

Jeff Watson

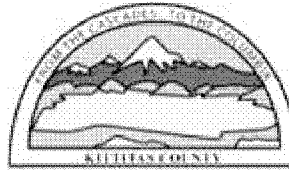
From: Jeff Watson
Sent: Wednesday, February 03, 2010 11:29 AM
To: 'Dave Nelson'
Subject: BL-09-00026 Maughan
Attachments: BL-09-00026 Maughan Master File.pdf

BL-09-00026 Maughan

Please find the attached Conditional Preliminary Approval as well as other documentation for the above application.

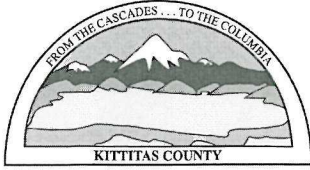
Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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 3, 2010

Gary Maughan
22591 M Road
Mattawa WA 99344

RE: Maughan Boundary Line Adjustment, BL-09-00026

Parcel Numbers: 16-19-29000-0003 (955777) 12.14 AC
16-1 9-29000-0004 (955778) 16.70 AC

Dear Mr. Maughan,

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. The access to SR 821 appears to cross over land under different ownership. Evidence of legal access for both lots shall be presented to Public Works prior to final approval.
2. Please refer to the attached Kittitas County Public Works Memo, and the Washington State Department of Transportation comment letter for information regarding additional requirements.

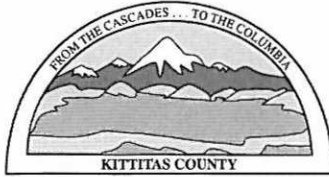
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments: BLA Application
Kittitas County Public Works Comments
Washington State Department of Transportation Comment Letter

cc: Encompass Engineering



KITTTAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: February 2, 2010
SUBJECT: Maughan BL-09-00026

The Public Works Department has reviewed the Request for Boundary Line Adjustment 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 access to SR 821 appears to cross over land under different ownership. Evidence of legal access for both lots shall be presented to Public Works prior to final approval.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Washington State Department of Transportation prior to creating any new driveway access or performing any work within the state 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. 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.



**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

October 21, 2009

Kittitas County Planning Department
411 N. Ruby, Suite 2
Ellensburg, Washington 98926



Attention: Jeff Watson, Planner I

Subject: BL-09-00026; Maughan
Boundary Line Adjustment (Map No. 16-19-29000-0004 and 16-19-29000-0003)
SR 821, MP 16.07 Left Vicinity

We have reviewed the proposed addition, and have the following comments:

1. The subject property appears not to be adjacent to State Highway 821 but would need to access the highway. SR 821 is a Class 3 Access Managed facility with a posted speed limit of 45 miles per hour. The WSDOT has no objections to the BLA of this property. However, for access to be granted to this property by the WSDOT, the proponent would need to show an easement across the intervening property to the highway. The applicant should contact Dan Eberle of the WSDOT - South Central Region Planning Office at 577-1637 to obtain an Access Connection Permit for this BLA.
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. Parking will not be permitted within WSDOT rights-of-way. Appropriate on-site parking provisions are required.
4. Any proposed lighting should be directed down towards the site, and away from SR 410.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Dan Eberle at 577-1637.

Sincerely,

Bill Preston, P.E.
Planning and Materials Engineer

BP: rh/de

cc: File #1, SR 821
Terry Kukes, Area 1 Maintenance Superintendent

p:\459005\devrev\sr821\KittCo_Maughan_BLA.doc



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

October 9, 2009

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Maughan BLA, (BL-09-00026)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- All current & future development must comply with the International Fire Code.
- Any roads created from any land use action shall comply with the International Fire Code and all other applicable codes.

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7657.

Sincerely,

Brenda Larsen
Fire Marshal

10/6/2009 10:27 AM

Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 06, 2009 10:27 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier
Subject: BL-09-00026 Maughan

[BL-09-00026 Maughan](#)

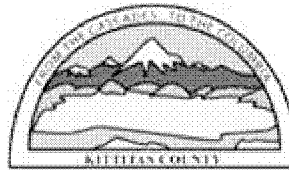
Christina and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 06, 2009 10:23 AM
To: 'Holmstrom, Rick'
Subject: BL-09-00026 Maughan
Attachments: BL-09-00026 Maughan Master File.pdf

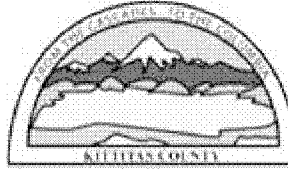
Contacts: Rick Holmstrom

BL-09-00026 Maughan

Proposed Boundary Line Adjustment for review & Comment.

