

## **Notice of Decision**

Poulsen Short Plat  
(SP-15-00005)

Notice is hereby given that on January 7, 2016 conditional preliminary approval was granted to Ron and Darcy Poulsen, landowners, for a short subdivision of 81.1 acres into 2 lots consisting of one 20 acre lot and one 61.1 acre lot. The subject property is located approximately 3 miles southeast of the city of Ellensburg at 3550 Tjossem Road, in a portion of Section 17, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-17000-0005.

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 \$1,200 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**January 22, 2016 at 5:00p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).



## 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 7, 2016

Ron and Darcy Poulsen  
3550 Tjossem Road  
Ellensburg WA 98926

### **RE: Poulsen Short Plat (SP-15-00005)**

Dear Mr. & Mrs. Poulsen,

The Kittitas County Community Development Services Department has determined that the Poulsen Short Plat (SP-15-00005) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-15-00005 and an accurate legal description shall be shown on the face of the final plat. The final plat shall be submitted in full conformance with Kittitas County Code Chapter 16.20.
2. A subdivision guarantee (title report) no more than six months old must be submitted with the final mylars.
3. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. 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 or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
  - Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
5. This property is within the Ellensburg Water Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
6. Should ground disturbing or other activities related to the proposed short plat 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 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.

7. All development of the parcels created in the Poulsen Short Plat shall be in conformance with Kittitas County Code Title 13.
8. The addresses shall be clearly visible from both directions at the County Road for all properties.
9. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
10. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Poulsen Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after January 22, 2016. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$1,200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by January 22, 2016 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

CC: Applicant  
Required parties (KCC 15A)

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Tuesday, January 05, 2016 9:57 AM  
**To:** legals@kvnews.com; 'ads@nkctribune.com'  
**Subject:** SP-15-00005 Poulsen Publication Request  
**Attachments:** SP-15-00005 Poulsen Notice of Decision Legal.docx

Please publish the attached on: Thursday January 7, 2016

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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509-933-8274

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Tuesday, January 05, 2016 10:04 AM  
**To:** csundq3662@aol.com  
**Subject:** FW: SP-15-00005 Poulsen Transmittal of Comments  
**Attachments:** SP-15-00005 Poulsen Transmittal of Comments Packet.pdf

Preliminary Approval going out Thursday

Jeffrey A. Watson  
Planner II  
[Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Jeff Watson  
**Sent:** Tuesday, January 05, 2016 10:03 AM  
**To:** '2432dpoulsen@gmail.com'  
**Subject:** SP-15-00005 Poulsen Transmittal of Comments

See attached; call if you have any questions.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
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"Building Partnerships – Building Communities"

January 5, 2016

Ron and Darcy Poulsen  
3550 Tjossem Road  
Ellensburg WA 98926

**RE: Transmittal of Comments – Poulsen Short Plat (SP-15-00005)**

Dear Mr. & Mrs. Poulsen:

Enclosed are the comments received regarding the Poulsen Short Plat (SP-15-00005) during the comment period:

November 9, 2015

Kittitas Valley Fire and Rescue – Rich Elliott

November 9, 2015

Washington State Department of Health – Russell Mau

December 16, 2015

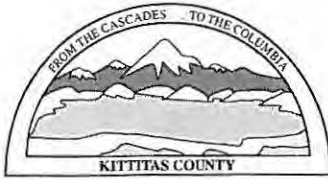
Kittitas County Department of Public Works – Kelly Bacon

Please review all comments and notify me of any questions. I will be issuing a decision based on the comments received.

Sincerely,

Jeff Watson  
Staff Planner





# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Community Development Services  
FROM: Kelly Bacon, Engineer Technician I *KB*  
DATE: December 16, 2015  
SUBJECT: Poulsen Short Plat SP-15-00005

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### The following shall be conditions of preliminary approval:

1. Only one approach per parcel of land will be granted per the Kittitas County Road Standards.
2. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
3. Plat Notes: Plat notes shall reflect the following:
    - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.

- b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation
4. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
Kittitas County Engineer

5. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
6. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

## Jeff Watson

---

**From:** Christina Wollman  
**Sent:** Monday, November 09, 2015 3:06 PM  
**To:** Jeff Watson  
**Subject:** RE: Notice of Application: SP-15-00005 Poulsen  
**Attachments:** Concurrency Application 10-7-15.pdf

Hi Jeff, I need a transportation concurrency application completed before I can do anything with this project.

*Christina Wollman, AICP CFM*

[p] 509.962.7051 | [f] 509.962.7663

---

**From:** Jeff Watson  
**Sent:** Monday, November 09, 2015 8:06 AM  
**To:** Brenda Larsen; 'Brent Renfrow ([Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov))'; Candie M. Leader; Christina Wollman; 'Cindy Preston ([cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov))'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Tom Justus ([tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov))'; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Holly Myers; Josh Hink  
**Cc:** Doc Hansen; RichElliott; Larry Browne ([eburgwater@yahoo.com](mailto:eburgwater@yahoo.com)); Dr. Paul Farris, Ellensburg School District  
**Subject:** Notice of Application: SP-15-00005 Poulsen

[SP-15-00005 Poulsen](#) (Hyperlink to On-Line file)  
[SP-15-00005 Poulsen](#) (Hyperlink to County Network File)

### NOTICE OF APPLICATION:

Kittitas County Community Development Services has received the above referenced application for a **two** lot Short Plat off of Tjossem Road in the lower county. See attached documentation for additional information or use one of the hyperlinks above to access the on-line or network file. Comments within the body of an email are encouraged but may be sent as attachment or via USPS as a hard copy.

### COMMENTS DUE BY 11/24/2015 AT 5 PM

Jeffrey A. Watson  
Planner II  
[Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Rich Elliott <elliotttr@kvfr.org>  
**Sent:** Monday, November 09, 2015 10:22 AM  
**To:** Jeff Watson  
**Cc:** Joe Seemiller; Brenda Larsen; John Sinclair  
**Subject:** RE: Notice of Application: SP-15-00005 Poulsen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

KVFR has limited input as this project involves no development.

1. When/if the property is developed, access will need to comply with applicable IFC – Appendix D.
2. Depending on use, additional requirements (fire suppression, detection, etc...) may be required.

