

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

April 23, 2008

Arvin Marchel
1410 Pfenning Road
Ellensburg, WA 98926

RE: Marchel, SG-08-00017

Dear Mr. Marchel,

Community Development Services is in receipt of the above referenced application and hereby **denies** the request for an Administrative Segregation based on Kittitas County Code 16.08.055: *Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes.*

The referenced application was submitted and contingent upon the Marchel Boundary Line Adjustment (File number BL-08-00020), which was denied based on the request to reduce the size of already nonconforming lots to become more nonconforming. The boundary line adjustment proposed map number 17-20-14030-0004 being increased in size from 38.12 acres to 61.00 acres. This segregation application is proposing to divide that 61.00 acres by Administrative Segregation into two 20.00 acre parcels and one 21.00 acre parcel.

Per Kittitas County Code 16.08.055 this Administrative Segregation is not allowed.

Sincerely,

Trudie Pettit
Staff Planner

Attachments: KCC 16.08.055
BLA Application

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

16.08.055 Boundary line adjustment.

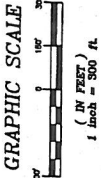
"Boundary line adjustment" means making alterations to existing lots, tracts or parcels through adjusting one or more property lines. A boundary line adjustment is an alteration made for the purposes of adjusting boundary lines, which does not create any lot, tract, or parcel, which contains insufficient area and/or dimensions to meet minimum requirements for a building site. No lot or parcel resulting from a boundary line adjustment may be smaller than the minimum size allowed in that zone; provided, however, if the lot or parcel was already a nonconforming lot size that did not meet the minimum lot size for that zone, a boundary line adjustment may adjust boundaries so that nonconforming lot is larger even if it still continues to be less than the minimum lot size for that zone.

Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

BOUNDARY LINE ADJUSTMENT A PORTION OF THE WEST HALF OF SECTION 14, T.17N., R.20E., W.M., KITITAS COUNTY, WASHINGTON

FIND U.S. BUREAU OF
RECLAMATION BRASS
CAP LAST VISITED
02/2003

FIND ROCK CORNER
M AND N AND 1/4
LAST VISITED
10/1992



LEGEND

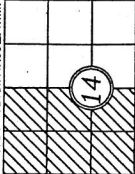
- CENTER QUARTER CORNER AS NOTED
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET REBAR AND CAP LS #16092
- FOUND 2" BRASS C/O MONUMENT
- SECTION LINE

EXISTING LEGAL:

KITITAS COUNTY TAX PARCEL NUMBERS:
17-20-14030-0003
17-20-14030-0009
17-20-14030-0005
17-20-14020-0005
17-20-14020-0017



INDEX LOCATION:
SEC. 14 T.17N. R. 20E. W.M.



RECEIVED

BOUNDARY LINE ADJUSTMENT MAR 13 2008
PREPARED FOR
A PORTION OF THE WEST 1/2 OF SEC. 14, Kititas County
TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M. CDS
KITITAS COUNTY WASHINGTON

