

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

To: Interested Parties & Agencies with Jurisdiction
Adjacent Property Owners (KCC 15A.03.060)
Applicant

From: Allison Kimball, Planner II

Date: November 25, 2008

Subject: **Nelsen Rezone (RZ-08-00011) & Nelson Short Plat (SP-08-00046)**

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on November 20, 2008, deem complete an application from John H. F. Ufkes, authorized agent for James Nelsen, landowner, for a project related rezone from Forest & Range to AG-5 together with an application for a short plat proposing a total of 3 lots on approximately 20.00 acres of land. The subject property is located east of the City of Cle Elum, south of Highway 970, off of Lambert Road, Cle Elum, WA 98922, and is located in a portion of Section 31, T20N, R17E, WM, in Kittitas County. Map numbers 20-17-31052-0001 & 20-17-31052-0006.

Written comments from the public may be submitted to Kittitas County CDS no later than 5:00pm on Monday, December 29, 2008, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Ste. 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Allison Kimball. If you have any questions, please contact Community Development Services at (509) 962-7506.

NOTICE OF APPLICATION
Nelsen Rezone (RZ-08-00011)
Nelsen Short Plat (SP-08-00046)

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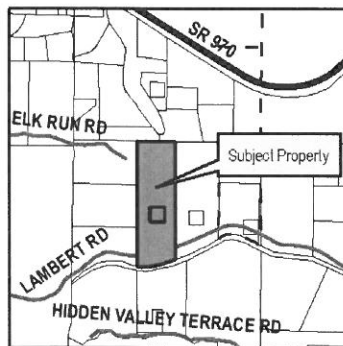
Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Ste. 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Allison Kimball.

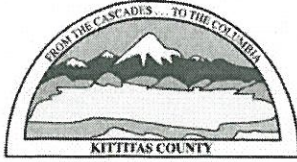
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An open record hearing will be scheduled in the future and notice of said hearing will be issued at a later date.

Date: November 25, 2008

Publish: November 25, 2008, Daily Record
November 26, 2008, NKC Tribune





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RZ-08-00011

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC. See concurrently filed shortplat.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM Forest & Range TO Agricultural 5

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

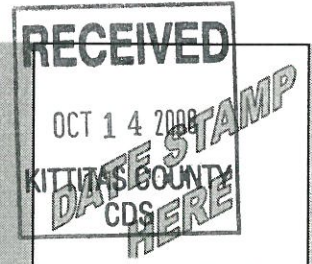
APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

10-14-08

RECEIPT #

3336



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: James Nelsen
Mailing Address: 33405 6th Avenue South
City/State/ZIP: Federal Way, WA 98003
Day Time Phone: (253) 838-8900

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

Agent Name: John H.F. Ufkes
Mailing Address: P.O. Box 499
City/State/ZIP: Ellensburg, Washington 98926
Day Time Phone: (509) 925-3191

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 7331 Lambert Road
City/State/ZIP: Cle Elum, Washington 98922

5. Legal description of property:

See attached as Exhibit A

6. Tax parcel number:

20-17-31052-0001 & 20-17-31052-0006

7. Property size:

20 acres

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

This is a rezone request for a 20 acre property from Forest & Range to Agricultural-5. The proposal would permit the creation of three lots, two 5 acre parcels which are currently unimproved, and a ten acre parcel where an existing residence is located. The property is generally east of Cle Elum, on Lambert Road, west of Hidden Valley Road. Water and sewer are currently provided by an exempt well and an on-site septic system.

A short plat application is being filed concurrently with this rezone.

9. What is the present zoning district?

Forest and Range

10. What is the zoning district requested?

Agricultural-5

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan.

The property is within the designation of "Rural Lands" as described in Chapter 8 of the Comprehensive Plan. The requested zoning code classification is one of the permitted zones in the Rural Lands designation and therefore is by definition consistent with the Comprehensive Land Use Plan and the more general land use goals. In addition, as a result of this compatibility with the Comprehensive Plan, KCC 17.98.020(E) criteria 4, "changed circumstances," is also satisfied as a matter of law.