---

**From:** Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
**Sent:** Monday, November 09, 2015 8:06 AM  
**To:** Brenda Larsen <[brenda.larsen@co.kittitas.wa.us](mailto:brenda.larsen@co.kittitas.wa.us)>; 'Brent Renfrow ([Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov))' <[Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov)>; Candie M. Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Christina Wollman <[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)>; 'Cindy Preston ([cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov))' <[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)>; 'CROSEPACOORDINATOR@ECY.WA.GOV' <[CROSEPACOORDINATOR@ECY.WA.GOV](mailto:CROSEPACOORDINATOR@ECY.WA.GOV)>; 'Clear, Gwen (ECY)' <[GCLE461@ECY.WA.GOV](mailto:GCLE461@ECY.WA.GOV)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'Gretchen.Kaehler@DAHP.wa.gov' <[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)>; Holly Duncan <[holly.duncan@co.kittitas.wa.us](mailto:holly.duncan@co.kittitas.wa.us)>; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))' <[jessica@yakama.com](mailto:jessica@yakama.com)>; 'jmarvin@yakama.com' <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))' <[johnson@yakama.com](mailto:johnson@yakama.com)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; 'linda.hazlett@dnr.wa.gov' <[linda.hazlett@dnr.wa.gov](mailto:linda.hazlett@dnr.wa.gov)>; Lisa Iammarino <[lisa.iammarino@co.kittitas.wa.us](mailto:lisa.iammarino@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Mike Johnston <[mjohnston@kvnews.com](mailto:mjohnston@kvnews.com)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Patti Johnson <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'Teske, Mark S' <[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)>; 'rivers@dnr.wa.gov' <[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)>; 'Tom Justus ([tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov))' <[tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov)>; 'Richard.Benson@doh.wa.gov' <[Richard.Benson@doh.wa.gov](mailto:Richard.Benson@doh.wa.gov)>; 'heather.cannon@doh.wa.gov' <[heather.cannon@doh.wa.gov](mailto:heather.cannon@doh.wa.gov)>; 'jhallisey@fs.fed.us' <[jhallisey@fs.fed.us](mailto:jhallisey@fs.fed.us)>; 'klarned@fs.fed.us' <[klarned@fs.fed.us](mailto:klarned@fs.fed.us)>; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))' <[Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil)>; Holly Myers <[holly.myers@co.kittitas.wa.us](mailto:holly.myers@co.kittitas.wa.us)>; Josh Hink <[josh.hink@co.kittitas.wa.us](mailto:josh.hink@co.kittitas.wa.us)>  
**Cc:** Doc Hansen <[doc.hansen@co.kittitas.wa.us](mailto:doc.hansen@co.kittitas.wa.us)>; Rich Elliott <[elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)>; Larry Browne <[eburgwater@yahoo.com](mailto:eburgwater@yahoo.com)> <[eburgwater@yahoo.com](mailto:eburgwater@yahoo.com)>; Dr. Paul Farris, Ellensburg School District <[pfarris@eburg.wednet.edu](mailto:pfarris@eburg.wednet.edu)>  
**Subject:** Notice of Application: SP-15-00005 Poulsen

[SP-15-00005 Poulsen](#) (Hyperlink to On-Line file)  
[SP-15-00005 Poulsen](#) (Hyperlink to County Network File)

### NOTICE OF APPLICATION:

Kittitas County Community Development Services has received the above referenced application for a **two** lot Short Plat off of Tjossem Road in the lower county. See attached documentation for additional information or

## Jeff Watson

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Monday, November 09, 2015 8:55 AM  
**To:** Jeff Watson  
**Cc:** Holly Duncan; Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-15-00005 Poulsen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Watson:

DOH Office of Drinking Water has no comment, as long as the "Shared Well" applies to only two properties and two homes. Kittitas County Health may have comment or actions regarding such a well.

Thanks,

Russell E. Mau, PhD, PE  
Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
Desk: 509-329-2116  
Fax: 509-329-2104  
[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)

**Public Health - Always Working for a Safer and Healthier Washington**

Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)

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**Sent:** Monday, November 09, 2015 8:06 AM  
**To:** Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); 'enviroreview@yakama.com'; Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; 'Tom Justus ([tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov))'; Benson, Richard (DOH); 'heather.cannon@doh.wa.gov'; 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Myers, Holly (DOHi); Josh Hink  
**Cc:** Doc Hansen; RichElliott; Larry Browne ([eburgwater@yahoo.com](mailto:eburgwater@yahoo.com)); Dr. Paul Farris, Ellensburg School District  
**Subject:** Notice of Application: SP-15-00005 Poulsen

[SP-15-00005 Poulsen](#) (Hyperlink to On-Line file)  
[SP-15-00005 Poulsen](#) (Hyperlink to County Network File)

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## Jeff Watson

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**Cc:** Doc Hansen; RichElliott; Larry Browne (eburgwater@yahoo.com); Dr. Paul Farris, Ellensburg School District  
**Subject:** Notice of Application: SP-15-00005 Poulsen  
**Attachments:** SP-15-00005 Poulsen Master File 11.9.2015.pdf; SP-15-00005 Poulsen Notice of Application Memo Signed.pdf

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[Community Development Services](#)  
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[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## 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

### NOTICE OF APPLICATION

**Notice of Application:** Monday, November 9, 2015  
**Application Received:** Wednesday, October 28, 2015  
**Application Complete:** Friday, November 6, 2015

**Project Name (File Number):** Poulsen (SP-15-00005)

**Applicant:** Craig Sundquist authorized agent for Ron and Darcy Poulsen, landowner

**Location:** 1 parcel, located approximately 3 miles southeast of the city of ellensburg at 3550 Tjossem Road, in a portion of Section 17, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-17000-0005.

**Proposal:** Craig Sundquist authorized agent for Ron and Darcy Poulsen, landowner, has submitted a preliminary short plat application to subdivide approximately 79.30 acres into one 20 acre parcel and one 61.1 acre parcel. The subject property is zoned Commercial Agriculture.

**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 <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, 24 November, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat 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 \$500.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Signature Planner of Record

11/9/2015  
Date



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

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 11/06/15 15:41 by lfi18

-----  
Acct #: 84329

Ad #: 1376638

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 11/09/2015 Stop: 11/09/2015  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 5.91 Words: 313  
Total STD6 11.82  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 102.24  
# Affidavits: 1

Contact: STEPH MIFFLIN  
Phone: (509)962-7506  
Fax#:  
Email: steph.mifflin@co.kittitas.wa  
Agency:

Ad Descript: NOTICE OF APPLICATION  
Given by: JEFF WATSON  
Created: lfi18 11/06/15 15:33  
Last Changed: lfi18 11/06/15 15:40

-----  
COMMENTS:

COPIED from AD 1361924

-----  
PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 11/09  
IN A 97 S 11/09  
-----

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.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 11/06/15 15:41 by lfi18

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Acct #: 84329

Ad #: 1376638

Status: N

NOTICE OF APPLICATION

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**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933 8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

**Notice of Application:** Monday, November 9, 2015  
**Application Received:** Wednesday, October 28, 2015  
**Application Complete:** Friday, November 6, 2015  
**Publication Date:** Monday, November 9, 2015

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, November 06, 2015 2:08 PM  
**To:** legals@kvnews.com  
**Subject:** SP-15-00005 Poulsen Publication Request  
**Attachments:** SP-1500005 Poulsen Notice of Application Legal.docx

SP-15-00005 Poulsen

Please publish the attached on: Monday November 9, 2015

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## NOTICE OF APPLICATION

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|                               |                                    |
|-------------------------------|------------------------------------|
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| <b>Publication Date:</b>      | <b>Monday, November 9, 2015</b>    |

