCELS IN CONFORMANCE WITH KITTITAS COUNTY SUBDIVISION CODE, SECTION 16.04.02(4). IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE LOT CORNERS.
- FOR ADDITIONAL SURVEY INFORMATION, SEE THE SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGES 250 AND 251, UNDER AUDITOR'S FILE NUMBER 20030629018, RECORD OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREIN.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD OR OTHERWISE.

LINE	BEARING	DISTANCE
L1	S73°22'53"W	49.29'
L2	N80°34'43"W	303.68'
L3	S85°24'00"E	78.82'
L4	S70°30'11"E	108.91'
L5	S87°20'07"E	88.76'
L6	S85°55'34"E	270.51'
L7	N89°24'07"E	85.10'
L8	N85°31'38"E	86.92'
L9	N84°34'41"W	118.13'
L10	S89°44'30"E	70.27'
L11	S72°10'48"E	28.56'
L12	N24°57'13"W	144.15'
L13	S80°44'00"E	53.70'
L14	S12°24'00"W	111.74'
L15	N26°18'47"E	84.00'
L16	N02°31'17"E	63.91'
L17	N88°21'58"E	89.30'
L18	S75°12'17"E	88.97'
L19	S87°37'21"E	109.40'
L20	S78°34'32"E	158.70'
L21	N82°27'08"W	174.83'
L22	N85°27'08"W	53.41'
L23	N10°37'00"W	18.38'
L24	N33°13'42"E	49.52'
L25	S24°11'51"W	155.28'
L26	S80°20'30"E	119.51'
L27	N82°27'08"W	174.83'
L28	N87°22'29"E	162.89'
L29	N50°40'10"E	134.30'
L30	N87°03'38"E	61.29'
L31	S81°35'02"E	50.32'
L32	N01°38'28"E	112.56'
L33	N10°37'00"W	18.38'
L34	S70°55'17"E	50.00'
L35	S10°44'54"W	10.00'
L36	S70°55'17"E	130.82'
L37	S70°55'17"E	119.18'
L38	N18°14'45"E	86.00'
L39	S70°55'17"E	49.38'
L40	S29°14'53"W	10.00'
L41	N51°52'14"W	128.09'
L42	N34°57'14"W	40.70'
L43	N42°31'14"W	36.80'
L44	N47°38'48"E	18.00'
L45	N11°02'42"E	59.50'
L46	N38°09'46"E	65.14'
L47	S78°14'46"E	53.64'

CURVE	DELTA	RADIUS	LENGTH
C1	208°40'	5875.00'	219.90'
C2	183°50'	567.48'	167.54'
C3	142°30'	567.48'	142.45'
C4	21°27'	186.48'	75.27'
C5	43°40'	279.63'	261.82'
C6	27°01'	279.63'	131.65'
C7	33°00'	189.59'	115.81'
C8	201°50'	361.48'	127.65'

LEGEND:
 Section Corner
 Quarter Corner
 Calcd Quarter Corner
 Calcd Section Corner



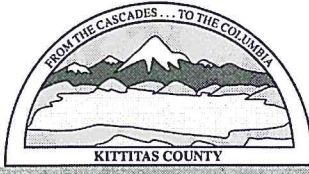
INDEX LOCATION: E 1/2 SEC. 5, T.18N., R.17E., W.M., NW 1/4 OF SW 1/4 SEC. 4, T.18N., R.17E., W.M.

RECORDER'S CERTIFICATE 200410250003.
 Filed for record this 25 day of OCT., 2004, at 10:30 AM in book 30... of 5000... at page 172... at the request of DAVID P. NELSON, Surveyor's Name.
 DAVID B. BOWEN, County Auditor.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of FRANK RAGLAND in... OCT., 2004.
 DAVID P. NELSON, Certificate No. 18092.

EASTSIDE CONSULTANTS, INC.
 ENGINEERS-SURVEYORS
 24 PENNSYLVANIA AVE.
 CLE ELUM, WASHINGTON 98022
 PHONE: 1509874-7433
 FAX: 1509874-7419

BOUNDARY LINE ADJUSTMENT/FARM SPLIT PREPARED FOR FRANK RAGLAND SEC. 4 & 5, T.18N., R.17E., W.M.
 KITTITAS COUNTY WASHINGTON
 DWN BY G. WEISER DATE 10/04 JOB NO. 04588
 CHKD BY D. NELSON SCALE 1"=300' SHEET 1 OF 1



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"

CB-14-00009

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

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

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 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

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor Compas Information about the parcels.

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

[Handwritten Signature]

DATE:

7/18/14

RECEIPT #

22013

PAID

JUL 18 2014

KITTITAS CO.

DATE STAMP HERE

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: Frank M. Ragland - Spiritwind Farm of Thorp LLC
Mailing Address: P.O. Box 208
City/State/ZIP: Thorp Wa. 98946
Day Time Phone: 899 1434
Email Address: spiritwd@kvalley.com

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

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

If different than land owner or authorized agent.

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

4. Street address of property:

Address: NA
City/State/ZIP: _____

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

_____ 20652 18-17-05010-0020

6. Tax parcel numbers: 119133 18-17-05040-0001

7. Property size: 3.04 acres - 7.05 acres (acres)

8. Land Use Information:

Zoning: AG 20 Comp Plan Land Use Designation: AG

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

#	<u>20652-18-17-05010-0020</u>	<u>20652 - 10.99 acres</u>
	<u>7.05</u>	<u>119133 - 5.06 acres</u>
#	<u>119133-18-17-05040-0001</u>	
	<u>3.04 acres</u>	

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

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

All correspondence and notices will be 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 of Land Owner of Record
(Required for application submittal):

Date:

X Franklin Regland

7-18-14

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Spiritwind Farm of Thorp LLC

&

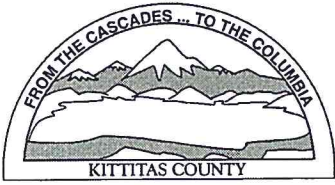
Bonneville Power Administration (BPA), WA Dept. of Fish and Wildlife (DFW), & Yakama Nation (YN)

Boundary Lot Line Adjustment and Taneum Creek Enhancement

Narrative

Spiritwind Farm of Thorp LLC is working together with BPA, DFW, & YN in preserving floodplain, shoreline enhancement, fish enhancement for Taneum Creek along with public health, safety, and welfare regarding Elk migration and fencing.

As part of these negotiations Spiritwind Farm of Thorp LLC has agreed to boundary lot line adjust four nonconforming parcels (all 7 acres +/- in size) in order to arrange two parcels and their associated boundaries in which BPA, YN, & DFW will purchase in order to achieve the aforementioned objectives.



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

RECEIPT NO.: 00022013

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028764

Date: 7/18/2014

Applicant: SPIRITWIND FARM OF THORP LLC

Type: check # 14737

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00009	PARCEL COMBINATION	50.00
	Total:	50.00