The zone change is consistent with the county's desire to create an attractive rural lifestyle, while avoiding "rural sprawl" defined as being caused by individuals having to acquire larger lots than desired to obtain a building site. The proposed rezone meets the general policies and objectives of the Comprehensive Plan including:

GPO 8.5: Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.9: Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

GPO 8.11: Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.12: Descriptions of rural character included in the Comprehensive Plan shall not be used as a criteria in the evaluation of an individual project application.

GPO 8.13: Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The rezone and its companion short plat application implement the Comprehensive Plan designation of the area. The Comprehensive Plan and zoning standards were developed specifically to preserve the public health, safety, and welfare of the citizens of Kittitas County. The rezone and short plat will increase the available density in the rural area, thus taking the development pressures off commercial agricultural and forest areas. The rezone and short plat will result in additional lots which have a higher market value and thus assessed value, which will directly increase the tax base and increase funding for schools and the fire district.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

The proposal will enable future residential development of the property in an area already characterized by this type of land use. There are areas of Agricultural-5 zoning directly to the north and east of the subject property, with parcels zoned Agricultural-3 further to the north. The requested zone change will increase the availability of lots within a very desirable area of the county. The access from Lambert Road has been reviewed by the road variance committee which on July 16, 2008 approved a variance application with conditions which are acceptable to the proponent.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

All three conditions apply to the proposal. There has been a substantial change in circumstances in that the area is characterized by a number of smaller parcels, and as stated above, compliance with the comprehensive plan fulfills the changed circumstances criteria as a matter of law. There is a need for more property in the zone as the growth in the upper county region has required the county and all its municipalities to adjust population forecasts to the highest forecasted levels, to remain consistent with growth that has actually occurred. In addition, Agricultural-5 zoning is appropriate for the reasonable development of the property as it is currently in use as a twenty acre residential parcel with no other even marginally profitable alternative usages apparent.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The current parcel has a residence which is in compliance with development standards, and the newly created lots will be required to comply with all applicable laws and regulations in effect at the time of development. There are also a number of smaller parcels in the area which suggest that the property is suitable for development.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The immediate vicinity is characterized by a mix of uses which are consistent with the proposed zone change. Any potential adverse impacts will be addressed and mitigated at the time the new parcels are improved. The proposal is thereof not detrimental, and is in conformance with the neighborhood usages.

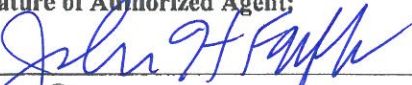
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

No affect on irrigation water is anticipated.

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.

Signature of Authorized Agent:

X

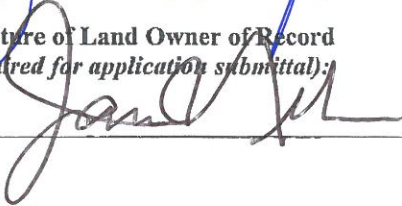


Date:

