

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Ellensburg School District
Fairpoint Communications
Kittitas Reclamation District
Duncanson Company Inc.
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: December 19, 2007

Subject: Wilson Short Plat, File Number SP-07-14

Kevin Walker, Duncanson Company Inc., authorized agent for Rich Wilson, Development Services of America, landowner, submitted an application for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 17.99 acres of land that is zoned AG-20, located approximately 5 ½ miles north of the City of Ellensburg, 1 mile west of Reecer Creek Road at the intersection of Lower Green Canyon and Smithson Roads, Ellensburg, WA, 98926, located in a portion of Section 32, T 19N, R18E, WM, in Kittitas County. Map Number 19-18-32000-0002.

Please find enclosed the Short Plat application and a vicinity map for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA. 98926. Phone (509)962-7506.

Please send comments regarding the application and potential adverse environmental impacts by January 7, 2008 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, attention Mike Elkins, Staff Planner.

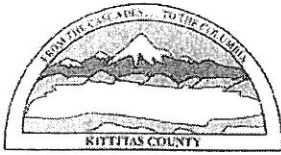
Conditional preliminary approval may be granted based on timely comments received prior to January 7, 2008.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

SP-07-4



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SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITIAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

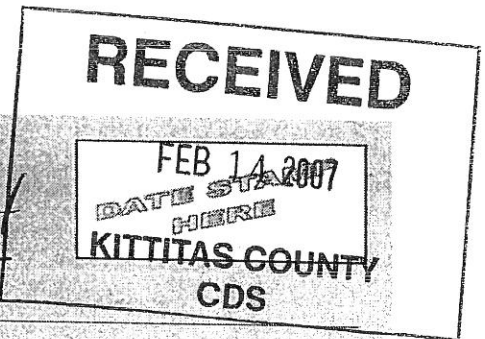
RECEIPT #

X *[Handwritten Signature]*

2/14/07

49744
49745

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

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

Name: Rich Wilson, Development Services of America
Mailing Address: P.O. Box 25139
City/State/ZIP: Scottsdale, Arizona 85255
Day Time Phone: 480-927-4890
Email Address: _____

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

Agent Name: Kevin Walker, Duncanson Company, Inc.
Mailing Address: 145 SW 155th Street, Suite 102
City/State/ZIP: Seattle, WA 98166
Day Time Phone: 206-244-4141
Email Address: kevinw@duncansonco.com

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: Section 32, Township 19 North, Range 18 East
City/State/ZIP: Ellensburg, WA

5. Legal description of property:

Parcel 1 of Record of Survey recorded under auditor's file no. 200406090023, records of Kittitas County, Washington.

6. Tax parcel number(s): 223337

7. Property size: 17.99 (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):

Divide the 17.99 acre property into two parcels, one 10 acre and one 7.99 acre. The property is located at the southwest corner of the intersection of Smithson Rd and Lower Green Canyon Rd. The proposed water supply is individual wells. Proposed sewage disposal is on-site septic.

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

10. What County maintained road(s) will the development be accessing from?
Smithson Road

11. 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.

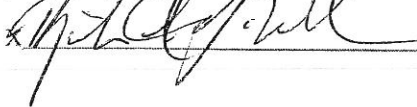
Signature of Authorized Agent:

X 

Date:

2/20/07

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

X 

Date:

1/26/07



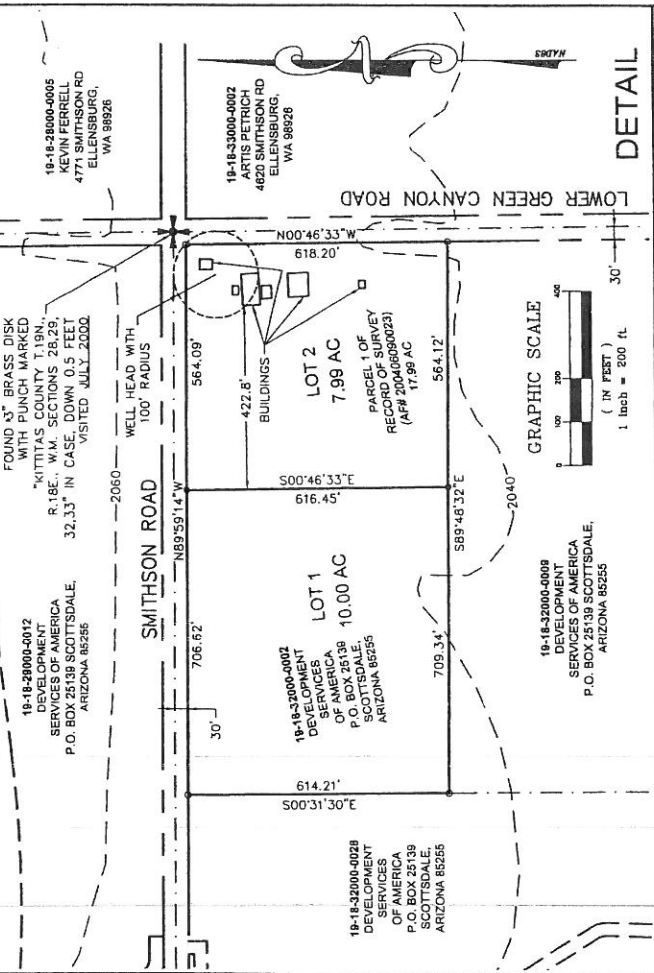
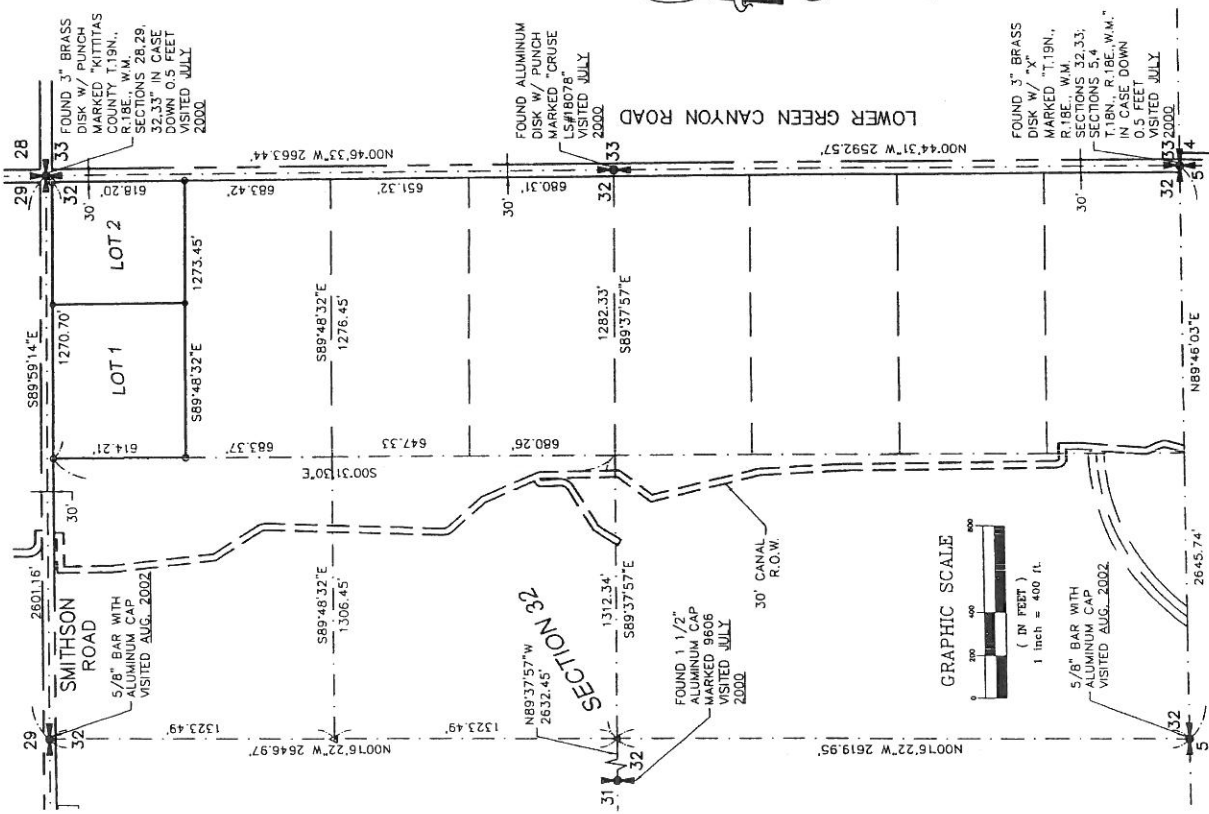
SHORT PLAT NO. SP-07-14
KITTITAS COUNTY, WASHINGTON