**BURRIS FARM LLC  
4870 NUMBER 6 RD  
ELLENSBURG WA 98926-9663**

**SELBY, LUKE & DEBORAH  
3961 TJOSSEM RD  
ELLENSBURG WA 98926**

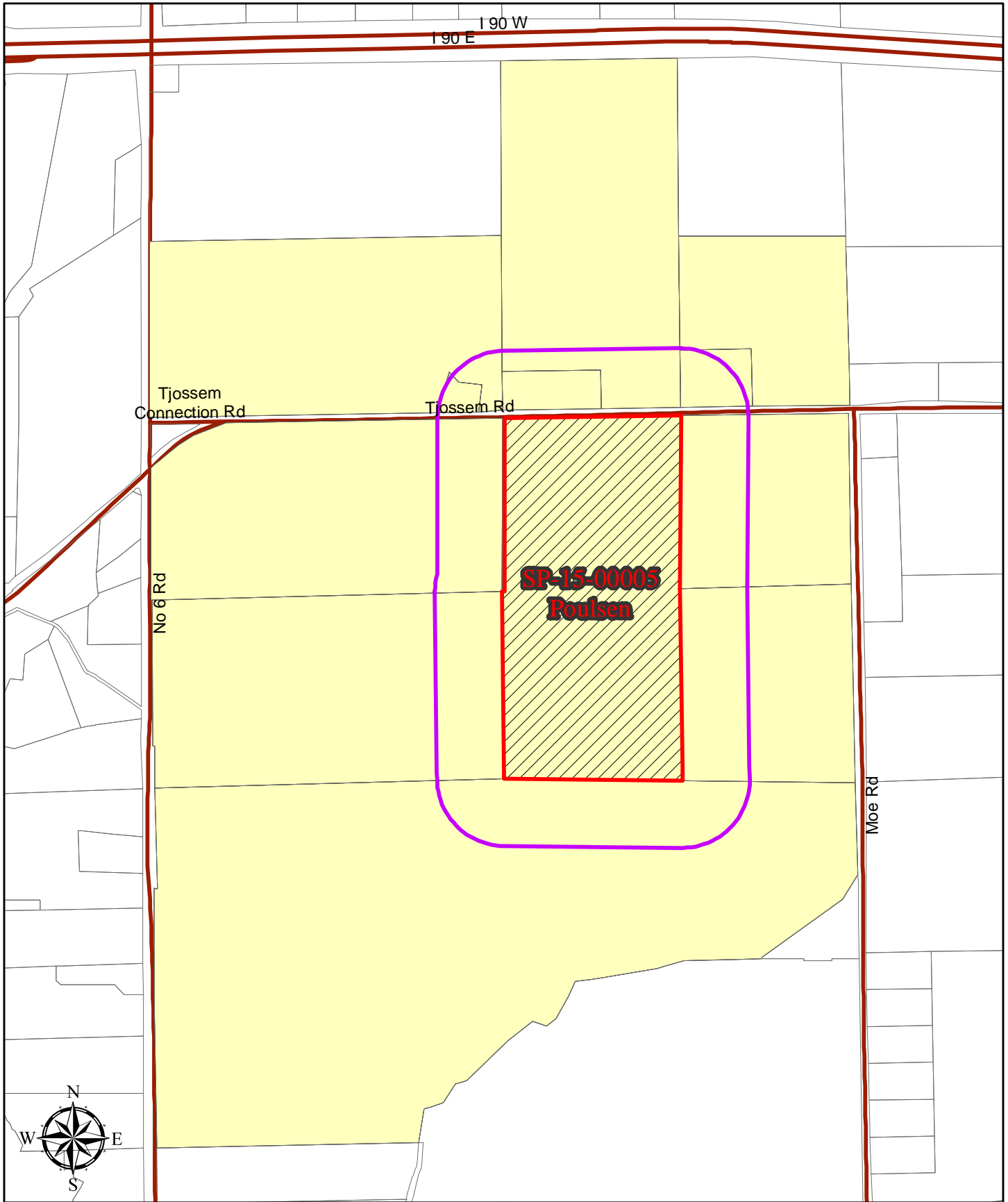
**VALLEY LAND COMPANY  
LLC  
1585 TJOSSEM RD  
ELLENSBURG WA 98926-8925**

**POULSEN BROTHERS LLC  
3600 KITTITAS HWY  
ELLENSBURG WA 98926-7138**

**POULSEN, RAYMOND E &  
2041 TJOSSEM RD  
ELLENSBURG WA 98926**

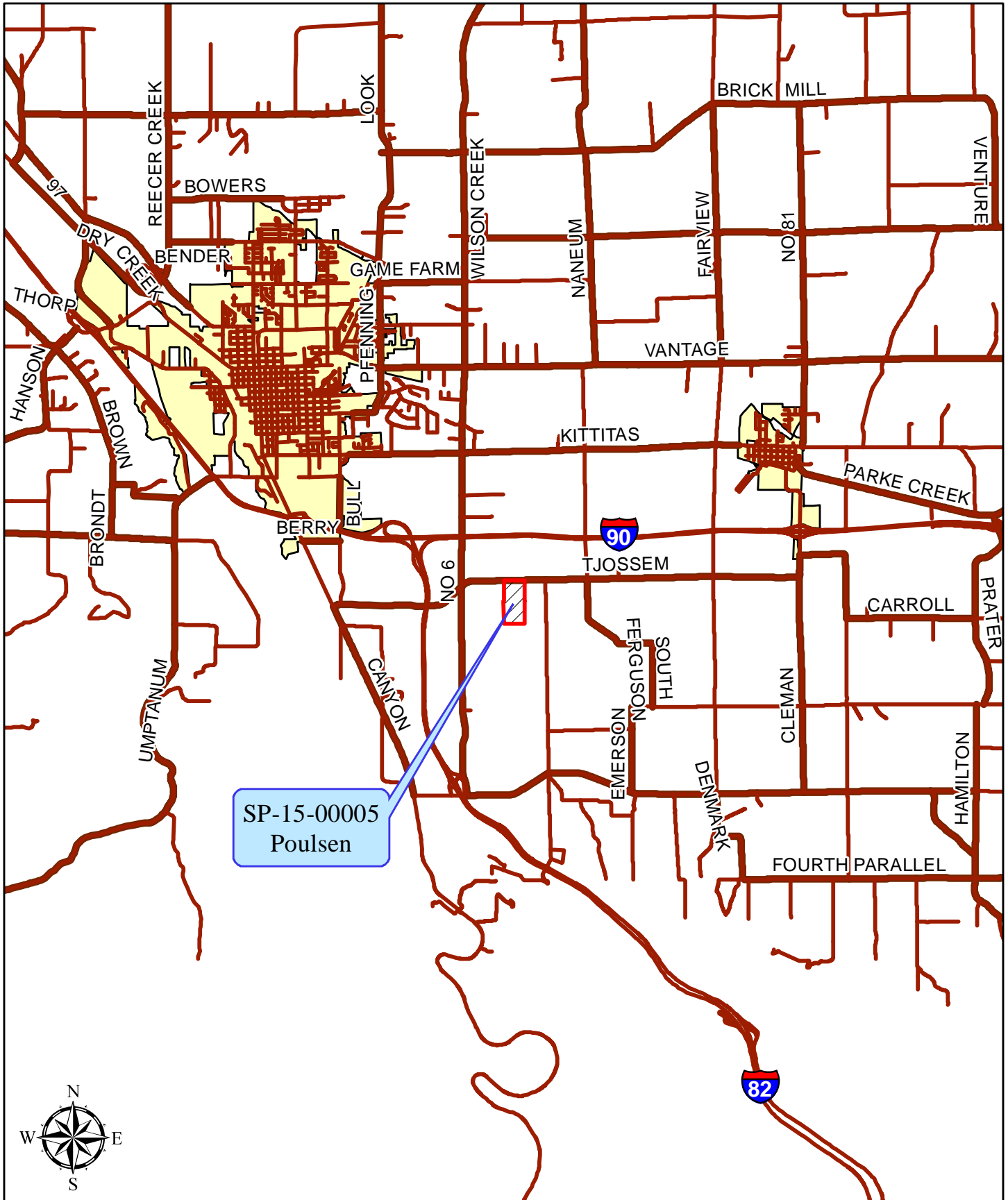
**POULSEN, KAREN S  
3591 TJOSSEM RD  
ELLENSBURG WA 98926**