9-30-08

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

X

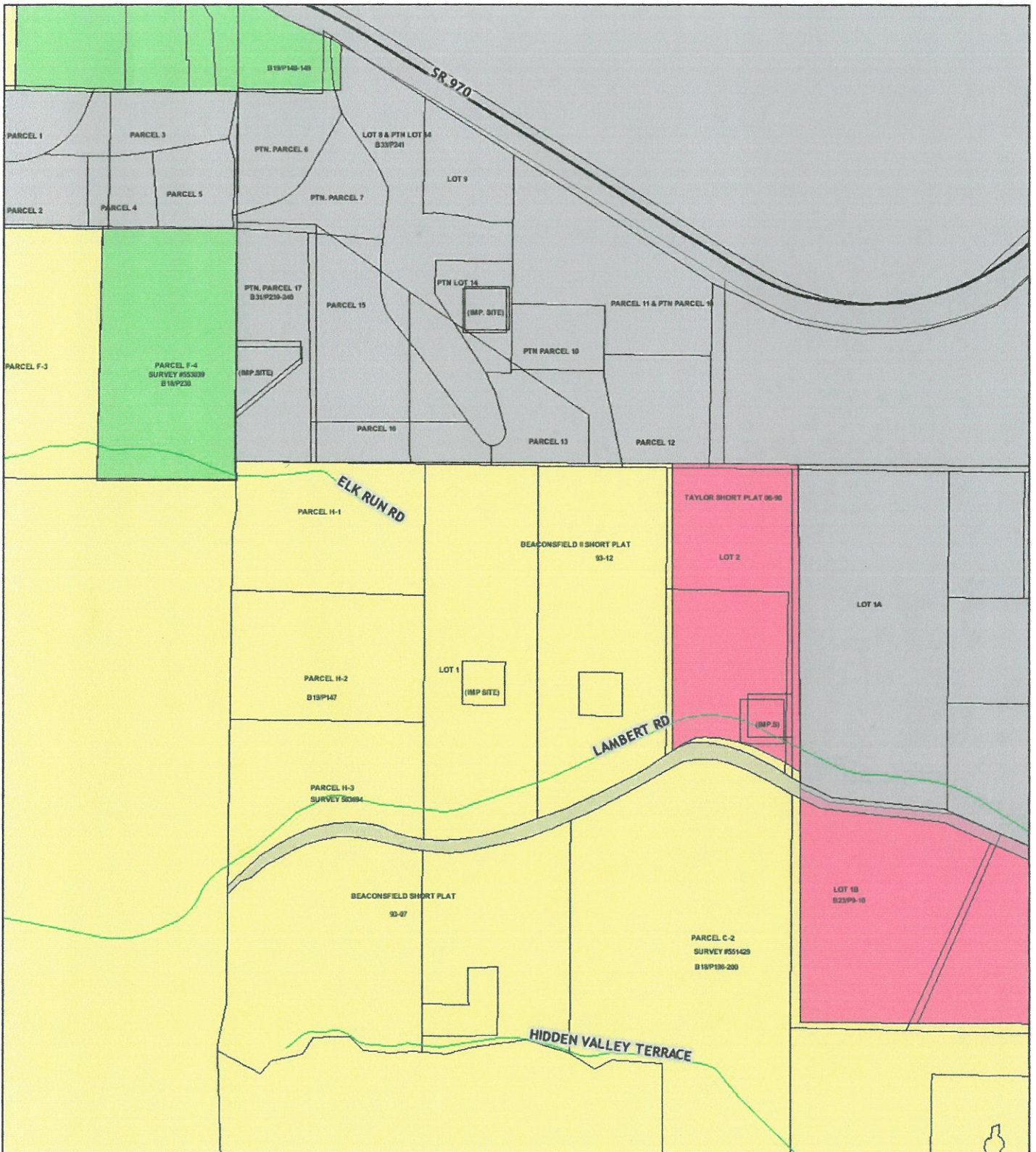
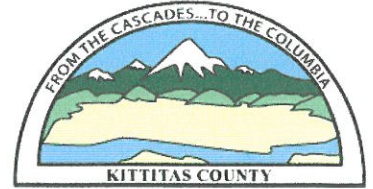


Date:

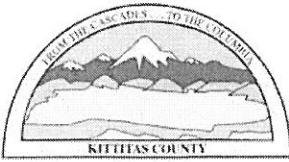
9-30-08

EXHIBIT “A”

Lot 1 of BEACONSFIELD II SHORT PLAT, Kittitas County Short Plat No. 93-12, recorded September 14, 1993 under Auditor’s File No. 563320 and filed in Volume D of Short Plats, pages 64 and 65, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 31, Township 20 North, Range 17 East, W.M., Kittitas County, State of Washington.



