

Critical Areas Checklist

Tuesday, August 19, 2014

Application File Number BL-14-00012



Planner Kaycee Hathaway

Is SEPA required ☐ Yes ☒ No



Is Parcel History required? ☐ Yes ☒ No

What is the Zoning? Agriculture 20



Is Project inside a Fire District? ☒ Yes ☐ No

If so, which one? Fire District 1(Rural Thorp)



Is the project inside an Irrigation District? ☒ Yes ☐ No

If so, which one? KRD

Does project have Irrigation Approval? ☐ Yes ☒ No

Which School District? Thorp

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? 100 Year

What is the FIRM Panel Number? 5300950408B

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? Taneum

What is the designation? Rural

Does the project parcel contain a Classified Stream? ☒ Yes ☐ No

If so what is the Classification? Type 1- Shoreline of the State

Does the project parcel contain a wetland? ☒ Yes ☐ No

If so what type is it? PFOA

Does the project parcel intersect a PHS designation? ☒ Yes ☐ No

If so, what is the Site Name? LT MURRAY HISTORIC ELK WINTER RANGE

Is there hazardous slope in the project parcel? ☐ Yes ☒ No

If so, what type? 0-25%

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?

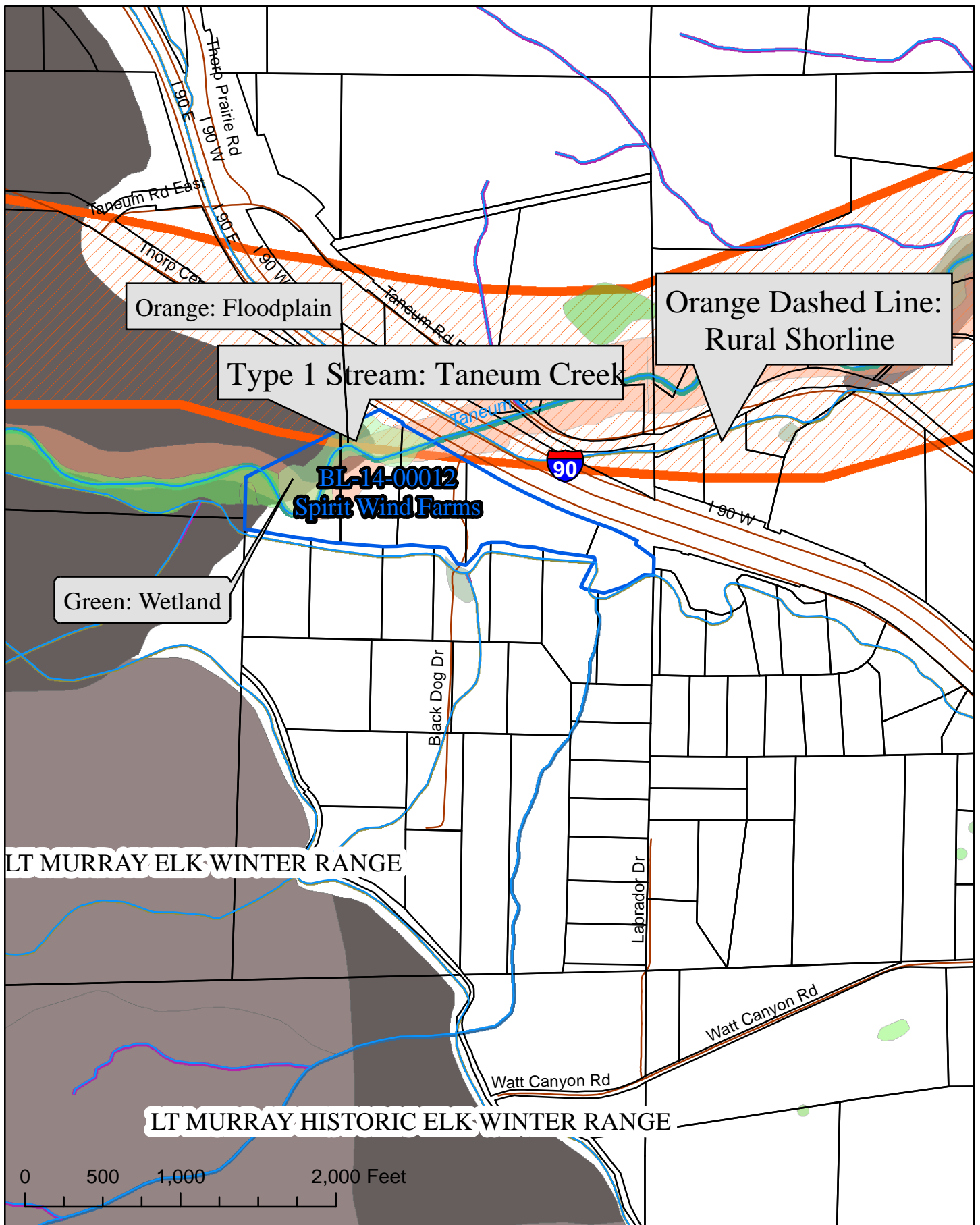
Is the project parcel in or near a Coal Mine area? ☒ Yes ☐ No

