

## 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"

February 12, 2009

Chuck Cruse  
Cruse and Associates  
P.O. Box 959  
Ellensburg WA 98926

RE: Parcel Segregation, SEG-08-0024

Dear Mr. Cruse,

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. Please refer to the attached Kittitas County Public Works Memo and Washington State Department of Transportation comments for information regarding additional requirements.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson  
Staff Planner



**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

February 10, 2009

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

Attention: Jeff Watson

Subject: SG-08-00042; Freya Resources Segregation  
I-82, MP 6.4 – 7.6 Left (Frontage)



We have reviewed the proposed project, and have the following comments.

1. The project site is adjacent to Interstate 82. I-82 is a fully-controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 or the westbound Scenic View Point will be allowed. Access will be through the existing county road network.
2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
3. Any proposed lighting should be directed down towards the site, and away from I-82.
5. I-82 is an existing facility. The proponent should be aware that they are proposing development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 will likely be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise for it.

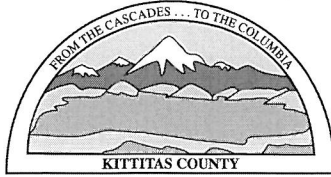
Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Andrew Byrd, P.E.  
Assistant Regional Planning Engineer

BP: rh/jmh

cc: File #4, SR 82  
Terry Kukes, Area 1 Maintenance Superintendent



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: February 4, 2009  
SUBJECT: Freya Resources SG-08-00042. 16-19-10010-0002.

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. Easements that cross neighboring properties shall be recorded prior to final approval. A turnaround with a 55' radius shall be located at the end of the private road. Public Works requests a preliminary survey for review prior to recording.
2. A survey 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.
  - 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.

**Preliminary Submittal Requirements: Freya Resources SG-08-00042**

Date Received: **12/18/2008**

Review Date: **1/12/2009**

Tax Parcel:

**614433 16-19-10010-0002**

File Number:

**SG-08-00042**

Planner

**Jeff Watson**

Y N

- 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 if less than twenty acres)

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 # **NONE**
- Located within Irrigation District: **NONE**
- School District: **Ellensburg**
- UGA **No**

Critical Areas Check

Date **1/12/2009** Planner Signature:

Zoning: **AG 20**

Lot Size: **124 Acres**

Required Setbacks: F **25** S **5 (15 Corner)** R **25**

Y N

- Does SEPA Apply? (More than 8 lots, required by a Rezone, or Upper County)
- 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:
- Seismic
- Mine
- Steep Slope
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA  Date:
- Additional Approvals Required? Type



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

SG-08-00042

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

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, 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 5<sup>th</sup>, 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.

FREYA RESOURCES  
Property Owner Name  
962-8242  
Contact Phone

C/O CHUCK CRUSE  
Mailing Address  
City, State, ZIP

RECEIVED  
DEC 10 2008  
Kittitas County  
CDS

Zoning Classification AG-20

Original Parcel Number(s) & Acreage (1 parcel number per line)      Action Requested      New Acreage (Survey Vol. \_\_\_\_, Pg \_\_\_\_)  
16-19-10010-0002 124.00 ✓      SEGREGATED INTO 6 LOTS      4-20'A, 2-22'A

- "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  
Markus [Signature]  
Owner Signature Required      Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kittitas County Treasurer's Office

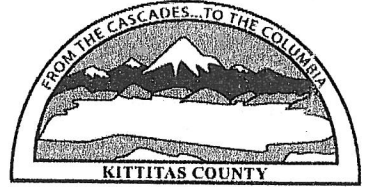
Community Development Services Review

- 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: AG-20  
Review Date: 1/21/2009 By: Jeff Watson  
\*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_