JOB NO. 06292
DATE 03/2008
SCALE 1"=300'
SHEET 1 OF 1
DRAWN BY T. ROLETTO
CHKD BY D. NELSON

LINE	DIRECTION	LENGTH	LINE TABLE	CURVE TABLE	RADIUS	LENGTH
L1	S89°32'27"E	442.67	L29 N48°31'27"W	209.20	CI	48.80
L2	S89°32'27"E	38.69	L30 N78°23'28"W	48.80	C1	49.2947
L3	S89°32'27"E	38.69	L31 N18°37'16"E	166.70	C2	49.2947
L4	S89°32'27"E	30.51	L32 N68°34'57"W	84.20	C3	30.2932
L5	S89°32'27"E	30.51	L33 N08°10'14"W	212.66	C4	30.2932
L6	S89°32'27"E	30.51	L34 N68°34'57"W	84.20	C5	30.2932
L7	S89°32'27"E	30.51	L35 S29°22'23"E	116.60	C6	30.2932
L8	S89°32'27"E	30.51	L36 N89°10'12"E	157.77	C7	29.5222
L9	S89°32'27"E	106.69	L37 N65°12'15"W	91.59	C8	29.5222
L10	S89°32'27"E	106.69	L38 N26°16'15"W	362.59	C9	29.5222
L11	S89°32'27"E	106.69	L39 S82°52'28"E	166.99	C10	33.4527
L12	S89°32'27"E	106.69	L40 S74°12'31"E	173.12	C11	33.4527
L13	S89°32'27"E	106.69	L41 S74°12'31"E	173.12	C12	33.4527
L14	S89°32'27"E	106.69	L42 S29°22'23"E	116.60	C13	33.4527
L15	S89°32'27"E	106.69	L43 S00°00'31"E	131.29	C14	37.4610
L16	S89°32'27"E	106.69	L44 S11°49'23"E	266.57	C15	87.1514
L17	S89°32'27"E	106.69	L45 S23°31'27"E	284.56	C16	85.5149
L18	S89°32'27"E	106.69	L46 S41°47'11"E	176.60	C17	504.064
L19	S89°32'27"E	106.69	L47 S15°35'31"W	159.60	C18	10.3670
L20	S89°32'27"E	106.69	L48 S93°30'42"E	146.30	C19	10.3670
L21	S89°32'27"E	106.69	L49 S93°30'42"E	146.30	C20	10.3670
L22	S89°32'27"E	106.69	L50 S45°33'37"E	171.50	C21	10.3670
L23	S89°32'27"E	106.69	L51 N29°31'49"E	14.80	C22	29.5222
L24	S89°32'27"E	106.69	L52 S26°32'47"E	209.20	C23	29.5222
L25	S89°32'27"E	106.69	L53 S78°23'28"W	78.60	C24	70.0822
L26	S89°32'27"E	106.69	L54 S18°37'16"E	196.50	C25	33.4527
L27	S89°32'27"E	106.69	L55 S68°34'57"W	84.20	C26	54.5434
L28	S89°32'27"E	106.69	L56 S17°47'46"W	192.22	C27	81.3044
L29	S89°32'27"E	106.69	L57 S17°47'46"W	192.22	C28	81.3044
L30	S89°32'27"E	106.69	L58 S45°33'37"E	171.50	C29	85.7024
L31	S89°32'27"E	106.69	L59 S11°49'23"E	266.57	C30	87.1514
L32	S89°32'27"E	106.69	L60 S23°31'27"E	284.56	C31	85.5149
L33	S89°32'27"E	106.69	L61 S41°47'11"E	176.60	C32	504.064
L34	S89°32'27"E	106.69	L62 S15°35'31"W	159.60	C33	10.3670
L35	S89°32'27"E	106.69	L63 S93°30'42"E	146.30	C34	10.3670
L36	S89°32'27"E	106.69	L64 S93°30'42"E	146.30	C35	10.3670
L37	S89°32'27"E	106.69	L65 S45°33'37"E	171.50	C36	10.3670
L38	S89°32'27"E	106.69	L66 N29°31'49"E	14.80	C37	29.5222
L39	S89°32'27"E	106.69	L67 S26°32'47"E	209.20	C38	29.5222
L40	S89°32'27"E	106.69	L68 S78°23'28"W	78.60	C39	70.0822
L41	S89°32'27"E	106.69	L69 S18°37'16"E	196.50	C40	33.4527
L42	S89°32'27"E	106.69	L70 S68°34'57"W	84.20	C41	54.5434
L43	S89°32'27"E	106.69	L71 S17°47'46"W	192.22	C42	81.3044
L44	S89°32'27"E	106.69	L72 S17°47'46"W	192.22	C43	81.3044