WILSON SHORT PLAT

SECTIONS. 32 T. 19 N., R. 18 E., W.M.

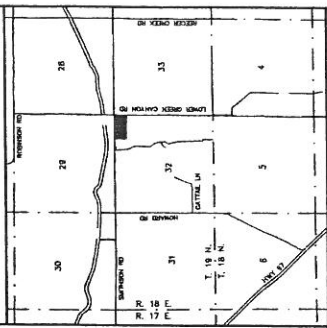
VOL./PAGE

RECORDING NO.



DETAIL

VICINITY MAP



LEGEND

- SET REBAR AND CAP, L.S. #41038
- FOUND #5 REBAR AND CAP, L.S. #38975
- ⊕ FOUND SECTIONAL QUARTER CORNER, AS NOTED
- ⊕ FOUND SECTION QUARTER CORNER, AS NOTED
- ▲ CALCULATED POSITION NOT SET

NOTE

CONTOURS DERIVED FROM THE USGS QUAD MAP.

GRAPHIC SCALE
(1" = 400 FT)
1 inch = 400 ft

SECTION 32



DUNCANSON
Company, Inc.
CIVIL ENGINEERING · SURVEYING · LAND PLANNING
142 S.W. 15th Street, Ste. 102, Beaverton, Oregon 97005
Phone: (503) 244-1111 Fax: (503) 244-4253

DWN. BY	KJW	DATE	11/27/06	JOB NO.	00731
CHKD. BY	JMB	SCALE	VARIABLE	SHEET	2 OF 2



DUNCANSON

Company, Inc.

July 19, 2007

Mary Rill
Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Wilson SP-07-14

Dear Ms. Rill,

We have addressed your letter regarding the critical area issues for the Wilson Short Plat, file #SP 07-14. You had stated that it appears there is a source of water that runs through the property, and that there was a wetland identified on site.

On a site visit it was found water flowing through the site in a north to south direction about mid lot. The source of water is related to the North Branch Canal. It appears the canal experiences seepage, which then flows south towards Smithson Road just north of the site. The seepage flows through artificial wetland areas, in-between Smithson Road and the canal, and then into a ditch on the north side of Smithson Road, which flows in an easterly direction. The water from the ditch is diverted via culverts under Smithson Road into the east-west ditch just north of the site and creates the water source for the water that runs through the site. The west culvert flows freely onto the site and the east culvert flows into an irrigation control structure, which leaks onto the site. The ditch just north of the site also leaks onto the site. The collected water then flows slowly south through the grass field and eventually meets up with an irrigation ditch in-between two cultivated fields, that continues south. The subject watercourse could be classified as an intermittent, grass-lined swale directly related to the seepage of the canal.

The water running through the site has caused wetland characteristics to develop. The subject area hydrology and soils are directly related to the canal. The soils observed on site appear to be subject to an intermittent inundation due to the canal hydrology. Where the water collects near the roadside ditch wetland grasses and willows are supported and the flowing water supports wetland grasses in close proximity. The wet areas also exhibit wetland hydrology and soils, but due to the fact that the wetland was artificially created as a result of the utilization of irrigation systems it cannot be classified as a wetland according to KCC 17A.02.310.

Please call if you have any questions, 206-244-4141.

Sincerely,

Christopher D'Orazio
Wetland Ecologist