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

BLA Preliminary Submittal Requirements For:

BL-09-00026 Maughan

Date Received: July 10, 2009

Review Date: October 6, 2009

Map Number: 16-19-29000-0004, 16-19-29000-0003 Parcel Number: 955778, 955777

Planner: Jeff Watson Zoning: Commercial Agriculture

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No Within a Shoreline of the State Environment:

Yes No Within a FIRM Floodplain Panel #:

Yes No Within a PHS Habitat Habitat Type:

Yes No Wetland in Parcel Wetland Type:

Yes No Seismic Rating Category:

Yes No Within Coal Mine Area

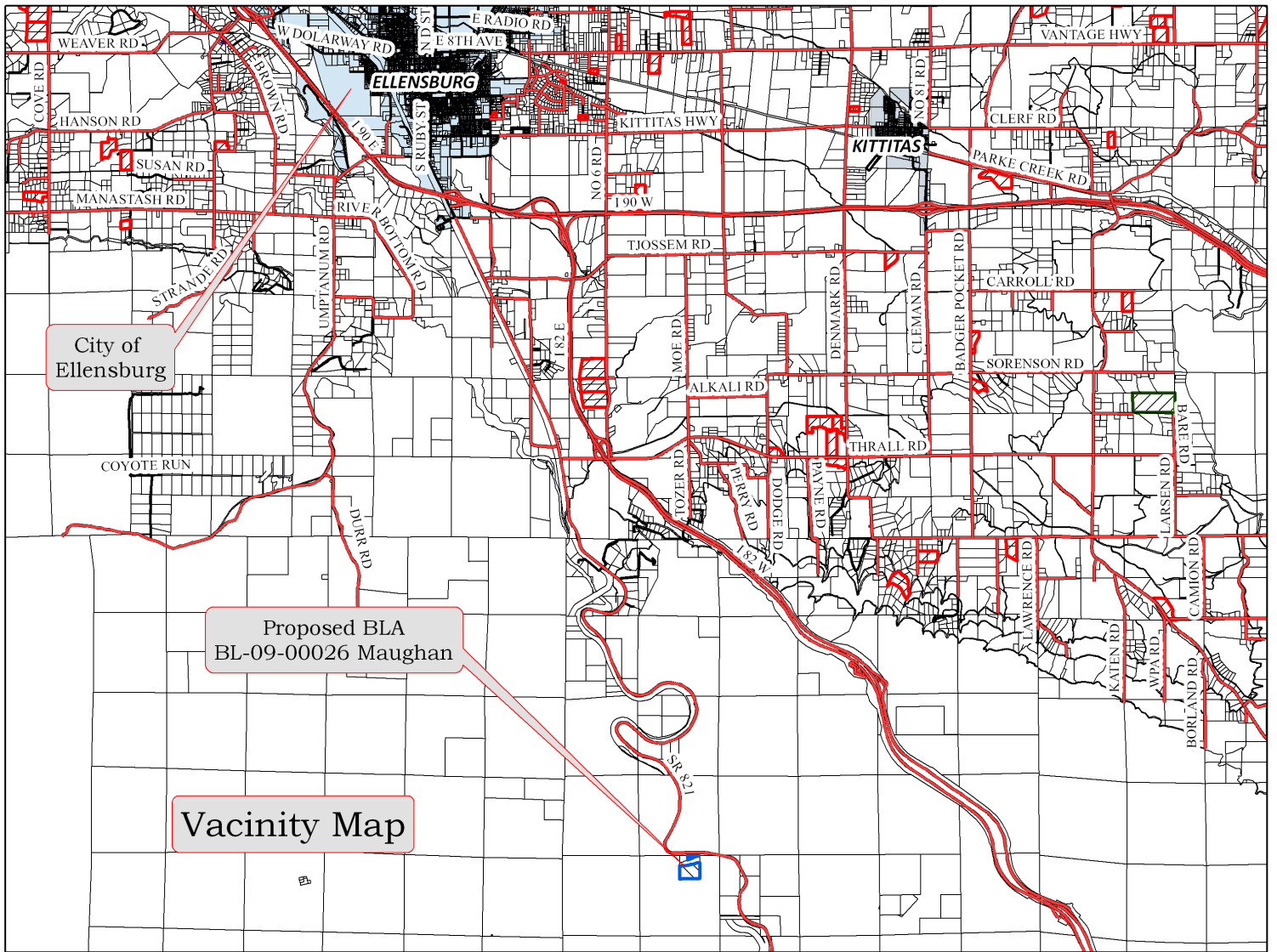
Yes No Hazardous Slope in Parcel Category:

Yes No Airport Zones within Parcel Zone:

Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

Yes No Within 1000' of Mineral Land of LTS



City of
Ellensburg

Proposed BLA
BL-09-00026 Maughan

Vacinity Map

Air Photo

16-19-20000-0001
494533
588.24

16-19-21000-0001
504533
640

SR 821

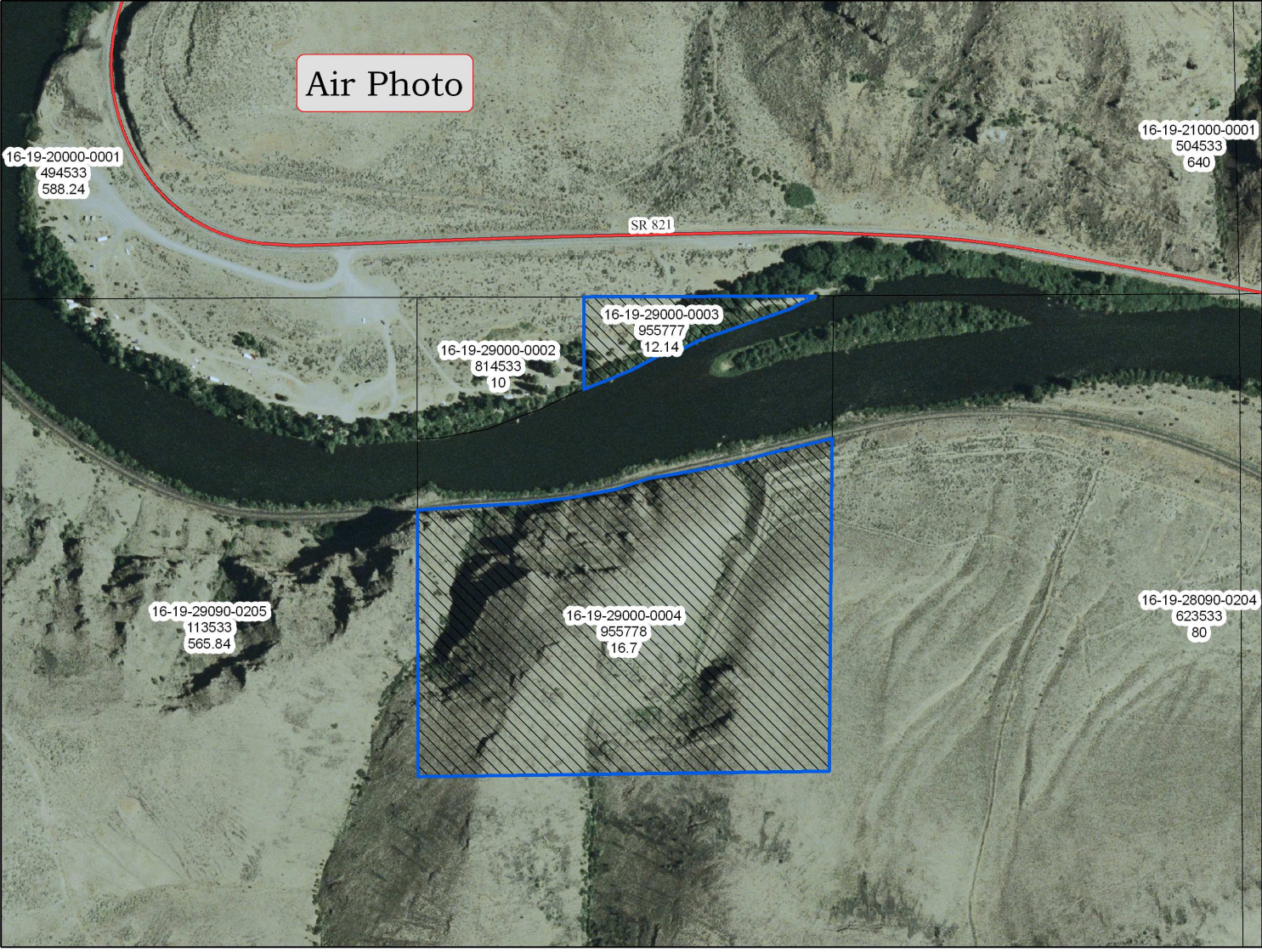
16-19-29000-0002
814533
10

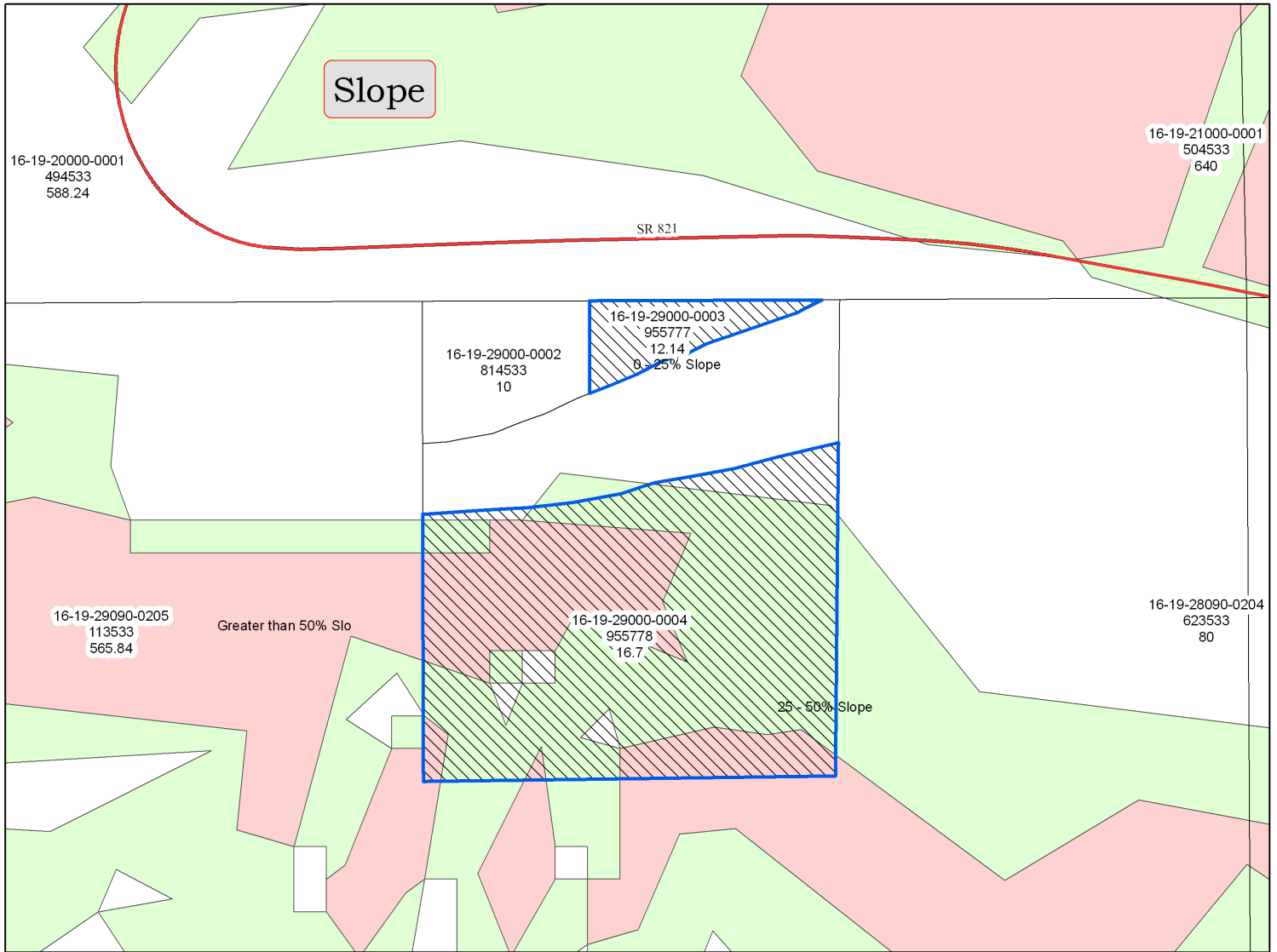
16-19-29000-0003
955777
12.14

16-19-29090-0205
113533
565.84

16-19-29000-0004
955778
16.7

16-19-28090-0204
623533
80





PHS