**SNOWDEN, TONI  
3341 TJOSSEM RD  
ELLENSBURG WA 98926-8355**



SP-15-00005  
Poulsen

Adjacent Properties  
for Notification



SP-15-00005  
Poulsen

SP-15-00005  
Poulsen

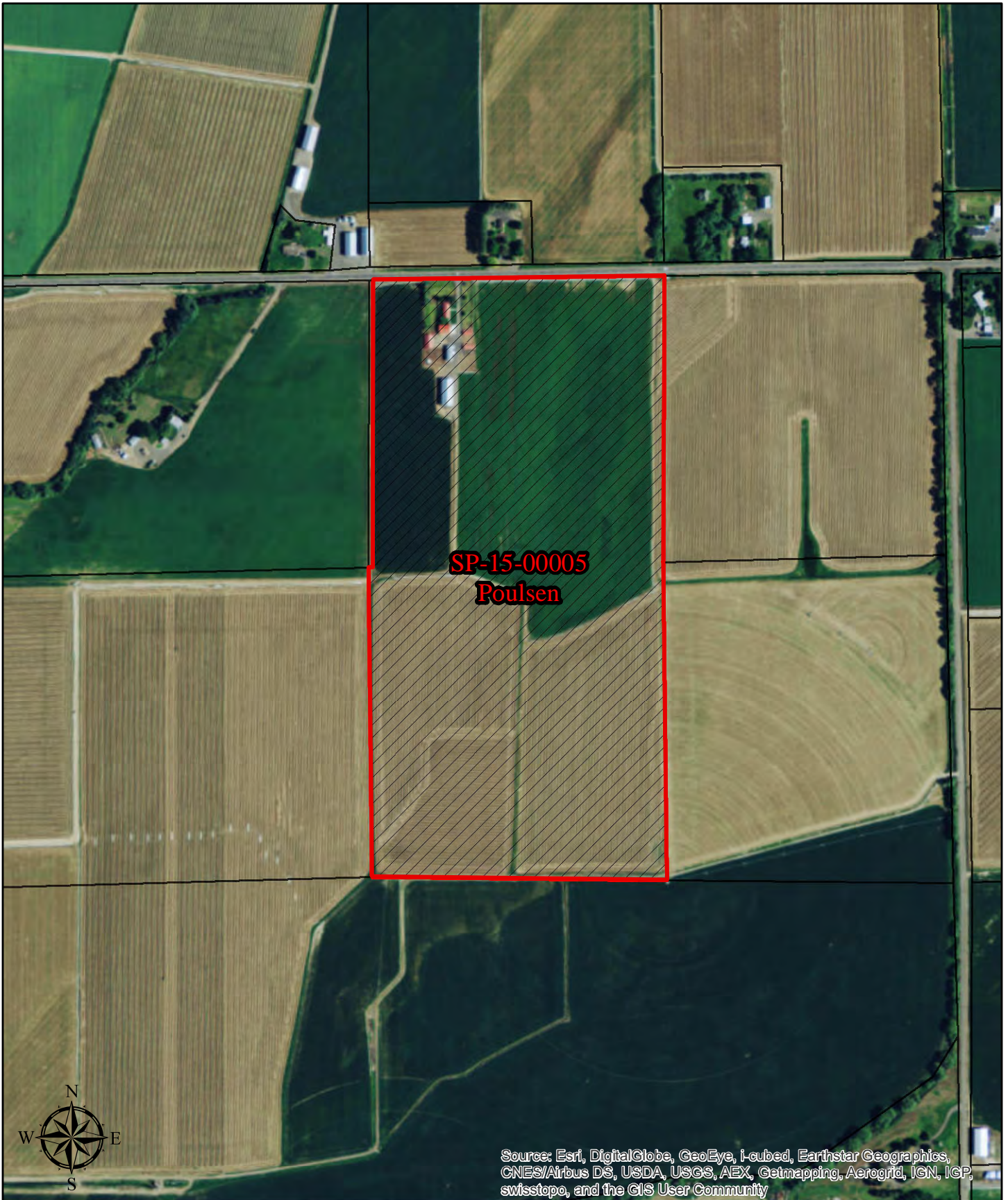
Adjacent Properties  
for Notification



SP-15-00005  
Poulsen

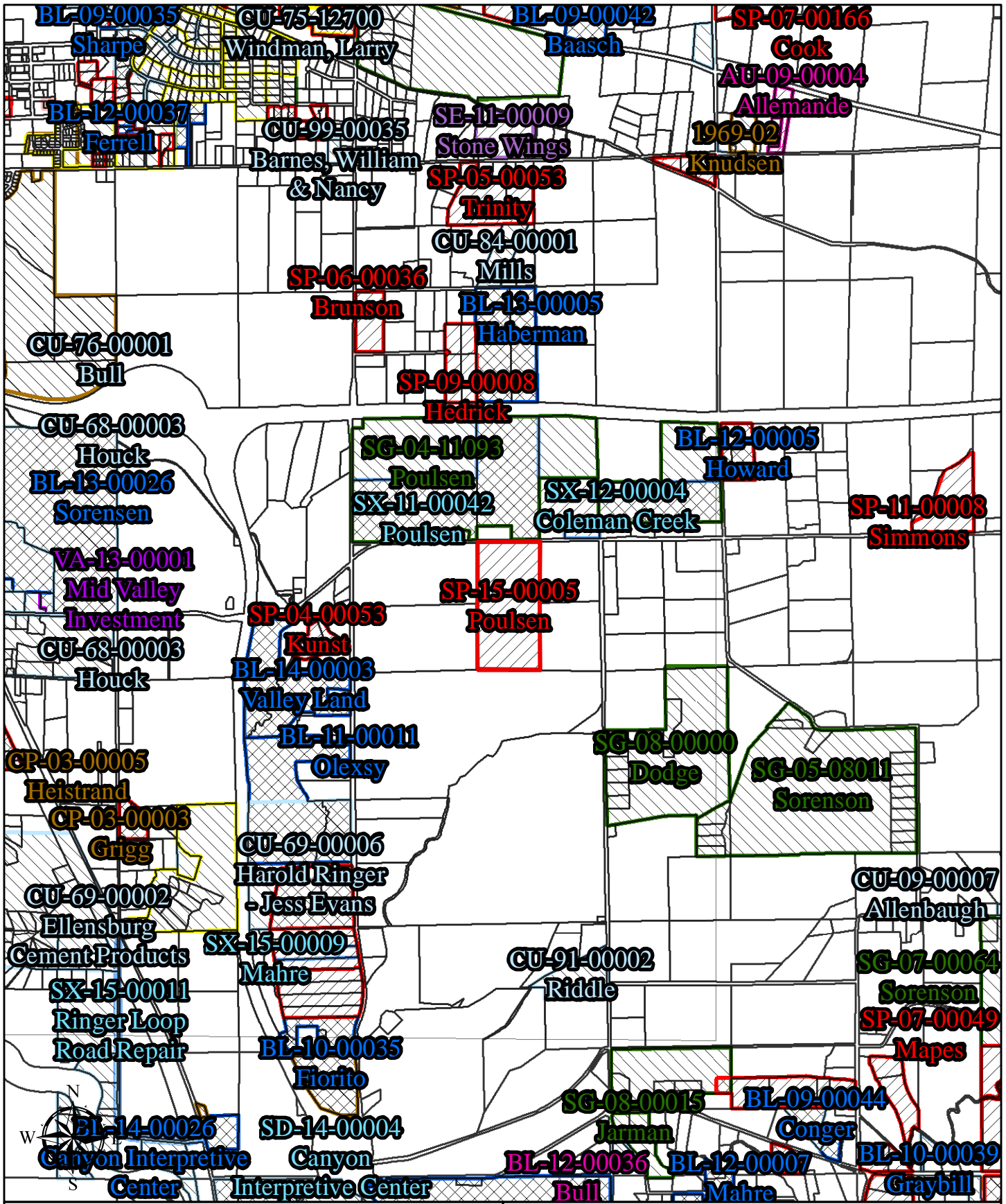