L45	S89°32'27"E	106.69	L73 S45°33'37"E	171.50	C44	85.7024
L46	S89°32'27"E	106.69	L74 S11°49'23"E	266.57	C45	87.1514
L47	S89°32'27"E	106.69	L75 S23°31'27"E	284.56	C46	85.5149
L48	S89°32'27"E	106.69	L76 S41°47'11"E	176.60	C47	504.064
L49	S89°32'27"E	106.69	L77 S15°35'31"W	159.60	C48	10.3670
L50	S89°32'27"E	106.69	L78 S93°30'42"E	146.30	C49	10.3670
L51	S89°32'27"E	106.69	L79 S93°30'42"E	146.30	C50	10.3670
L52	S89°32'27"E	106.69	L80 S45°33'37"E	171.50	C51	10.3670
L53	S89°32'27"E	106.69	L81 N29°31'49"E	14.80	C52	29.5222
L54	S89°32'27"E	106.69	L82 S26°32'47"E	209.20	C53	29.5222
L55	S89°32'27"E	106.69	L83 S78°23'28"W	78.60	C54	70.0822
L56	S89°32'27"E	106.69	L84 S18°37'16"E	196.50	C55	33.4527
L57	S89°32'27"E	106.69	L85 S68°34'57"W	84.20	C56	54.5434
L58	S89°32'27"E	106.69	L86 S17°47'46"W	192.22	C57	81.3044
L59	S89°32'27"E	106.69	L87 S17°47'46"W	192.22	C58	81.3044
L60	S89°32'27"E	106.69	L88 S45°33'37"E	171.50	C59	85.7024
L61	S89°32'27"E	106.69	L89 S11°49'23"E	266.57	C60	87.1514
L62	S89°32'27"E	106.69	L90 S23°31'27"E	284.56	C61	85.5149
L63	S89°32'27"E	106.69	L91 S41°47'11"E	176.60	C62	504.064
L64	S89°32'27"E	106.69	L92 S15°35'31"W	159.60	C63	10.3670
L65	S89°32'27"E	106.69	L93 S93°30'42"E	146.30	C64	10.3670
L66	S89°32'27"E	106.69	L94 S93°30'42"E	146.30	C65	10.3670
L67	S89°32'27"E	106.69	L95 S45°33'37"E	171.50	C66	10.3670
L68	S89°32'27"E	106.69	L96 N29°31'49"E	14.80	C67	29.5222
L69	S89°32'27"E	106.69	L97 S26°32'47"E	209.20	C68	29.5222
L70	S89°32'27"E	106.69	L98 S78°23'28"W	78.60	C69	70.0822
L71	S89°32'27"E	106.69	L99 S18°37'16"E	196.50	C70	33.4527
L72	S89°32'27"E	106.69	L100 S68°34'57"W	84.20	C71	54.5434
L73	S89°32'27"E	106.69	L101 S17°47'46"W	192.22	C72	81.3044
L74	S89°32'27"E	106.69	L102 S17°47'46"W	192.22	C73	81.3044
L75	S89°32'27"E	106.69	L103 S45°33'37"E	171.50	C74	85.7024
L76	S89°32'27"E	106.69	L104 S11°49'23"E	266.57	C75	87.1514
L77	S89°32'27"E	106.69	L105 S23°31'27"E	284.56	C76	85.5149
L78	S89°32'27"E	106.69	L106 S41°47'11"E	176.60	C77	504.064
L79	S89°32'27"E	106.69	L107 S15°35'31"W	159.60	C78	10.3670
L80	S89°32'27"E	106.69	L108 S93°30'42"E	146.30	C79	10.3670
L81	S89°32'27"E	106.69	L109 S93°30'42"E	146.30	C80	10.3670
L82	S89°32'27"E	106.69	L110 S45°33'37"E	171.50	C81	10.3670
L83	S89°32'27"E	106.69	L111 N29°31'49"E	14.80	C82	29.5222
L84	S89°32'27"E	106.69	L112 S26°32'47"E	209.20	C83	29.5222
L85	S89°32'27"E	106.69	L113 S78°23'28"W	78.60	C84	70.0822
L86	S89°32'27"E	106.69	L114 S18°37'16"E	196.50	C85	33.4527
L87	S89°32'27"E	106.69	L115 S68°34'57"W	84.20	C86	54.5434
L88	S89°32'27"E	106.69	L116 S17°47'46"W	192.22	C87	81.3044
L89	S89°32'27"E	106.69	L117 S17°47'46"W	192.22	C88	81.3044