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? ☐

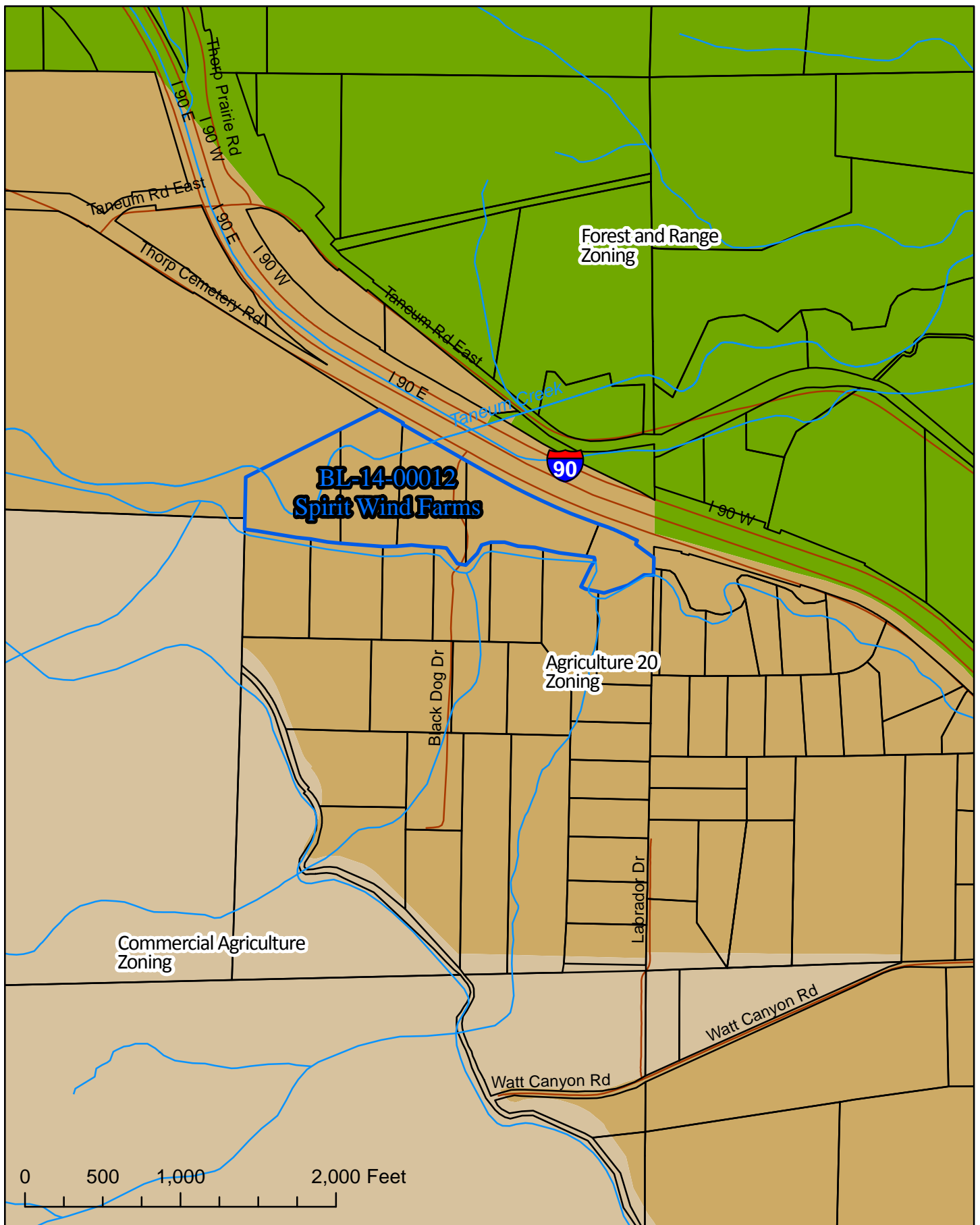


**BL-14-00012
Spirit Wind Farms**

8/19/2014

**Critical Areas
Map**

kaycee.hathaway

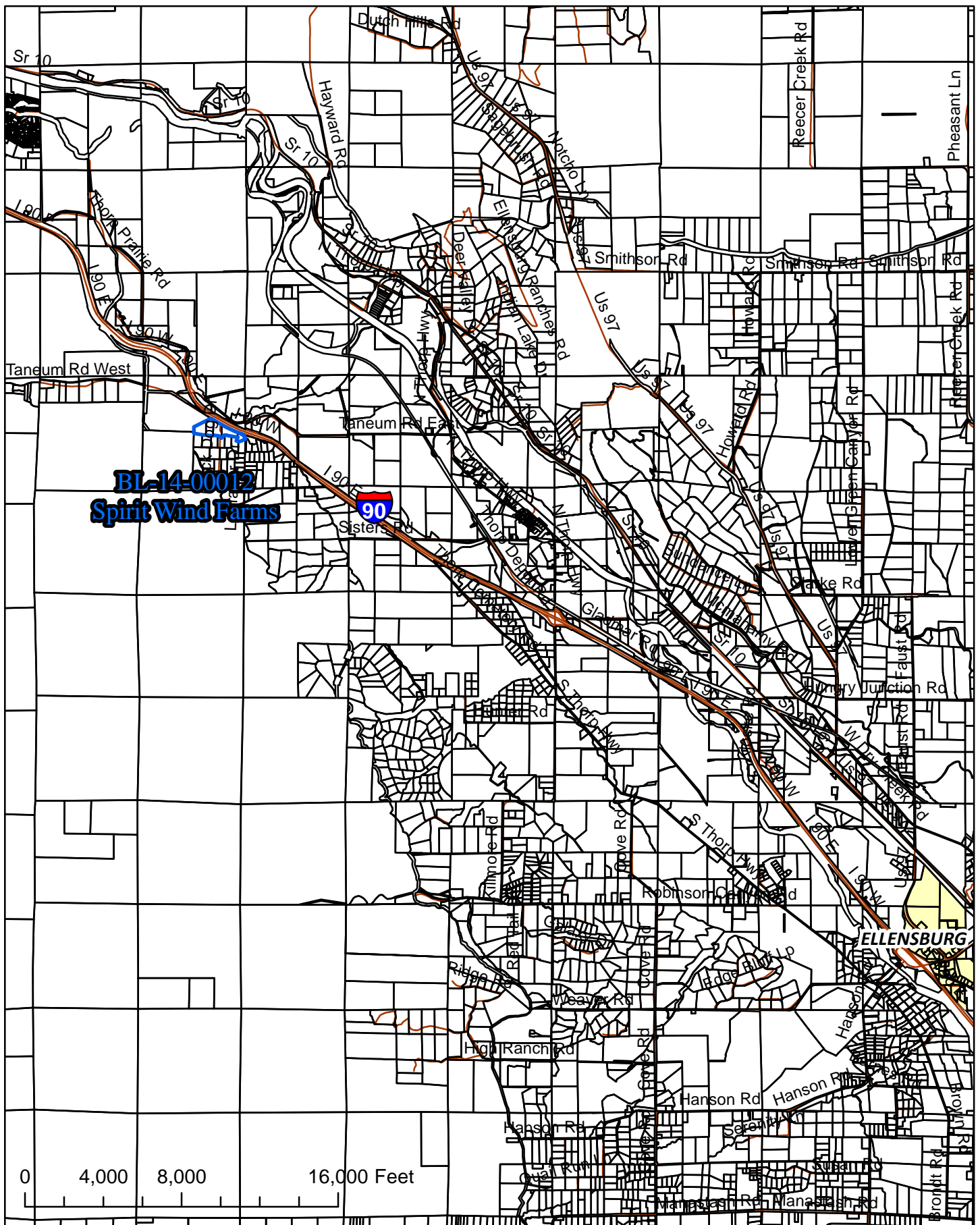


**BL-14-00012
Spirit Wind Farms**

8/19/2014

**Zoning
Map**

kaycee.hathaway

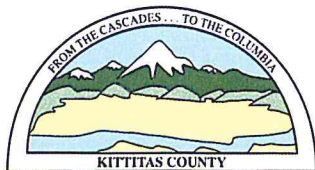


BL-14-00012
Spirit Wind Farms

Area
Map

8/19/2014

kaycee.hathaway



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"