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 provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



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RZ-08-00011



SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Nelsen Rezone & 3 Lot Plat

2. Name of applicant:

James F. Nelsen

3. Address and phone number of applicant and contact person:

c/o John H.F. Ulkes
P.O. Box 499
Ellensburg, WA 98936

4. Date checklist prepared:

September 30, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6. Proposed timing or schedule (including phasing, if applicable):

Rezone and preliminary plat approval upon timely consideration

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary plat approval, final plat approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Request to rezone 20 acres from Forest and Range to Agricultural 5 to allow the creation of two five acre and one ten acre parcel. Lots will be served by individual wells and individual onsite septic systems

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located east of the City of Cle Elum, west of Hidden Valley Road on Lambert Road. The parcel address is 7331 Lambert Road and map numbers are 20-17-31052-0001 and 20-17-31052-0006

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. _____

b. What is the steepest slope on the site (approximate percent slope)?
30% plus or minus _____

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Clay loam _____

d. Are there surface indications or history of unstable soils in the immediate vicinity?
No _____

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None _____

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No _____

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 3% or less _____

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
If necessary, erosion controls will be implemented during construction _____

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

b. **Temporary emissions associated with construction**
Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____
No _____

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None at this time _____

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

No

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Yes, individual wells or a Group B system ground water withdrawals

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Onsite septic systems for each lot depending on building size
Water Runoff (including storm water):

c.

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from snow melt and rain should not increase significantly from natural state and will be treated if required.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None proposed at this time

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: (fir), cedar, (pine), other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

A limited amount of shrubs and trees will be removed for road and home construction

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will remain in a natural state as much as possible

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: (hawk), heron, eagle, (songbirds), other:
- mammals: (deer), bear, (elk), beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

RequestToRezoneApplication.pdf
None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

None

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric (PSE), propane, woodstove, natural gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None proposed at this time

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.
Fire and EMS might be required during construction and permanent to occupancy

2) Proposed measures to reduce or control environmental health hazards, if any. **None proposed at this time**

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None other than traffic on SR970

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Road and residential construction

3) Proposed measures to reduce or control noise impacts, if any.

Operate within Kittitas County allowed hours of operation

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Residential and open space timberland

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Home with garage

d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?
Forest and range
- f. What is the current comprehensive plan designation of the site?
Rural
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
No
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project? **5 to 10**
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
9. HOUSING **Proposal complies with KCC subdivision code**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
2-3 upper middle income houses
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any.
None proposed at this time
10. AESTHETICS
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Not known at this time. Will reflect height requirements of zone
- b. What views in the immediate vicinity would be altered or obstructed?
No views should be altered
- c. Proposed measures to reduce or control aesthetic impacts, if any.
None at this time
11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light from future residential developments at night

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light and glare impacts, if any.
None proposed at this time

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking, hunting, bike riding, etc.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No recreational uses exist on the site

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed at this time

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known

c. Proposed measures to reduce or control impacts, if any.
None proposed

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Lambert Road fronts the property along the south side

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, approximately 8 miles

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 7 or 8 new parking locations could be created
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
An access road as described in plat and road variance request will serve the 5 acre parcels.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The two new parcels could generate 20 vehicular trips per day if occupied fill time
- g. Proposed measures to reduce or control transportation impacts, if any.
None proposed at this time

15. PUBLIC SERVICE

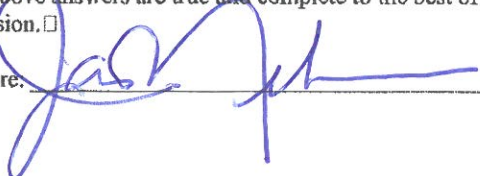
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed at this time

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.
Power (PSE), water by individual wells or Group B system, telephone (Ellensburg), wood stoves, natural gas and onsite septic systems could all be used

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date: September 30, 2008

Print Name: James F. Nelsen

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

Not applicable

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life.

