

## 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

October 30, 2007

Byron Strang  
711 E 18<sup>th</sup> #D-7  
Ellensburg, WA 98926

RE: Strang Segregation, SEG-07-127

Dear Mr. Strang,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A revised legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. In order to provide irrigation water to newly created lots, Segregations must meet Kittitas County Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Trudie Pettit  
Staff Planner

Attachments: SEG Application  
Preliminary SEG Drawings  
Kittitas County Public Works Comments

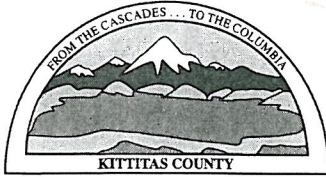
cc: Cruse & Assoc.  
Kittitas Reclamation District

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTITAS COUNTY

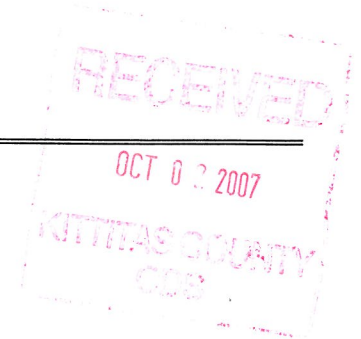
## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services  
FROM: Christina Wollman, Planner II *cw*  
DATE: October 1, 2007  
SUBJECT: Strang SEG-07-127



The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

## Trudie Pettit

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**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Wednesday, October 31, 2007 11:14 AM  
**To:** Trudie Pettit  
**Subject:** Strang Seg

Trudie;

This is in regards to the Strang Segregation SEG-07-127. This property is within the KR D district boundaries and all 4 parcels contain irrigable acreage. All conditions set forth in the KR D General Guidelines for Subdivisions must be met prior to approval. If you need additional information, please let me know.

Keli R. Bender  
KR D Lands Clerk/RRA  
(509) 925-6158

**Preliminary Submittal Requirements:**

Review Date:

Tax Parcel: 19-18-08000-0005, 0019

Date Received: 8-20-07

File Number: 5E6-07-128

Date Project Completed

Planner: Trudie

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # N/A
- Located within Irrigation District: N/A
- School District: Ellensburg School District
- UGA
- UGN

Letter sent to Irrigation District Date: \_\_\_\_\_

Critical Areas Check

Date \_\_\_\_\_ Planner Signature: \_\_\_\_\_

Zoning: Forest Range  
 Lot Size: 50.24 acres  
 Required Setbacks: F 25 S 10 R 10

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: \_\_\_\_\_
- Fish & Wildlife Conservation Area? Type of Habitat: \_\_\_\_\_ Water Type: \_\_\_\_\_
- Wetland? Buffer requirement: \_\_\_\_\_

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
- Hazardous Materials containment required if checked

- Airport Zone? Zone: \_\_\_\_\_
- Forest Service Roads? Road: \_\_\_\_\_
- BPA Easement Located on Property? Letter Sent to BPA  Date: \_\_\_\_\_
- Additional Approvals Required? Type \_\_\_\_\_

CRITICAL AREA NOTES:

- Existing structures

Heslip, Edsel B

to November 2, 2006 19/91

Appr: AEC

COMBINE SR. PARCELS IN COMPLIANCE W / NEW ACREAGE LIMITS PER RCW 84.36.383(1)

**Forest & Range**

06 for 07

	<u>Owner</u>	<u>Parcel Number</u>	<u>Acres</u>	<u>Lvalue</u>	<u>Ivalue</u>	<u>Tvalue</u>	<u>Fvalue</u>
Original:		19-18-08000-0005	1.00	40,000	189,370	229,370	124,710
New:		P407736	5.00	46,000	189,370	235,370	130,710
		Legal remains the same					
Original:		19-18-08000-0019	49.24	47,250	0	47,250	0
New:		P14565	45.24	41,250	0	41,250	0
		Legal remains the same					

FEES: \$425 Admin' ve Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

RECEIVED

AUG 20 2007

SEG-07-127

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm.101

Planning Department  
County Courthouse Rm. 182

Kittitas County  
Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

BYRON S. STRANG

Applicant's Name  
711 - E 18<sup>th</sup> # D-7

City  
Ellensburg Wa 98926

Phone (Home) 925-4128

Original Parcel Number(s) & Acreage Action Requested

(1 parcel number per line)  
18-19 - 25000 - 0015 ✓ SEGREGATED INTO 4 LOTS  
83.00AC

C/O Chuck Cruse

Address

State, Zip Code  
962-8242

Phone (Work)

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

3-21<sup>st</sup>, 20

\_\_\_ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY

\_\_\_ SEGREGATED FOREST IMPROVEMENT SITE

\_\_\_ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

\_\_\_ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

\_\_\_ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

\_\_\_ COMBINED AT OWNERS REQUEST

Applicant is:  Owner \_\_\_ Purchaser \_\_\_ Lessee \_\_\_ Other

  
Owner Signature Required

Other

Treasurer's Office Review

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
Kittitas County Treasurer's Office

Date: \_\_\_\_\_

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

~~( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_\_)~~

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)  
Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Review Date: 10/30/07

By: 

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



Township: 18 Range: 19 Section: 25

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 9/27/2005 8:53:03 PM



ParcelView 4.0.1

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.



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