MT BALDY BIGHORN SHEEP WINTER RANGE

16-19-21000-0001
504533
640

16-19-20000-0001
494533
588.24

SR 821

16-19-29000-0002
814533
10

16-19-29000-0003
955777
12.14

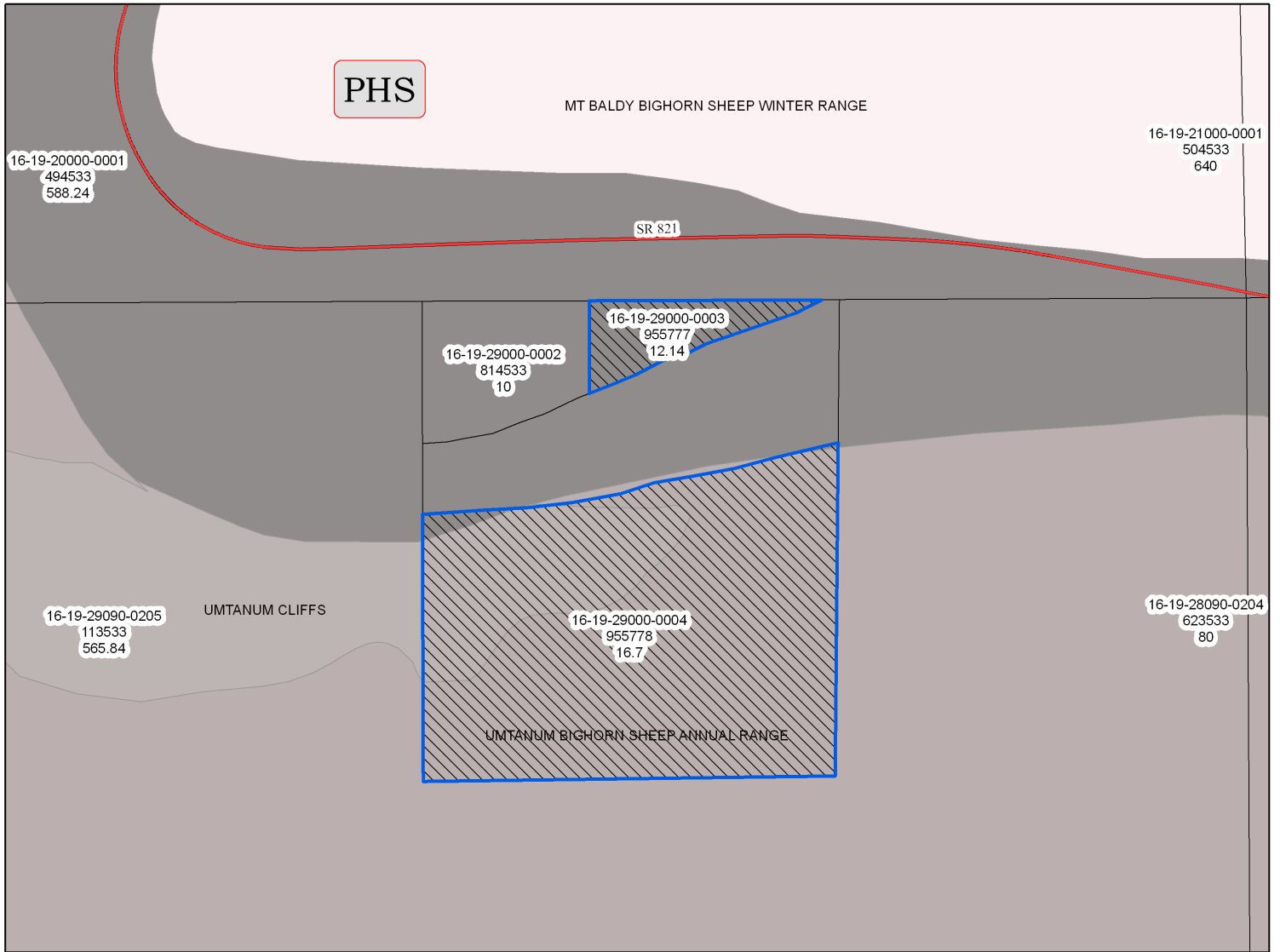
16-19-29090-0205
113533
565.84

UMTANUM CLIFFS

16-19-29000-0004
