



Date: December 03, 2025

To: City of Ellensburg Community Development

From: Encompass Engineering & Surveying

Re: 2519 N Airport Road 8-Lot Short Subdivision

Tax Parcel: 281133 (18-18-26040-0019)

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**PROJECT NARRATIVE**

**Persons or Entities Holding Interest in the Property**

Listed below are all persons or entities holding interest in parcel #281133 (18-18-26040-0019) located at 2519 N Airport Road, Ellensburg, WA 98926 per the Subdivision Guarantee provided dated February 14, 2025.

Trustor/Grantor: Rebecca Lynn DeVere and Jeffrey James Houghton, husband and wife.

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for 1<sup>st</sup> Security Bank of Washington.

**Legal Description Per Subdivision Guarantee – First American Title – Guarantee Number 5003353-800536:**

That portion of the Northeast Quarter of the Southeast Quarter of Section 26, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, which is described as follows:  
Beginning at a point on the West boundary line of the right-of-way of the County Road which is 344.5 feet South of a point 30 feet West of the Northeast corner of said Quarter of Quarter Section; and running  
Thence South 88°38' West, 630.0 feet;  
Thence South 0°05' East, 324.5 feet;  
Thence North 88°38' East, 629.6 feet to a point 30 feet West of the East boundary line of said Section, said point being on the West boundary line of the right-of-way of said County Road; and  
Thence North, along the West boundary line of said right-of-way 324.5 feet to the point of beginning.

**Zoning**

The current comprehensive plan designation of the site is Residential Suburban. Per the Comprehensive Plan Future Land Use designation, the zoning classification of the site is Residential Neighborhood and Airport Overlay Zone (Zone 6).



### **Critical Areas**

PSS1C Wetlands have been identified on the parcel. A Critical Area Report for the project was completed on August 14, 2023 and revised on December 19, 2023 by Sewall Wetland Consulting, Inc.

### **Project Description**

This project proposes to create 13 lots that are between  $\pm 0.11$  -  $\pm 0.17$  acres for single-family residences,  $1 \pm 0.09$  acre Stormwater Tract and  $1 \pm 2.36$  acres open space tract, Tract OS-1, for the category III wetland.

The stormwater tract and the open space tract will be maintained by the HOA

There are no restrictive covenants proposed for this subdivision at this time.

### **Water and Sewer**

Water and sewer will be tied into the City of Ellensburg.

### **Access**

A 52' right-of-way will be created off N. Airport Road, an existing City road. The proposed right-of-way will provide access for proposed lots 5 thru 13. Access for proposed lots 1 thru 4 will be provided via a 20' shared driveway that will come off the proposed right-of-way.

### **Stormwater Facilities**

Please see attached memorandum dated December 03, 2025 to address the conceptual stormwater plan for the 2519 N Airport Road Preliminary Plat.