

## Jeff Watson

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**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 TJSSEM ROAD.**

**TRANSPORTATION;**

**ACCESS FOR PARCELS " A & B " HAVE DIRECT ACCESS FROM TJSSEM 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

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**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 TLOSSUM 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 SUNDAQUIST LAND SURVEYING  
Mailing Address: 408 SO 32ND AVE  
City/State/ZIP: YAKIMA WA 98902  
Day Time Phone: 248-2256  
Email Address: C.SUNDA3662@AOL.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):**

W 1/2 - SE 1/4 SECTION 17-17-19  
6X6 THE W 1/2 OF THE NORTH 1320' ETC 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*

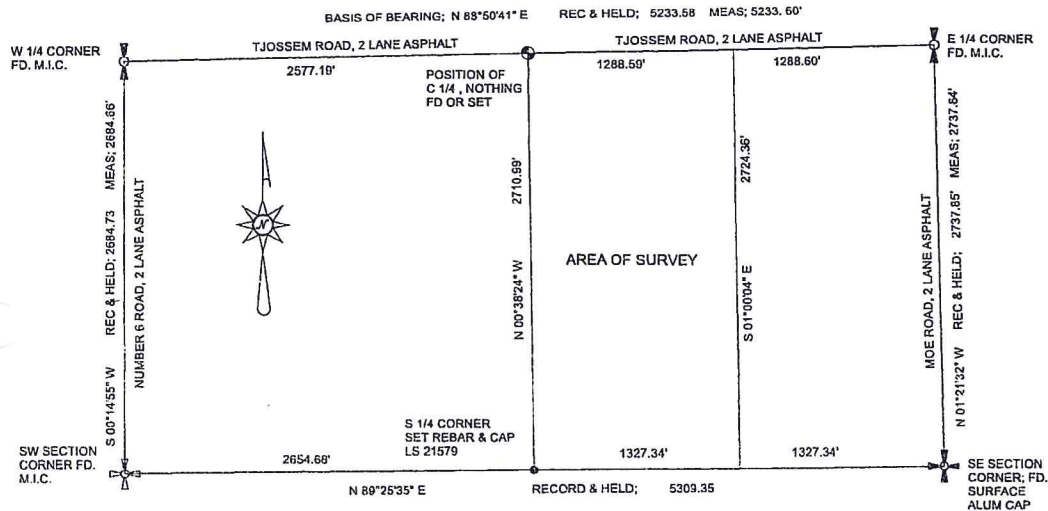
Date:

*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 SS

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 EXECUTED 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\_\_\_\_

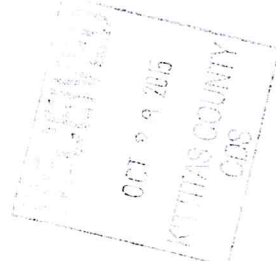
KITTITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