Air Photo  
Oblique





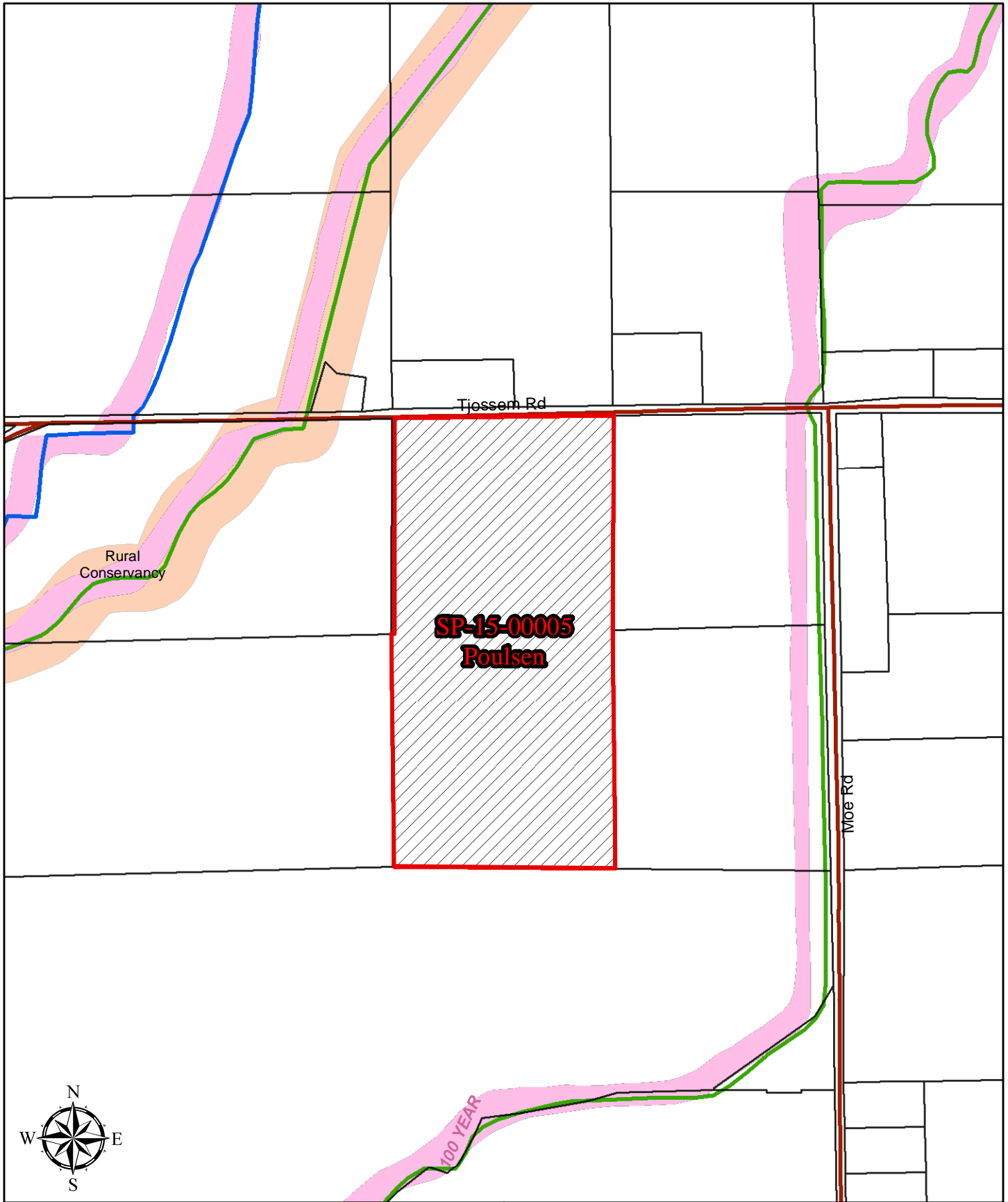
SP-15-00005  
Poulsen

Air Photo  
Vertical



SP-15-00005  
Poulsen

Regional  
Land Use



SP-15-00005  
Poulsen

Critical  
Areas

# Critical Areas Checklist

Friday, November 06, 2015

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?