955778
16.7

16-19-28090-0204
623533
80

UMTANUM BIGHORN SHEEP ANNUAL RANGE



FIRM & Shorelines

FIRM:
5300950650B

16-19-20000-0001
494533
588.24

16-19-21000-0001
504533
640

SR 821

16-19-29000-0002
814533
10

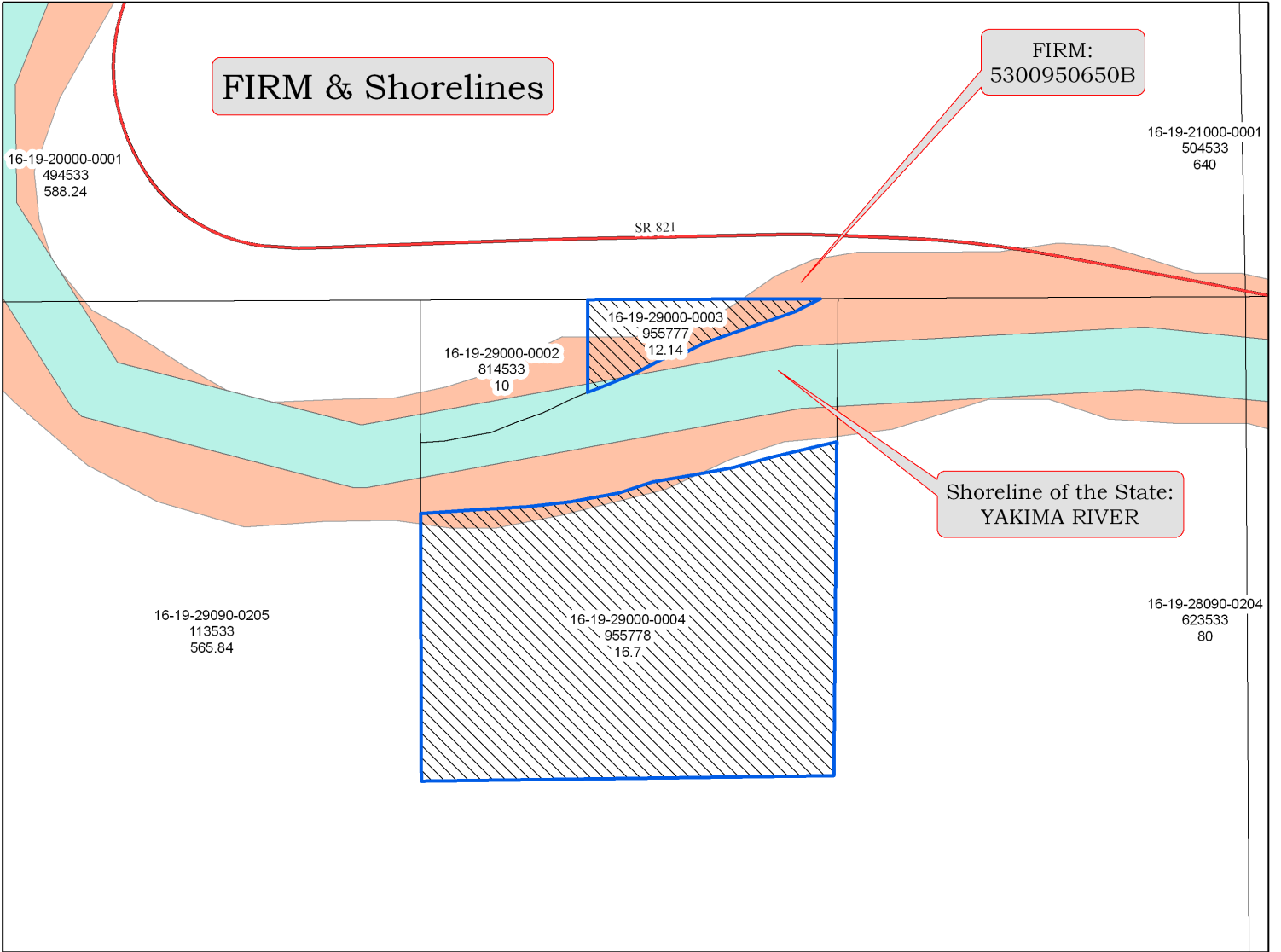