August 4, 2014

*Spirit Wind Farm of Thorp LLC
P.O.Box 208
Thorp WA 98946*

RE: *Spirit Wind Farms Boundary Line Adjustment (BL-14-00012)*

Dear *Applicant*,

In order for the County to continue processing this application, additional information is required. The following information is due to the County by March 3, 2015:

- **One site plan of the *existing* lot lines with all wells and septic fields identified.**
- **One site plan of the *propose* lot lines with all wells and septic fields identified.**

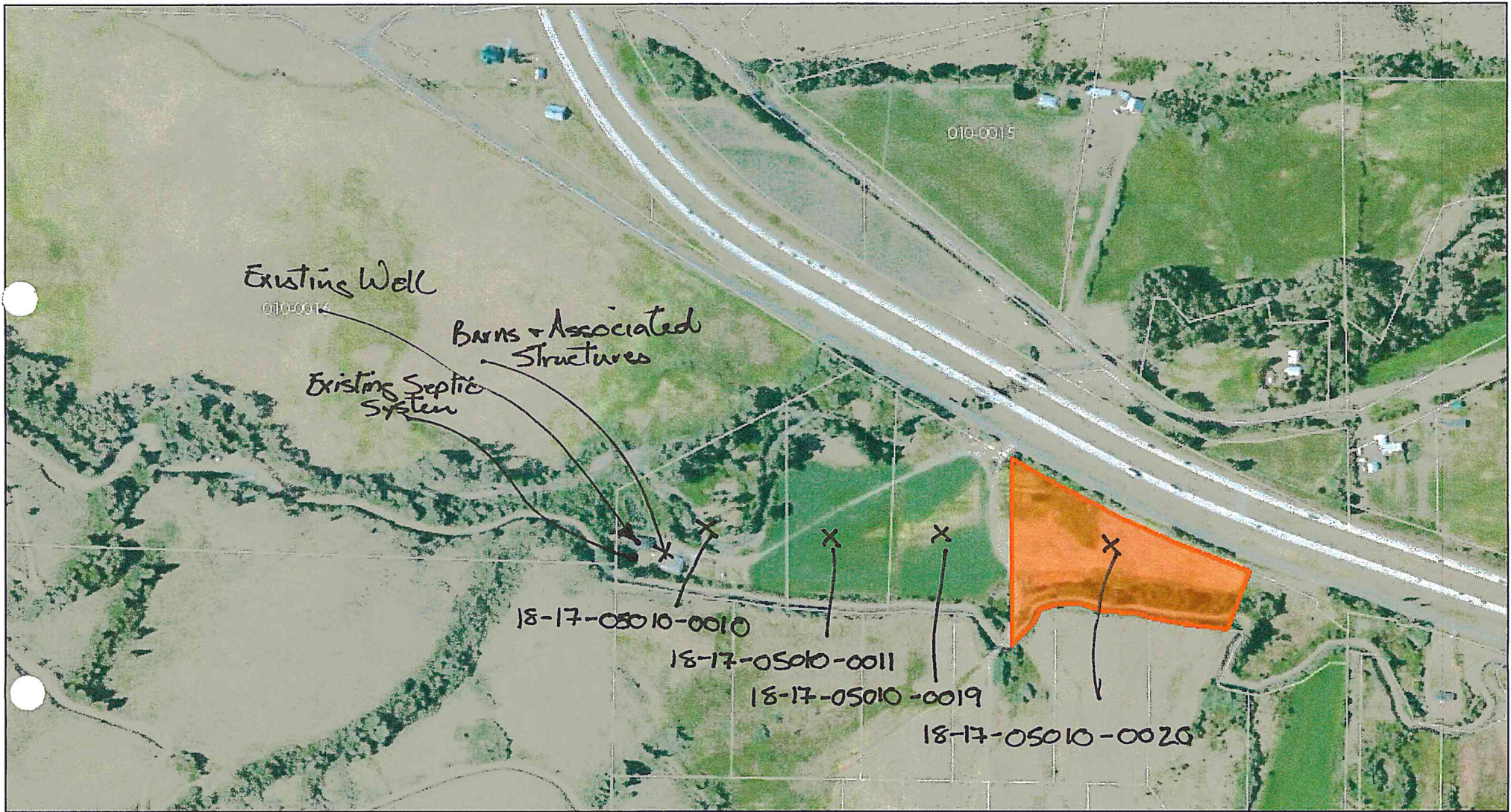
When the County receives this information, staff will send relevant materials to interested agencies for an opportunity to comment.