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, November 06, 2015 11:56 AM  
**To:** csundq3662@aol.com  
**Subject:** SP-15-00005 Poulsen Deem Complete  
**Attachments:** SP-15-00005 Poulsen Deem Complete Signed.pdf

SP-15-00005 Poulsen

Deem complete attached.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## 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

November 6, 2015

Ron and Darcy Poulsen  
3550 Tjossem Road  
Ellensburg WA 98926

Subject: Poulsen Short Plat, SP-15-00005

Dear Applicant,

Your application for a 2 lot short plat on approximately 79.30 acres of land that is zoned Commercial Agriculture, located in a portion of section 17, township 17 N, range 19 E, WM in Kittitas County; Assessor's map number 17-19-17000-0005, was received on Wednesday, October 28, 2015. Your application has been determined complete as of Friday, November 6, 2015.

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) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

SP-15-00005 Poulsen Master File@T:\CDS\Projects\Short Plats\SP 2015\SP-15-00005 Poulsen

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, November 06, 2015 9:23 AM  
**To:** 'Craig Sundquist'  
**Subject:** RE: Poulsen Short Plat

Craig,

Thanks, this is perfect. Consider this an approval of the submission of requested information; processing will continue with a “deem complete” shortly. I will let you know if I need anything further.

Jeffrey A. Watson  
Planner II  
[Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

**From:** Craig Sundquist [<mailto:csundq3662@aol.com>]  
**Sent:** Friday, November 06, 2015 6:26 AM  
**To:** Jeff Watson  
**Subject:** Poulsen Short Plat

Jeff,

Please find attached Project Overview

Please e-mail me back to confirm your receiving the correspondence

Craig Sundquist  
[csundq3662@aol.com](mailto:csundq3662@aol.com)  
509-248-2256



**SUNDQUIST LAND SURVEYING**

**CRAIG D. SUNDQUIST, PLS  
408 SOUTH 32ND AVE.  
YAKIMA, WA 98902**

**PHONE; 509 - 248 - 2256**

**NOVEMBER 6, 2015**

**JEFFREY A. WATSON  
PLANNER II  
KITTTITAS COUNTY PUBLIC WORKS  
COMMUNITY DEVELOPEMENT SERVICES**

**POULSEN SHORT PLAT  
PROJECT OVERVIEW**

**OVERVIEW;**

**THE PURPOSE OF THIS APPLICATION IS TO CREATE 2 LOTS IN THE COMMERCIAL AGRICULTURE ZONING DISTRICT. THE TWO LOTS ARE TO BE 20 ACRES WITH EXISTING RESIDENCE, DOMESTIC WELL & EXISTING SEPTIC SYSTEM & DRAIN FIELD AND THE BALANCE LOT, 61 ACRES, BEING CURRENTLY UNDER CULTIVATION.**

**UTILITIES;**

**PARCEL " A " , BEING 20 ACRES, IS CURRENTLY BEING SERVED BY A INDIVIDUAL SEPTIC TANK & DRAINFIELD. THE EXISTING DOMESTIC WELL, HAVING BEEN APPROVED AS A 2 - PARTY WELL SAID WELL IS LOCATED ON PARCEL " A ". SAID SEPTIC & DRAINFIELD & 2 - PARTY WELL WITH ACCESS & DISTRIBUTION EASEMENT ARE SHOWN ON THE SUBMITTED DRAWINGS. POWER IS SUPPLIED FROM TJSOSSEM ROAD.**

**TRANSPORTATION;**

**ACCESS FOR PARCELS " A & B " HAVE DIRECT ACCESS FROM TJSOSSEM ROAD, BOTH ACCESS POINTS ARE SHOWN ON THE SUBMITTED DRAWINGS.**

**COMMENTS;**

**PLEASE FIND FIVE FULL SIZE DRAWINGS & ONE REDUCED PAPER COPY OF SAID DRAWING**

**SINCERELY**

**CRAIG D. SUNDQUIST, PLS  
SUNDQUIST LAND SURVEYING**

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, November 05, 2015 10:01 AM  
**To:** csundq3662@aol.com  
**Subject:** SP-15-00005 Poulsen Short Plat  
**Attachments:** SP-15-00004 Filbert Estates Narrative.pdf

SP-15-00005 Poulsen

Dear Mr. Sundquist,

As authorized agent for the above application this email is to inform you that additional information is required to complete the intake of the application. Item #9 of the general application information describes a project narrative which was not submitted. This is not a terribly complicated piece of information but it is essential to initial processing. I have attached an example which other PLS folks have used; mostly we need to know about water and septic but if you could oblige us with this information I will be able to deem the application complete. Inasmuch as this is a relatively minor oversight I will continue to plug the vital information into the system under the assumption it will be forthcoming relatively soon. That being said, code does stipulate that the application will be void if the requested information is not submitted within 180 days; just to make it official.

I look forward to hearing from you soon,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

SP-15-00005



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"

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

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**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

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

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

AWS - shared well ✓

**APPLICATION FEES:**

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,640.00 Total fees due for this application (One check made payable to KCCDS)**

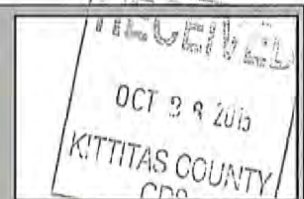
**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 10-28-15

RECEIPT # ~~27814~~  
27814



DATE STAMP IN BOX

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: RON & DARCY POULSEN  
Mailing Address: 3550 T. JOSSEN ROAD  
City/State/ZIP: LEWISBURG WA  
Day Time Phone: 929-2432 // DARCY  
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: CRAIG D. SUNDAQUIST, PLS  
Mailing Address: 408 SO 32ND AVE  
City/State/ZIP: YAKIMA WA 98902  
Day Time Phone: 248-2256  
Email Address: C.SUNDA3662@AOL.COM

SUNDAQUIST CARRI  
SUNDAQUIST

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

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_

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

W 1/2 - S 4 1/4 SECTION 17-19-19  
6X6 7N6 W 10' OF 7N6 NORTH 1320' 6X6 COUNTY ROAD

6. Tax parcel number(s): 850233 17-19-17000-0005

7. Property size: 81 (acres)

8. **Land Use Information:**

Zoning: Comercial Ag. Comp Plan Land Use Designation: Comercial Ag.