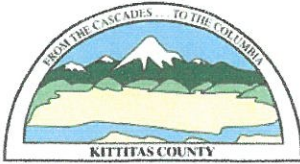
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

SP-08-00046

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

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

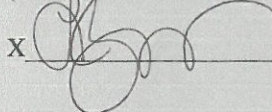
APPLICATION FEES:

\$1230

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

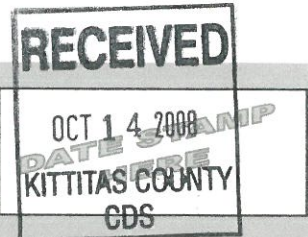
X 

DATE:

10-14-08

RECEIPT #

3335



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

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

Name: Jim Nelsen
Mailing Address: 33405 6th Ave. S.
City/State/ZIP: Federal Way, WA 98003
Day Time Phone: 206-321-5808
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

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

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: _____

3. **Street address of property:**

Address: 7331 Lambert Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

Lot 1 of the Beaconsfield Short Plat No. 93-12

5. **Tax parcel number(s):** 20-17-31052-0001 and 0006

6. **Property size:** 20.00 (acres)

7. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

3 lot short plat with individual wells and septic tanks as per application map.

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes No (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?
Hidden Valley and Lambert Roads

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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

X Chris Cruise

10/1/2008

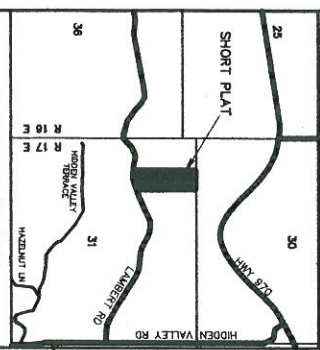
Signature of Land Owner of Record:
(REQUIRED for application submittal)

Date:

X [Signature]

10/2/08

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATE THIS _____ DAY OF _____ A.D., 200__
 KITTITAS COUNTY HEALTH OFFICER

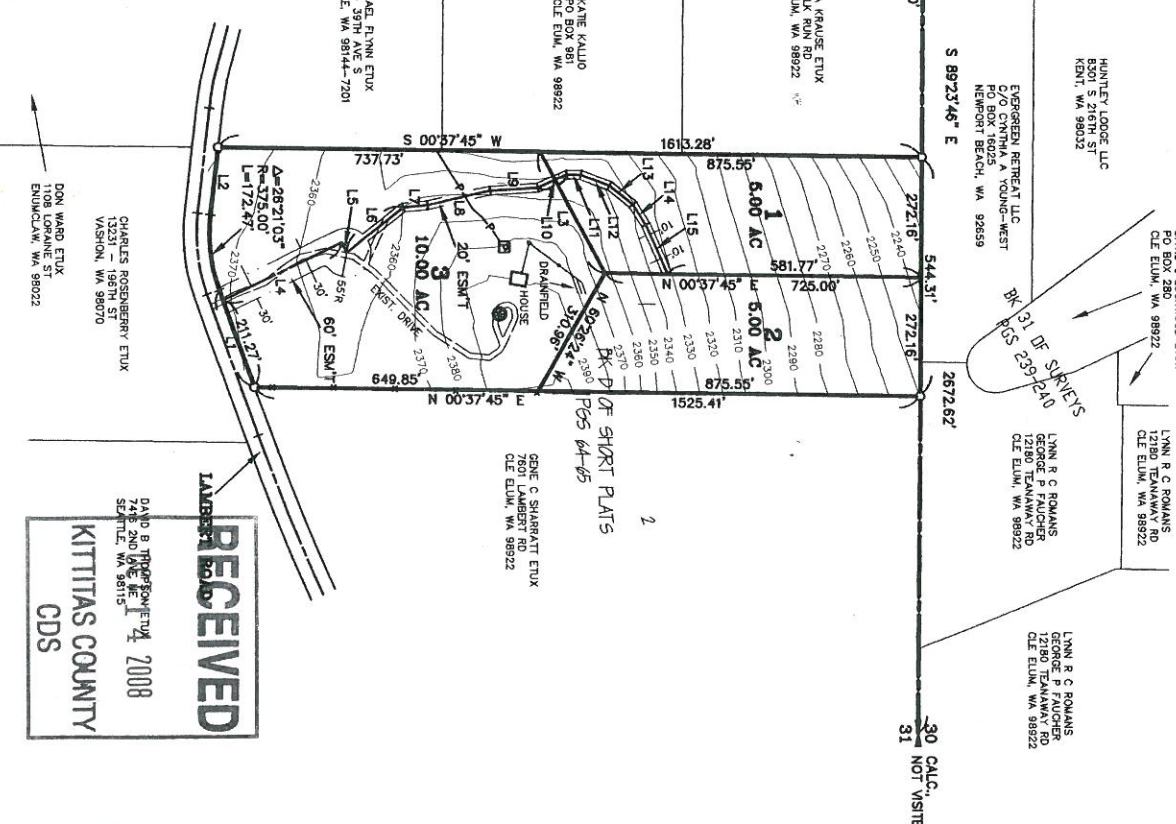
CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE NELSEN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATE THIS _____ DAY OF _____ A.D., 200__
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE 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 PLAT IS NOW TO BE FILED.
 PARCEL NO. 20-17-31024-0001 & 20-17-31024-0006
 DATE THIS _____ DAY OF _____ A.D., 200__
 KITTITAS COUNTY TREASURER