If you have any questions regarding this matter, please feel free to contact me at **509-962-7079** or by email at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

**Kaycee K Hathaway
Staff Planner**

Kittitas County COMPAS Map



Date: 7/7/2014

Disclaimer:

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

1 inch = 752 feet
Relative Scale 1:9,028

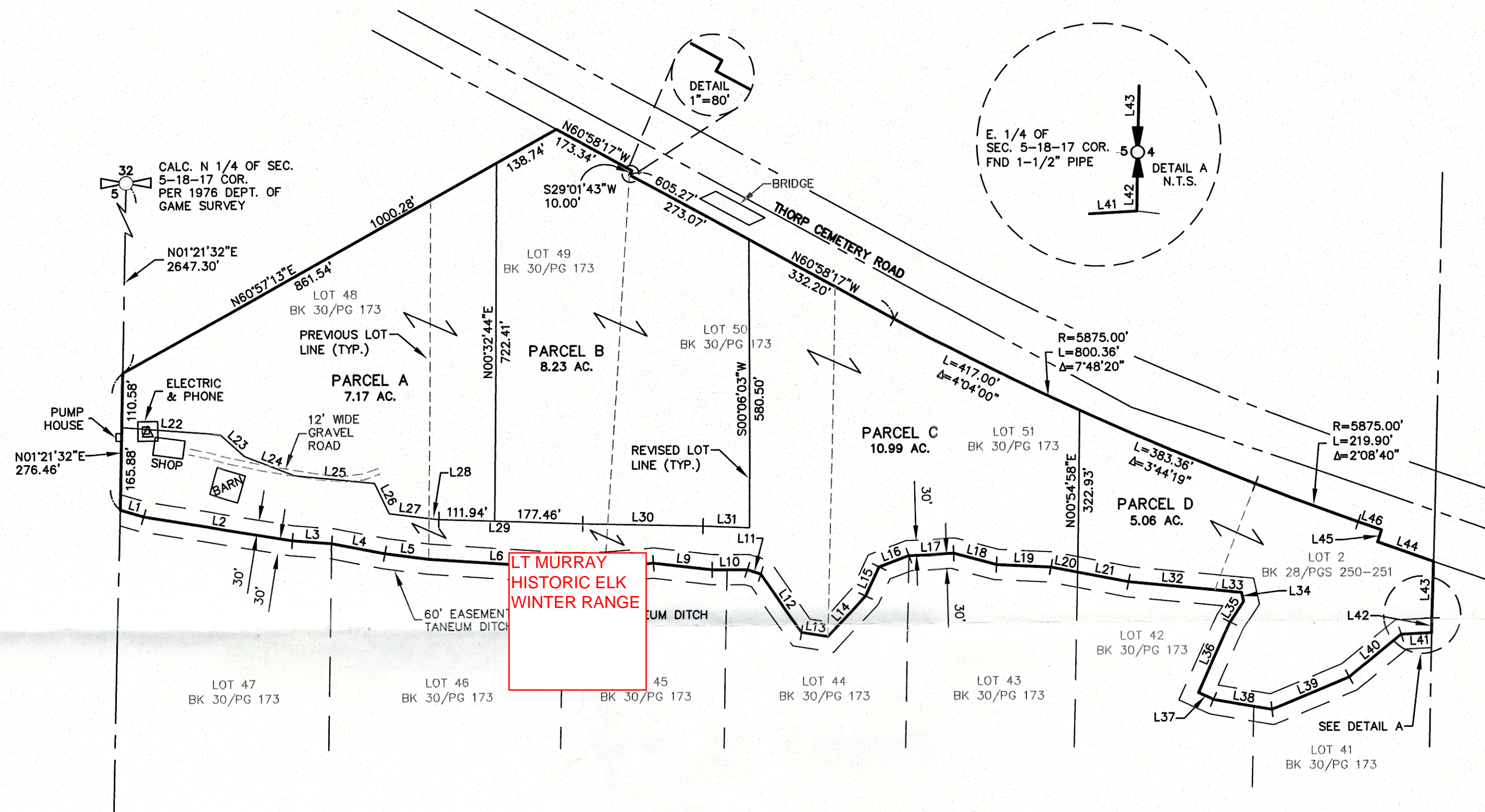
Existing Parcel Configuration
(Unified Site Plan)