L90	S89°32'27"E	106.69	L118 S45°33'37"E	171.50	C89	85.7024
L91	S89°32'27"E	106.69	L119 S11°49'23"E	266.57	C90	87.1514
L92	S89°32'27"E	106.69	L120 S23°31'27"E	284.56	C91	85.5149
L93	S89°32'27"E	106.69	L121 S41°47'11"E	176.60	C92	504.064
L94	S89°32'27"E	106.69	L122 S15°35'31"W	159.60	C93	10.3670
L95	S89°32'27"E	106.69	L123 S93°30'42"E	146.30	C94	10.3670
L96	S89°32'27"E	106.69	L124 S93°30'42"E	146.30	C95	10.3670
L97	S89°32'27"E	106.69	L125 S45°33'37"E	171.50	C96	10.3670
L98	S89°32'27"E	106.69	L126 N29°31'49"E	14.80	C97	29.5222
L99	S89°32'27"E	106.69	L127 S26°32'47"E	209.20	C98	29.5222
L100	S89°32'27"E	106.69	L128 S78°23'28"W	78.60	C99	70.0822
L101	S89°32'27"E	106.69	L129 S18°37'16"E	196.50	C100	33.4527
L102	S89°32'27"E	106.69	L130 S68°34'57"W	84.20	C101	54.5434
L103	S89°32'27"E	106.69	L131 S17°47'46"W	192.22	C102	81.3044
L104	S89°32'27"E	106.69	L132 S17°47'46"W	192.22	C103	81.3044
L105	S89°32'27"E	106.69	L133 S45°33'37"E	171.50	C104	85.7024
L106	S89°32'27"E	106.69	L134 S11°49'23"E	266.57	C105	87.1514
L107	S89°32'27"E	106.69	L135 S23°31'27"E	284.56	C106	85.5149
L108	S89°32'27"E	106.69	L136 S41°47'11"E	176.60	C107	504.064
L109	S89°32'27"E	106.69	L137 S15°35'31"W	159.60	C108	10.3670
L110	S89°32'27"E	106.69	L138 S93°30'42"E	146.30	C109	10.3670
L111	S89°32'27"E	106.69	L139 S93°30'42"E	146.30	C110	10.3670
L112	S89°32'27"E	106.69	L140 S45°33'37"E	171.50	C111	10.3670
L113	S89°32'27"E	106.69	L141 N29°31'49"E	14.80	C112	29.5222
L114	S89°32'27"E	106.69	L142 S26°32'47"E	209.20	C113	29.5222
L115	S89°32'27"E	106.69	L143 S78°23'28"W	78.60	C114	70.0822
L116	S89°32'27"E	106.69	L144 S18°37'16"E	196.50	C115	33.4527
L117	S89°32'27"E	106.69	L145 S68°34'57"W	84.20	C116	54.5434
L118	S89°32'27"E	106.69	L146 S17°47'46"W	192.22	C117	81.3044
L119	S89°32'27"E	106.69	L147 S17°47'46"W	192.22	C118	81.3044
L120	S89°32'27"E	106.69	L148 S45°33'37"E	171.50	C119	85.7024
L121	S89°32'27"E	106.69	L149 S11°49'23"E	266.57	C120	87.1514
L122	S89°32'27"E	106.69	L150 S23°31'27"E	284.56	C121	85.5149
L123	S89°32'27"E	106.69	L151 S41°47'11"E	176.60	C122	504.064
L124	S89°32'27"E	106.69	L152 S15°35'31"W	159.60	C123	10.3670
L125	S89°32'27"E	106.69	L153 S93°30'42"E	146.30	C124	10.3670
L126	S89°32'27"E	106.69	L154 S93°30'42"E	146.30	C125	10.3670
L127	S89°32'27"E	106.69	L155 S45°33'37"E	171.50	C126	10.3670
L128	S89°32'27"E	106.69	L156 N29°31'49"E	14.80	C127	29.5222
L129	S89°32'27"E	106.69	L157 S26°32'47"E	209.20	C128	29.5222
L130	S89°32'27"E	106.69	L158 S78°23'28"W	78.60	C129	70.0822
L131	S89°32'27"E	106.69	L159 S18°37'16"E	196.50	C130	33.4527
L132	S89°32'27"E	106.69	L160 S68°34'57"W	84.20	C131	54.5434
L133	S89°32'27"E	106.69	L161 S17°47'46"W	192.22	C132	81.30