**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?** If yes, explain. *n/a*
11. **What County maintained road(s) will the development be accessing from?**

*T. JOSSELYN ROAD*

**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)

X *[Handwritten Signature]*

Date:

*Oct 25 2015*

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

X *Ron Paul*

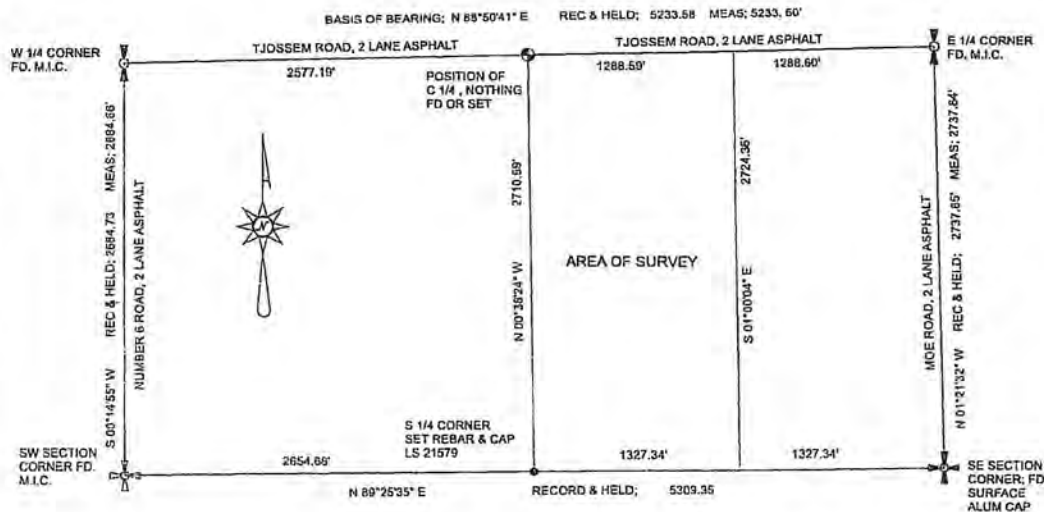
Date:

*10-28-15*

POULSEN SHORT PLAT  
 WITHIN THE W 1/2 OF THE SE 1/4 SECTION 17 T17N R19EWM  
 KITTITAS COUNTY, WA  
 SP - 00 - 000000

PAGE 2 OF 2

VICINITY MAP , NOT TO SCALE  
 SUBDIVISION OF S 1/2 SECTION 17  
 BASED UPON DATA SHOWN IN  
 BOOK 38 OF SURVEYS, PAGE 157  
 FOLLOWING VERIFICATION OF DATA



OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT POULSEN BROTHERS LLC, THE UNDERSIGNED IS THE OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS DESCRIBED AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES AND PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON, WHICH SHALL BE MAINTAINED BY THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

POULSEN BROTHERS, LLC

RON POULSEN \_\_\_\_\_

TOM POULSEN \_\_\_\_\_

DAVE POULSEN \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
 COUNTY OF KITTITAS 55

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME APPEARED RON POULSEN, TOM POULSEN & DAVE POULSEN KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXCLUDED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY SIGNED THE SAME AS THEIR FREE & VOLUNTARY ACT FOR THE PURPOSES & USES THEREIN MENTIONED IN WITNESS WHEREOF I HAVE SET MY HAND & AFFIXED MY OFFICIAL SEAL

NOTARY IN & FOR THE STATE OF WA \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED & APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DIRECTOR DEPARTMENT OF PUBLIC WORKS \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BE NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF KITTITAS COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE POULSEN SHORT PLAT HAS BEEN EXAMINED BY ME, AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

KITTITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITTITAS COUNTY TREASURER

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

KITTITAS COUNTY TREASURER \_\_\_\_\_

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF SHORT PLATS,  
 PAGES \_\_\_\_\_, RECORDS OF KITTITAS COUNTY AT THE  
 REQUEST OF CRAIG D. SUNDQUIST

AUDITOR \_\_\_\_\_

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY  
 MADE BY ME IN CONFORMANCE WITH THE SURVEY  
 RECORDING ACT AT THE REQUEST OF

RON POULSEN

CRAIG D. SUNDQUIST  
 PLS 21579

OCTOBER 27, 2015

BASIS OF BEARING & SCALE; AS NOTED  
 MONUMENTATION VISITED; OCTOBER 2015  
 SURVEY METHOD; FIELD TRAVERSE  
 WITH TOPCON GTS 235 W  
 REPRESENTS REBAR & CAP SET  
 EXCEPT AS NOTED  
 DRAWING BY; CDS PAGE 2 OF 2

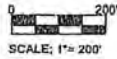
SUNDQUIST LAND SURVEYING

CRAIG D. SUNDQUIST, PLS  
 408 SOUTH 32ND AVE.  
 YAKIMA, WA 98902

PHONE; 509 - 248 - 2256

POULSEN SHORT PLAT  
 WITHIN THE W 1/2 - SE 1/4 SECTION 17 T17N R19EWM  
 KITTITAS COUNTY, WA  
 SP - 00 - 00000

PAGE 1 OF 2



LEGAL DESCRIPTION;

THE WEST HALF OF THE SOUTHEAST QUARTER  
 OF SECTION 17 T17N R19EWM, KITTITAS COUNTY  
 STATE OF WASHINGTON;  
 EXCEPT THE WEST 10' OF THE NORTH 1320 FEET THEREOF AND  
 EXCEPT THE RIGHT OF WAY OF TJSSEM COUNTY ROAD  
 ALONG THE NORTH LINE THEREOF

OWNERS;

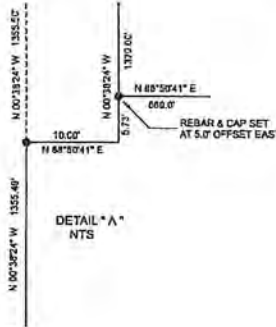
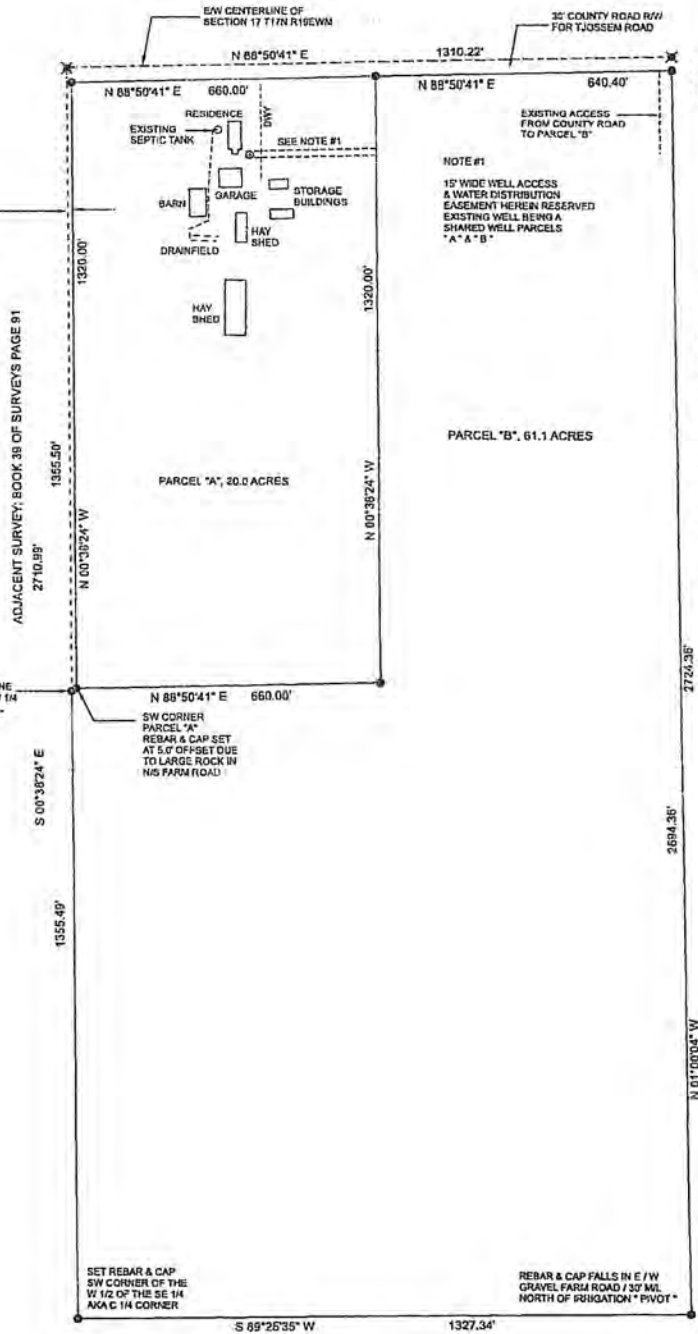
POULSEN BROTHERS LLC  
 ATTENTION; RON POULSEN  
 3550 TJSSEM ROAD  
 ELLENSBURG, WA