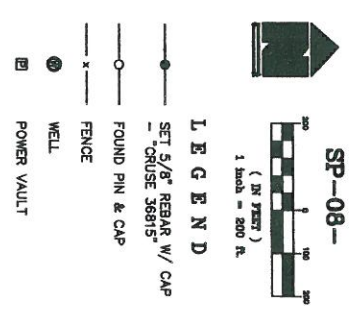
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: JAMES R. NELSEN
 ADDRESS: 33406 6TH AVE S
 FEDERAL WAY, WA 98003
 PHONE: (206) 321-9800
 EXISTING ZONE: AG-5
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W/
 NO. OF SHORT PLATTED LOTS: THREE (3)
 SCALE: 1" = 200'
 SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

NELSEN SHORT PLAT
 PART OF SECTION 31, T. 20 N., R. 17 E., W.M.
 KITTITAS COUNTY, WASHINGTON

LINE	DIRECTION	DISTANCE
L1	S 70°13'12" W	238.62'
L2	N 83°25'45" W	153.79'
L3	S 61°39'34" W	311.08'
L4	N 25°42'54" W	503.98'
L5	N 64°17'28" E	128.00'
L6	N 35°16'03" W	169.42'
L7	N 05°09'28" W	39.44'
L8	N 13°02'15" W	147.02'
L9	N 03°54'48" W	108.83'
L10	N 23°58'48" W	72.95'
L11	N 00°29'05" E	31.41'
L12	N 28°48'04" E	68.83'
L13	N 57°48'51" E	84.32'
L14	N 65°54'20" E	121.45'



RECEIVED
 DAVID B. CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926
 2008
 KITTITAS COUNTY
 CDS



ORIGINAL PARCEL DESCRIPTION
 LOT 1 OF BEACONSFIELD II SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 93-12, RECORDED SEPTEMBER 14, 1993 UNDER AUDITOR'S FILE NO. 563320 AND FILED IN VOLUME D OF SHORT PLATS, PAGES 64 AND 65, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____ 2008, at _____ Mo. in Book J of Short Plats at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTIT by _____
 KITTITAS COUNTY AUDITOR
 SUPERVISOR'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 of the request of JAMES NELSEN in SEPTEMBER of 2008.
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36615
 DATE 10/1/2008



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926
 P.O. Box 959
 (509) 962-8242
 NELSEN SHORT PLAT