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Arvin Marchel
Property Owner Name

1410 Phенning Road
Mailing Address

509-925-3028
Contact Phone

WA, 98926
City, State, ZIP

Zoning Classification AG-20

RECEIVED
MAR 13 2008
Kittitas County
CDS

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>Lot F 61.00 acres</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>3</u> LOTS	<u>Lot F 20.00 acres</u>
_____	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>Lot G 20.00 acres</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>Lot H 21.00 acres</u>
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP COMBINED AT OWNERS REQUEST	_____

Applicant is: Owner Purchaser Lessee Other
Owner Signature Required: Arvin Marchel Applicant Signature (if different from owner): _____

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

Community Development Services 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) 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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____

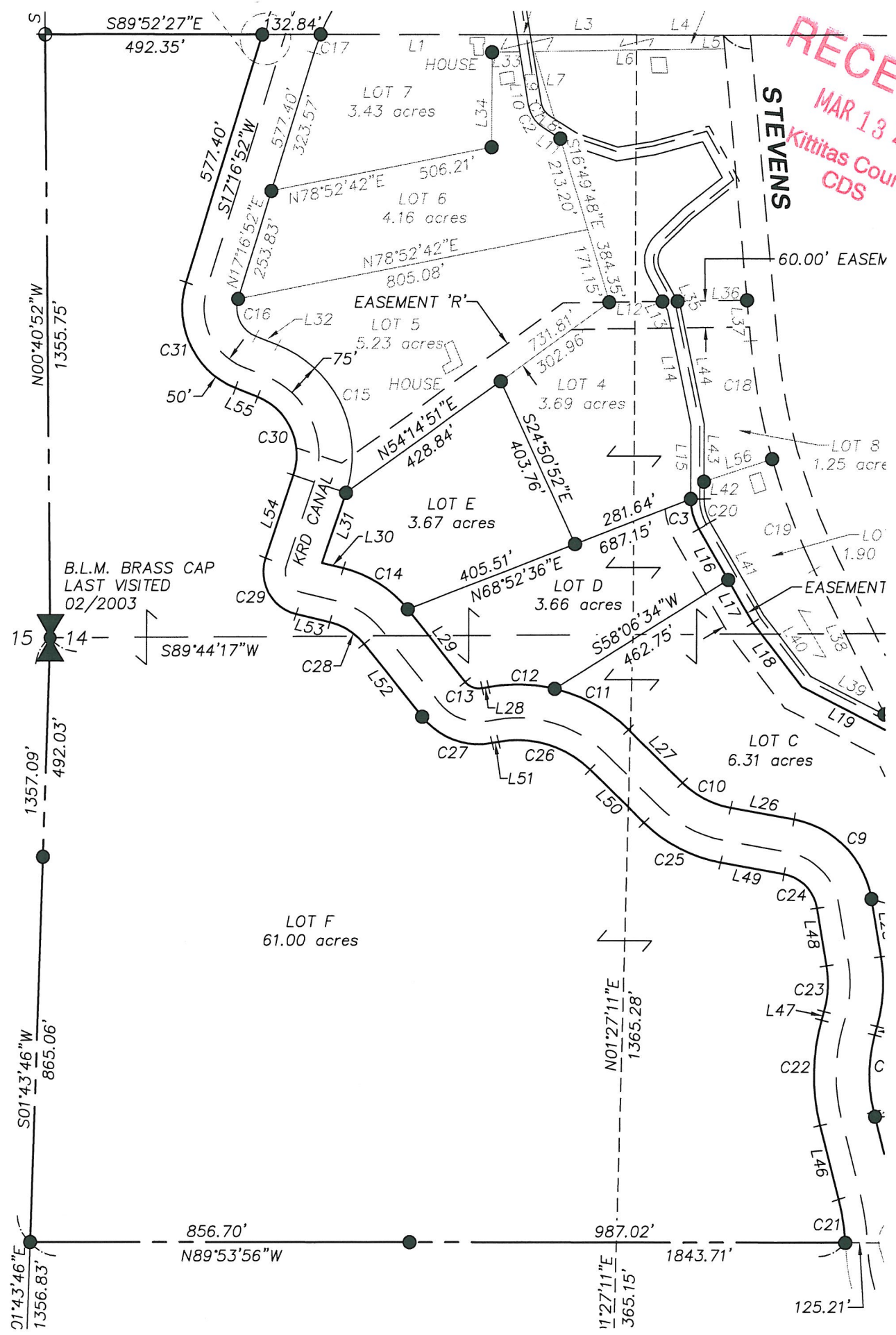
Last Split Date: _____ Current Zoning District: _____

Review Date: 4/22/08 By: John A [Signature]

**Survey Approved: Denial 4/23/08 By: John A [Signature]

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

RECEIVED
MAR 13 2008
Kittitas County
CDS



B.L.M. BRASS CAP
LAST VISITED
02/2003

STEVENS

EASEMENT 'R'