EXISTING

COMPAS Mapping System

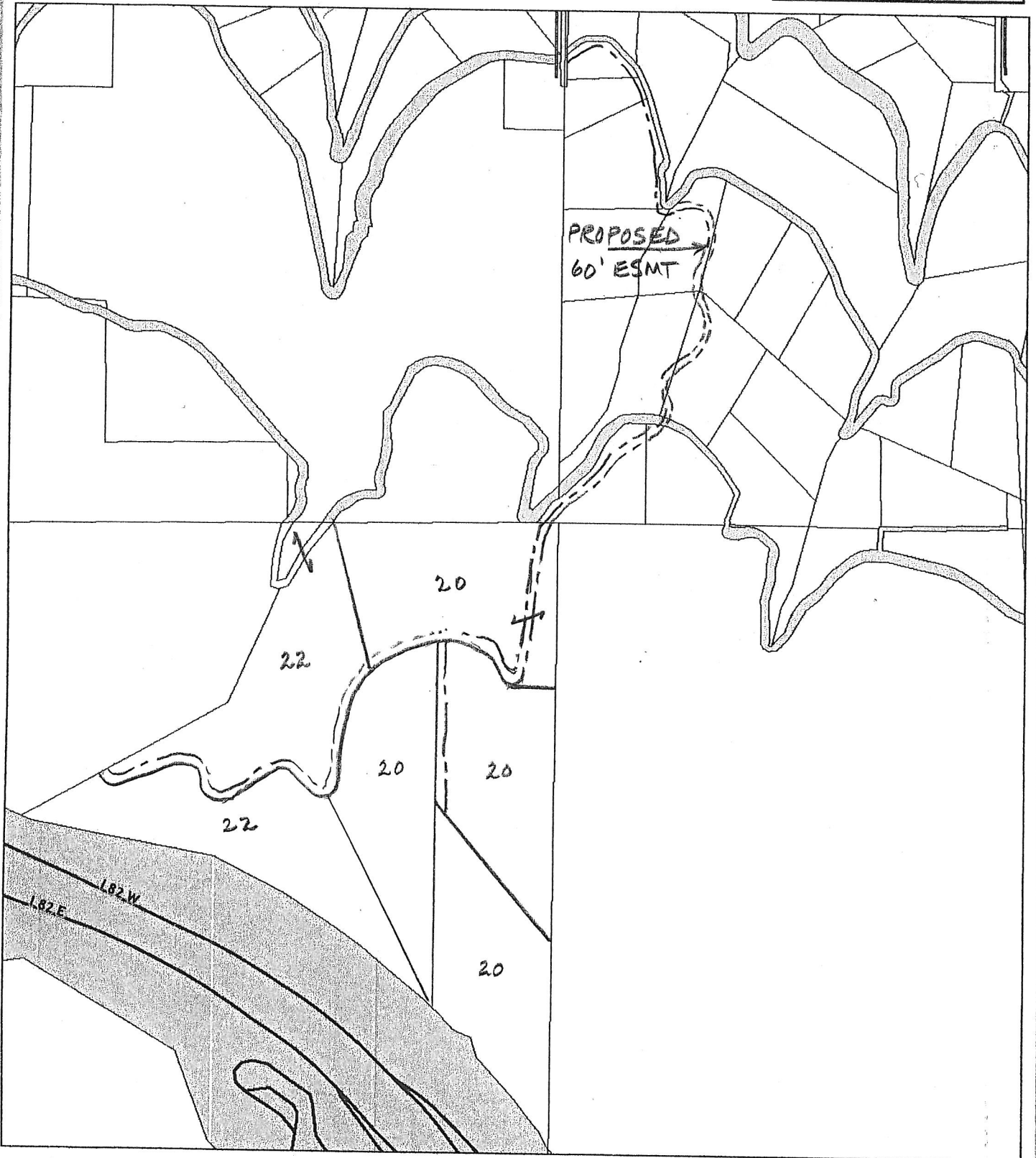
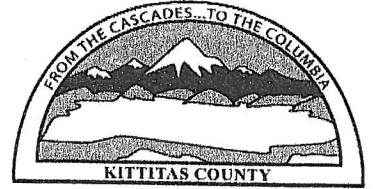


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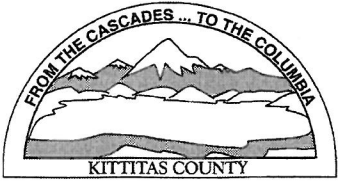


PROPOSED

COMPAS Mapping System



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

**RECEIPT NO.: 00003894**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020193

**Date:** 12/18/2008

**Applicant:** JANSEN, MARLIS C FREYA RESOURCES INC

**Type:** check # 167546

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00042	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00