SURVEYOR;

CRAIG D. SUNDQUIST, PLS  
 SUNDQUIST LAND SURVEYING  
 408 SOUTH 32ND AVE.  
 YAKIMA, WA 98902

DATE OF SURVEY, OCTOBER 27, 2015

\* WEST 10' OF THE NORTH 1320' \*  
 HOWEVER IT IS MY OPINION THAT  
 THE EXCEPTION SHOULD EXTEND  
 TO THE NE CORNER OF THE SE 1/4  
 OF THE NW 1/4



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY  
 MADE BY ME IN CONFORMANCE WITH THE SURVEY  
 RECORDING ACT AT THE REQUEST OF

RON POULSEN

CRAIG D. SUNDQUIST  
 PLS 21578

OCTOBER 28, 2015

AUDITORS CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20  
 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF SHORT PLATS  
 PAGES \_\_\_\_\_ RECORDS OF KITTITAS COUNTY  
 AT THE REQUEST OF CRAIG D. SUNDQUIST

AUDITOR \_\_\_\_\_

FOUND REBAR & CAP  
 AT 10' OFFSET DUE TO  
 IRRIGATION COMPANY  
 FACILITY

PARCEL "B", 61.1 ACRES

PARCEL "A", 20.0 ACRES

ADJACENT SURVEY; BOOK 38 OF SURVEYS, PAGE 81

2724.35'

2694.35'

N 01°00'00" W

1310.22'

640.40'

1320.00'

1320.00'

1320.00'

1320.00'

1320.00'

1320.00'

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1320.00'

BASIS OF BEARING & SCALE; AS NOTED  
 SURVEY METHOD; FIELD TRAVERSE WITH  
 TOPCON GTS 235 W  
 MONUMENTATION VISITED; OCTOBER 2015  
 REPRESENTS REBAR & CAP SET  
 EXCEPT AS NOTED  
 DRAWING BY; CDS  
 PAGE 1 OF 2

SUNDQUIST LAND SURVEYING

CRAIG D. SUNDQUIST, PLS  
 408 SOUTH 32ND AVE.  
 YAKIMA, WA 98902

PHONE; 248 - 2256

**SUNDQUIST LAND SURVEYING**

CRAIG D. SUNDQUIST, PLS  
408 SOUTH 32ND AVE.  
YAKIMA, WA 98902

PHONE; 509 - 248 - 2256

OCTOBER 28, 2015

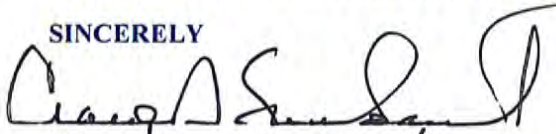
KITTITAS COUNTY  
PLANNING DEPARTMENT  
ELLENSBURG, WA

TO WHOM IT MAY CONCERN,

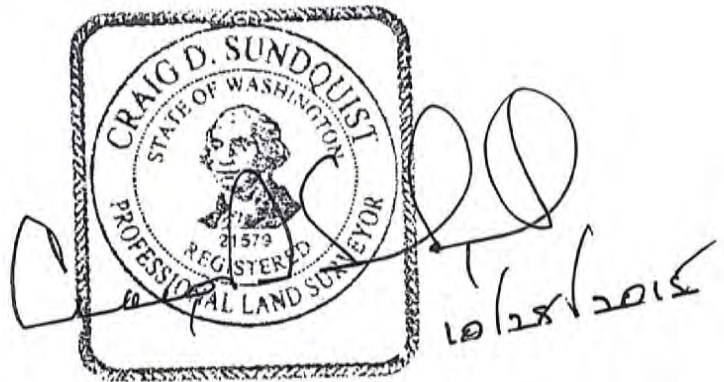
IN REFERENCE TO ITEM #1, UNDER EXISTING CONDITIONS, SEE ATTACHMENT. I PERFORMED AN ELEVATION SURVEY ON THE 80 ACRE PARCEL BEING SHORT PLATTED ( W 1/2 - SE 1/4 SECTION 17 T17N R19EWM ). I FOUND THAT THE SLOPE OF THE GROUND FROM THE NORTH PROPERTY LINE, SOUTH TO THE SOUTH LINE SAID PARCEL DOES NOT EXCEED A 1% SLOPE, AND THE GROUND IN AN EAST / WEST DIRECTION IS EQUALLY LEVEL. THUSLY I HAVE NOT INCLUDED A CONTOUR LINE REPRESENTATION ON THE ATTACHED DRAWINGS

I HOPE THIS IS SATISFACTORY WITH YOU

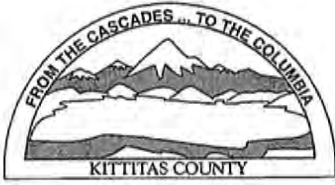
SINCERELY



CRAIG D. SUNDQUIST, PLS /







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

**RECEIPT NO.: 00027814**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030762

**Date:** 10/28/2015

**Applicant:** POULSEN, RONALD L ETUX

**Type:** check # 5257

| <u>Permit Number</u> | <u>Fee Description</u>      | <u>Amount</u> |
|----------------------|-----------------------------|---------------|
| SP-15-00005          | CDS FEE FOR SHORT PLAT      | 720.00        |
| SP-15-00005          | EH SHORT PLAT FEE           | 570.00        |
| SP-15-00005          | PUBLIC WORKS SHORT PLAT FEE | 220.00        |
| SP-15-00005          | FIRE MARSHAL SHORT PLAT FEE | 130.00        |
|                      | Total:                      | 1,640.00      |