LOT F
61.00 acres

LOT 8
1.25 acre

LOT E
3.67 acres

LOT D
3.66 acres

LOT C
6.31 acres

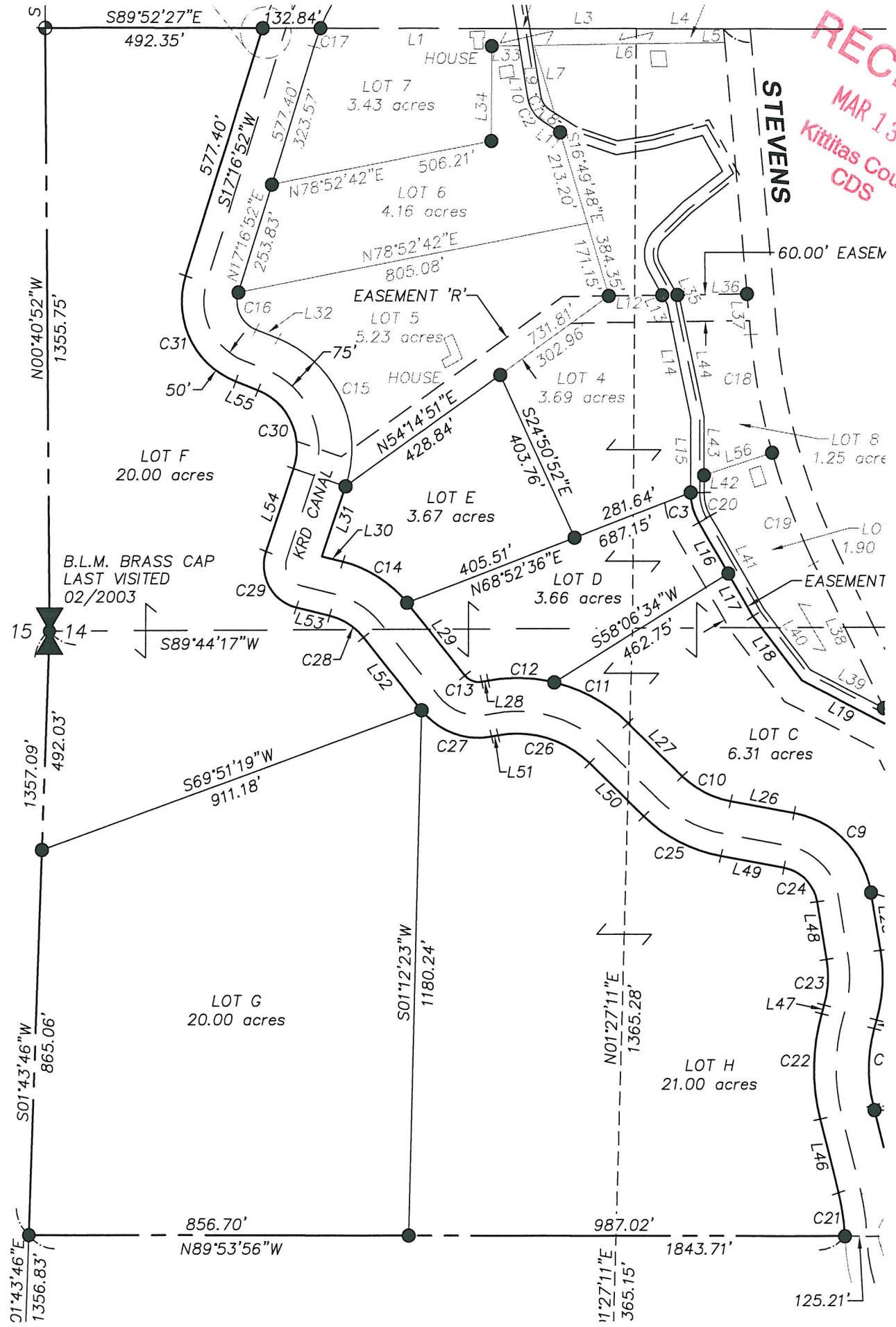
LOT 5
5.23 acres

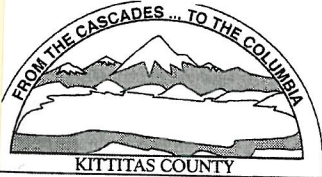
LOT 4
3.69 acres

LOT 6
4.16 acres

LOT 7
3.43 acres

RECEIVED
MAR 13 2008
Kittitas County
CDS





KITITITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 0000096

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 000129

Date: 3/14/2008

Applicant: MARCHEL, ARVIN

Type: check # 1203

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-08-00020	BOUNDARY LINE ADJUSTMENT MAJOR	190.00
SG-08-00017	ADMINISTRATIVE SEGREGATION	575.00