0 225 450 900 1,350 1,800 mi

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

LINE TABLE		
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°26'21"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 KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, 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 KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

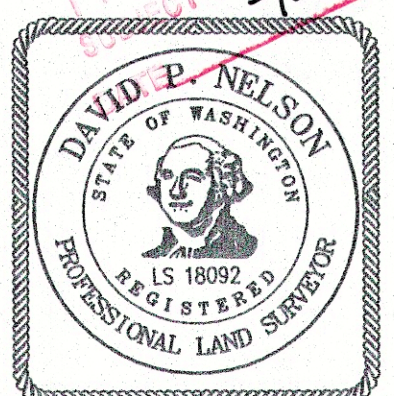
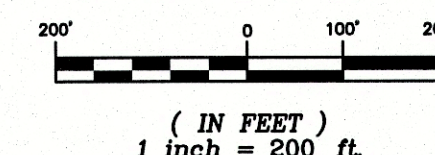
NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON.
5. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE LOT CORNERS.

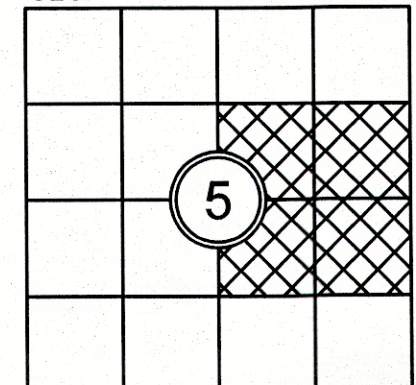
LEGEND

- QUARTER CORNER, AS NOTED
 QUARTER CORNER, AS NOTED

GRAPHIC SCALE



INDEX LOCATION SEC. 5 T. 18 N.R. 17 E.W.M.



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
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.
KITITITAS COUNTY WASHINGTON
DWN BY G. WEISER DATE 07/2014 JOB NO. 045881
CHKD BY D. NELSON SCALE 1"=200' SHEET 1 OF 1

NEW Configuration

Spiritwind Farm of Thorp LLC

&

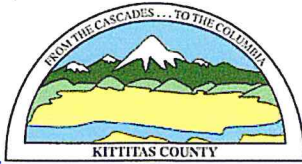
Bonneville Power Administration (BPA), WA Dept. of Fish and Wildlife (DFW), & Yakama Nation (YN)

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 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"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

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 boundary line adjustment 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.
- ☒ 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.
- ☒ For **preliminary approval**, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.
Example: Parcel
 4. A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- ☐ For **final approval** (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health
\$595.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

7/18/14

RECEIPT #

220011

PAID

JUL 18 2014

KITTITAS CO.
CDS
DATE STAMP IN BOX

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

FORM LAST REVISED: 1-02-2013

Page 1 of 3

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.

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:

Spiritwind Farm of Thorp LLC - Frank M. Regland

Mailing Address:

PO Box 208

City/State/ZIP:

Thorp WA 98946

Day Time Phone:

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:

Chad Bala Terra Design Group

Mailing Address:

PO Box 686

City/State/ZIP:

CLE Elum WA 98922

Day Time Phone:

509-607-0617

Email Address:

bala.ce@gmail.com

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):

SEE Attachment

6. Property size: Total Acres 28.42 (acres)

7. Land Use Information: Zoning: A-20 Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18-17-05010-0010 (7.17 acres)	5.11
18-17-05010-0011 (7.1 acres)	10.30
18-17-05010-0019 (7.1 acres)	9.68
18-17-05010-0020 (7.05 acres)	3.33

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

9. 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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Charles L. L... (date) 7/7/14

X Franklin Lagland (date) 7-7-14

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

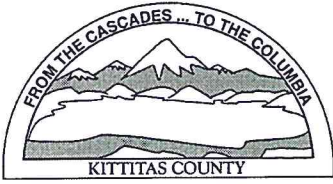
Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____



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

RECEIPT NO.: 00022011

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028763

Date: 7/18/2014

Applicant: SPIRITWIND FARM OF THORP LLC

Type: check # 2413

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00012	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00012	BLA MAJOR FM FEE	65.00
BL-14-00012	PUBLIC WORKS BLA	90.00
BL-14-00012	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00