

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"

September 25, 2008

Western Pacific Timber, LLC
Attn: Eric B.
805 SW Broadway, Ste 2740
Portland, OR. 97020

RE: Western Pacific Segregation, SEG-08-00030

Dear Western Pacific,

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 survey 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.
5. Please refer to the attached Washington State Department of Transportation Memo for information regarding any additional requirements. A letter of approval shall be received from the WSDOT stating that the proposed parcel creation meets all requirements prior to final approval. It is the applicant's responsibility to contact WSDOT to fulfill any access requirements.

Sincerely,

Kari Braniff
Staff Planner

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**Washington State
Department of Transportation**

Paula J. Hammond
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

(509) 577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

September 23, 2008

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Kari Braniff, Staff Planner

Subject: Western Pacific Timber, LLC; segregation SG-08-00030
Parcel # 19-17-36040-0001
US 97, MP 140.97-142.08

RECEIVED
SEP 24 2008
KITTITAS COUNTY
CDS

Thank you for sending this segregation to the WSDOT for review and comment. This property in section 36 was formerly owned by the Washington State Department of Natural Resources and apparently sold to the new owners this year. While this segregation only is addressing the northern portion of the property east of the highway, we anticipate that future development of this property will occur. We have the following comments specifically for this segregation.

The subject property has frontage along both Smithson Road and US97. US97 is a Class 1 access managed highway with a posted speed limit of 65 miles per hour. Class 1 highway's require access to be made to the county road and, contiguous properties under the same ownership may only have one approach. The minimum spacing between approaches on a Class 1 highway is 1320 feet. There is a single permitted approach at milepost 140.97 on the east side of the highway which is at the southernmost end of the property. There are no approaches to this property on the west side of the highway. For this segregation, all access is required to be to Smithson road as shown on the attached exhibit. Direct access to US 97 for lots 1-3 will not be permitted. We encourage the proponent to contact WSDOT to discuss their future access needs from US97.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Rick Holmstrom at (509) 557-1633.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh
cc: File #15, SR 97
Terry Kukes, Area 1 Maintenance Superintendent
Jan Olivier-Kittitas County Public Works

p:\planning\devrev\sr97\kittco_westernpacifictimber_seg.doc

September 23, 2008

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411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Kari Braniff, Staff Planner

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Parcel # 19-17-36040-0001
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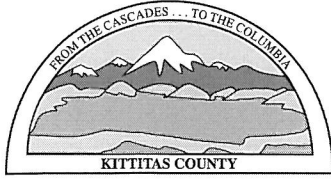
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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kari Braniff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: September 15, 2008

SUBJECT: Western Pacific Timber SG-08-30. 19-17-36040-0001.

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. If any access is from US 97, an approved access permit from WSDOT shall be presented to Public Works prior to final approval.
3. 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 private road requirements:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

Page 1 of 2

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 6. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
 8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Kari Braniff

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Wednesday, September 17, 2008 6:25 AM
To: Kari Braniff
Subject: Western Pacific

Good morning Kari;

In regards to the segregation request by Wester Pacific Timber, **SEG-08-00030**, this property is within the KRD district boundaries and will need to meet our requirements prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

krd.keli@elltel.net

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 19-17-36040-0001

Date Received:

File Number: SG-08-00030

Date Project Completed

Planner KARI BRANIFF

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 # 2

Located within Irrigation District: KRD

Letter sent to Irrigation District Date: _____

School District: Thorp

UGA

UGN NO

Rezone

Adjacent Subdivisions - Lookout Large Lot 11-08-03 (Trudie) 11 lots

Critical Areas Check

Date 9/9/08 Planner Signature: *Kari Braniff*

Zoning: AG-20

Lot Size: 615.5 ACRES

Required Setbacks: F S R

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: Dry Creek Riparian Area

Wetland? Buffer requirement: _____

Geologic Hazard Areas:

Seismic

Landslide

Erosion

Mine

Steep Slope Not on 20 acre proposed lots.

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

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

SG-08-06030

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.

WESTERN Pacific Timber, LLC
Property Owner Name

805 SW BROADWAY STE 2740 Portland, OR
Mailing Address, City, State, ZIPcode 97205

ERIC BIRLED 962-8313
Contact Phone

Zoning Classification Ag-20
(required)

Original Parcel Number(s) & Acreage
(1 parcel number per line)

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

617934 - 615.5
(19-17-36040-0001)

SEGREGATED INTO 8 LOTS

1-7 ~ 20 acres #8 ~ 475.5

"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

Brian Disney
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- () This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
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: AG-20