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

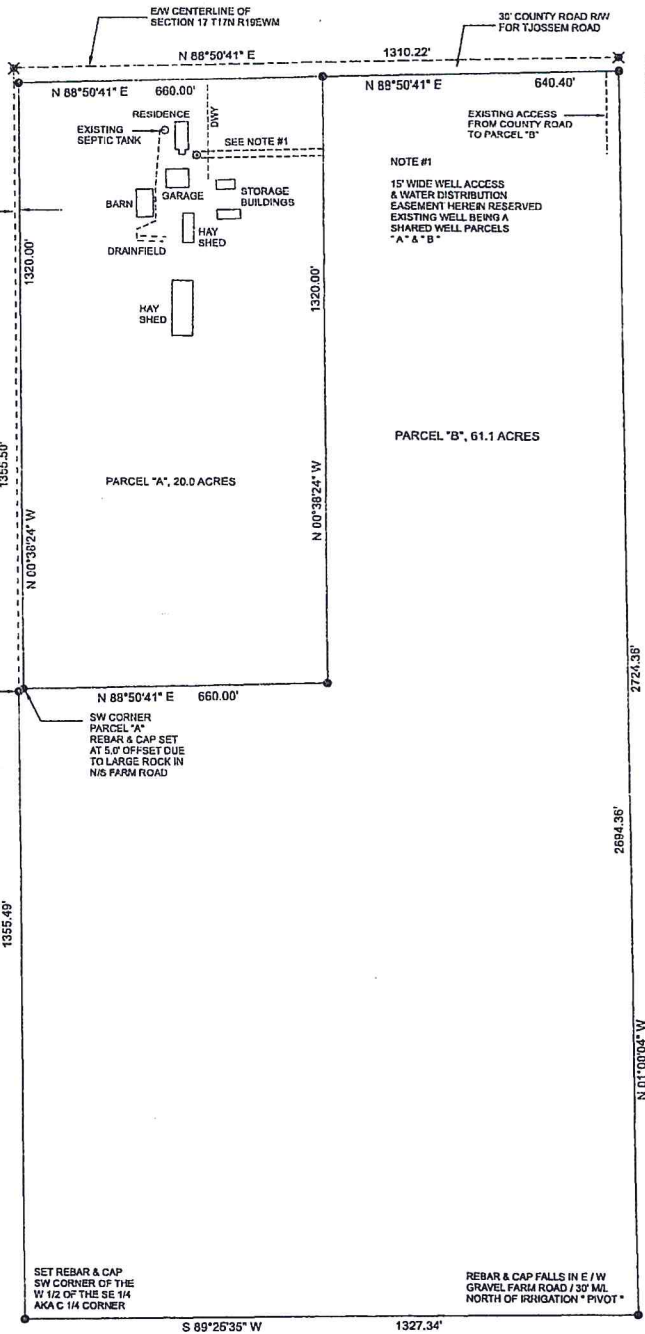
PHONE; 509 - 248 - 2256

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



0 200'  
 SCALE: 1" = 200'



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

NOTE #1  
 15' WIDE WELL ACCESS  
 & WATER DISTRIBUTION  
 EASEMENT HEREIN RESERVED  
 EXISTING WELL BEING A  
 SHARED WELL PARCELS  
 "A" & "B"

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;

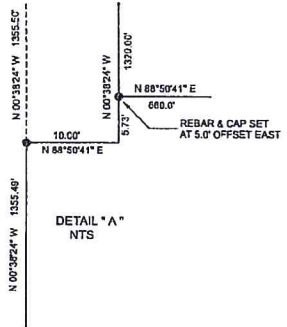
POULSEN BROTHERS LLC  
 ATTENTION: RON POULSEN  
 3550 TJSSEM ROAD  
 ELLENSBURG, WA

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

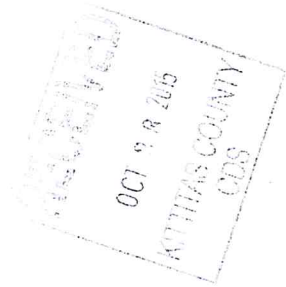
AUDITOR \_\_\_\_\_

ADJACENT SURVEY; BOOK 38 OF SURVEYS, PAGE 91

2724.35'

2694.36'

N 01°00'00\"/>



SUNDQUIST LAND SURVEYING

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

PHONE; 248 - 2256

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; 509 - 248 - 2256

OCTOBER 28, 2015


KITTITAS COUNTY  
PLANNING DEPARTMENT  
ELLENSBURG, WA

TO WHOM IT MAY CONCERN,

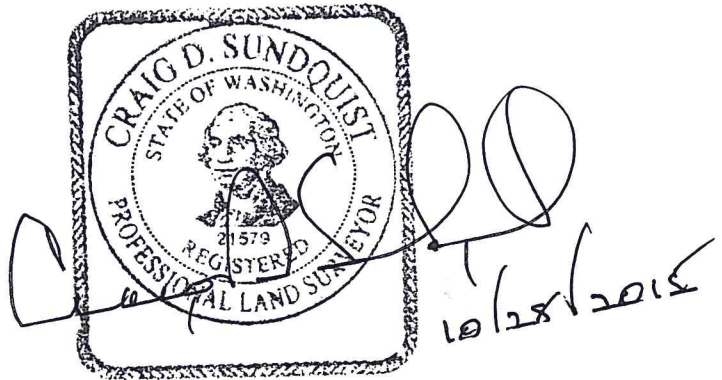
IN REFERENCE TO ITEM #1, UNDER EXISTING CONDITIONS, SEE ATTACHMENT. I PERFORMED AN ELEVATION SURVEY ON THE 80 ACRE PARCEL BEING SHORT PLATTED ( W 1/2 - SE 1/4 SECTION 17 T17N R19EWM ). I FOUND THAT THE SLOPE OF THE GROUND FROM THE NORTH PROPERTY LINE, SOUTH TO THE SOUTH LINE SAID PARCEL DOES NOT EXCEED 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

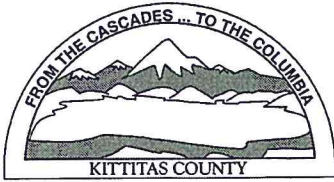
I HOPE THIS IS SATISFACTORY WITH YOU

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