Preliminary Review Date: 9/25/08

By: KARI BRANIFF

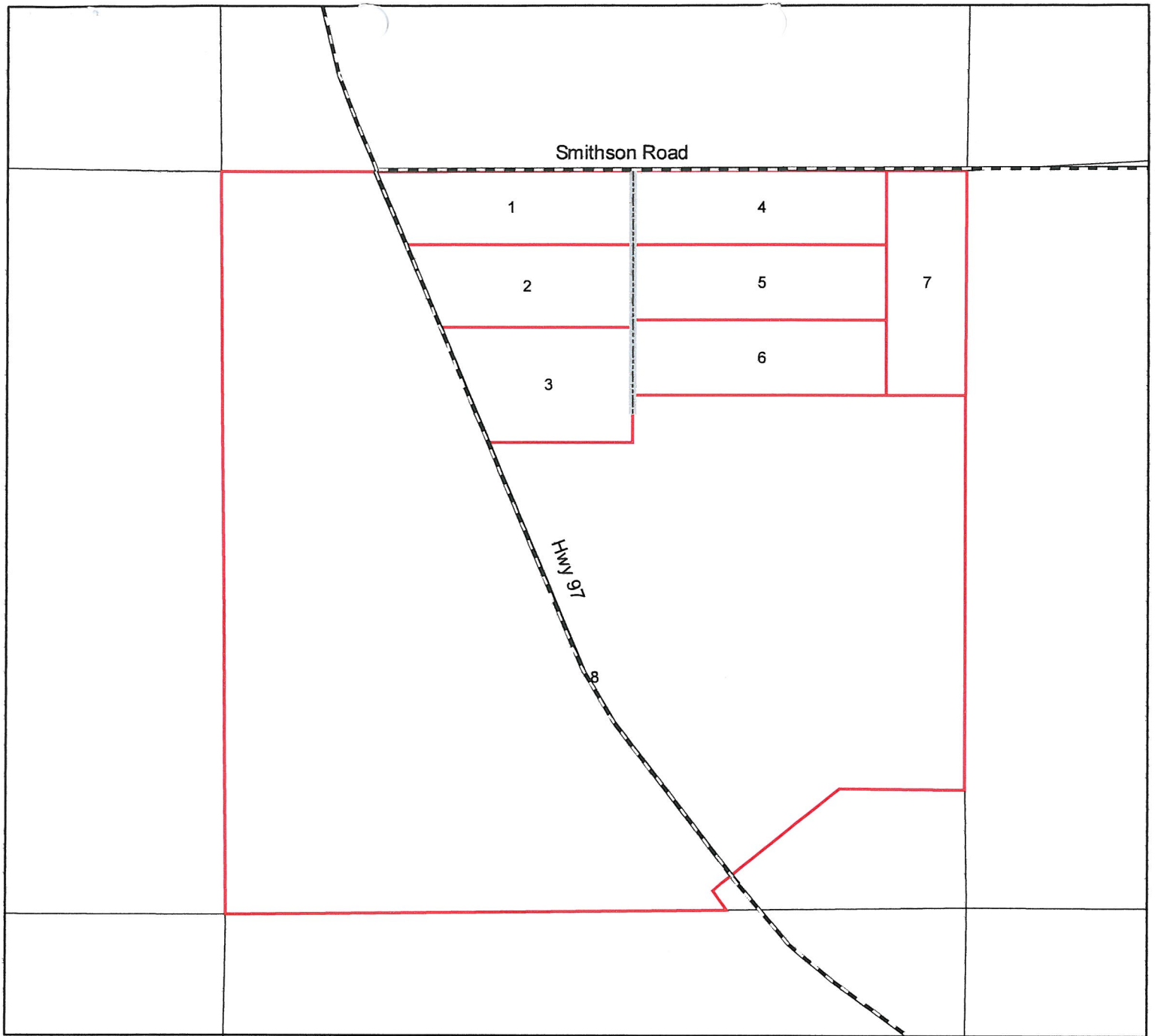
**Survey Approved: _____

By: _____






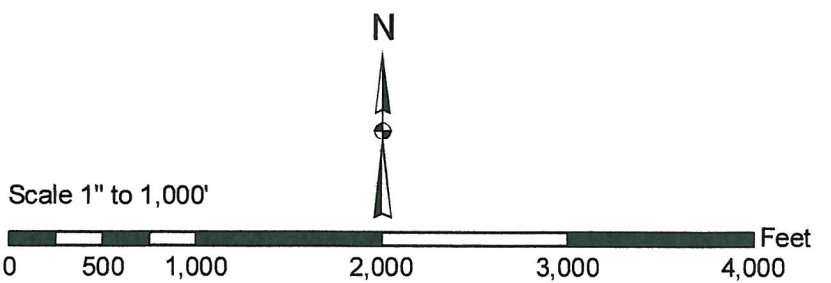
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing.

Updated 6/1/08



Parcel #: 617934
Legal: Section 36 T19NR17E

-  Proposed lots
-  Existing Road
-  Proposed Access Road



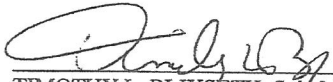
**CONSENT MINUTES OF THE
MEMBER OF
WESTERN PACIFIC TIMBER, LLC
DATED EFFECTIVE MARCH 1, 2005**

The undersigned, being the sole Member of Western Pacific Timber, LLC (the "Company"), hereby consents to the taking of the following action with respect to the affairs of the limited liability company without a meeting and in accordance with ORS 63.150(5):

RESOLVED, that the Company appoint Brian Disney as Assistant Manager for the Company's operations in the state of Washington, effective immediately.

RESOLVED, that the Assistant Manager shall have full authority to execute contracts, agreements and other documents related to the Company's business in the state of Washington, to legally bind the Company as Assistant Manager on behalf of the Company in circumstances where Timothy L. Blixseth, the sole Member of the Company, is unavailable to execute such documents, and the Assistant Manager has received either verbal or written authorization from the Manager to sign such documents.

RESOLVED, that Timothy L. Blixseth, as sole Member of the Company, is authorized to execute all documents necessary to implement these Resolutions.



TIMOTHY L. BLIXSETH, Sole Member