16-19-29000-0003
955777
12.14

Shoreline of the State:
YAKIMA RIVER

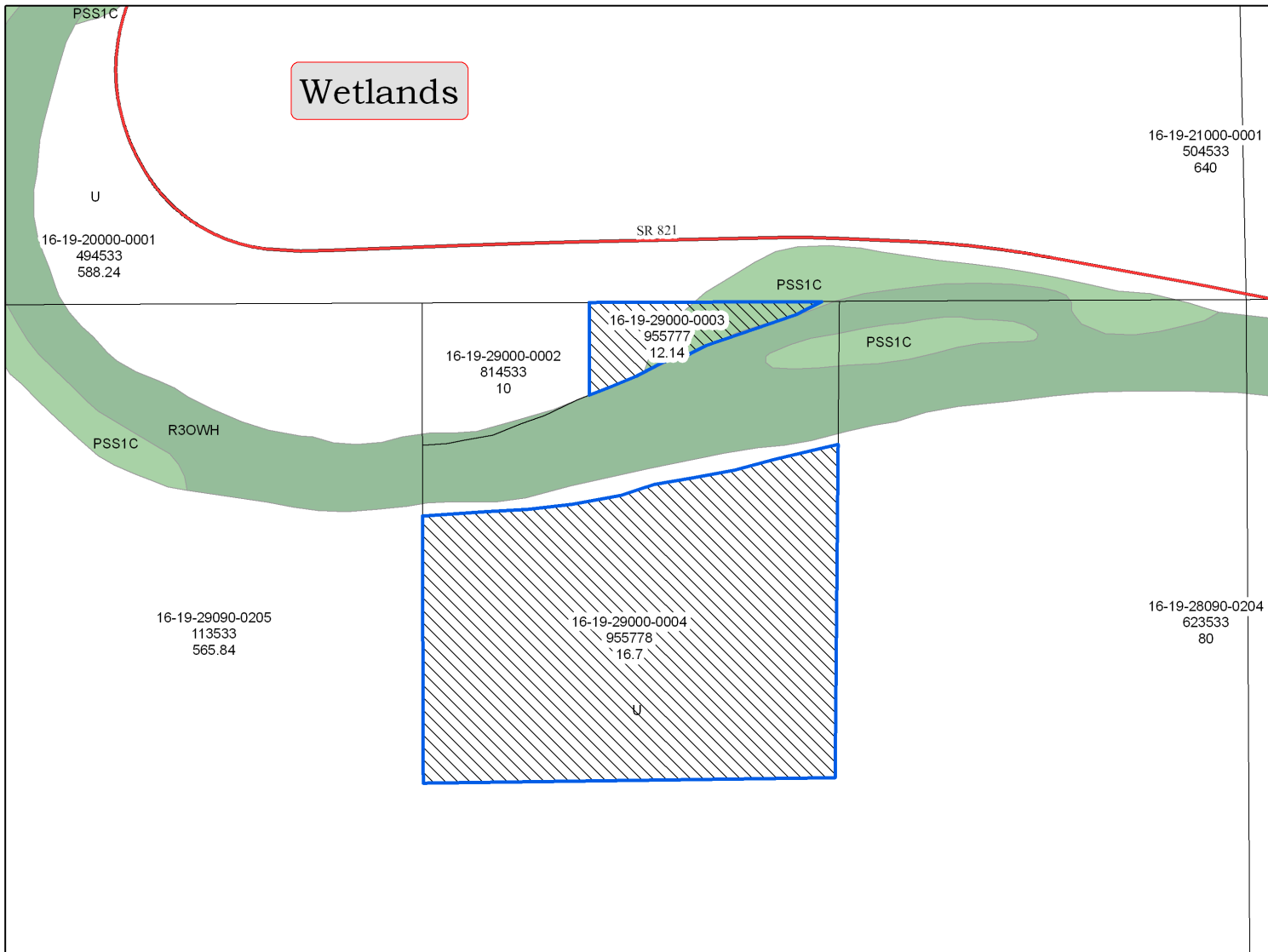
16-19-29090-0205
113533
565.84

16-19-29000-0004
955778
16.7

16-19-28090-0204
623533
80



Wetlands



USA (BLM)

EATON, ROBERT A ETAL

SR 821

000-0002
10.00

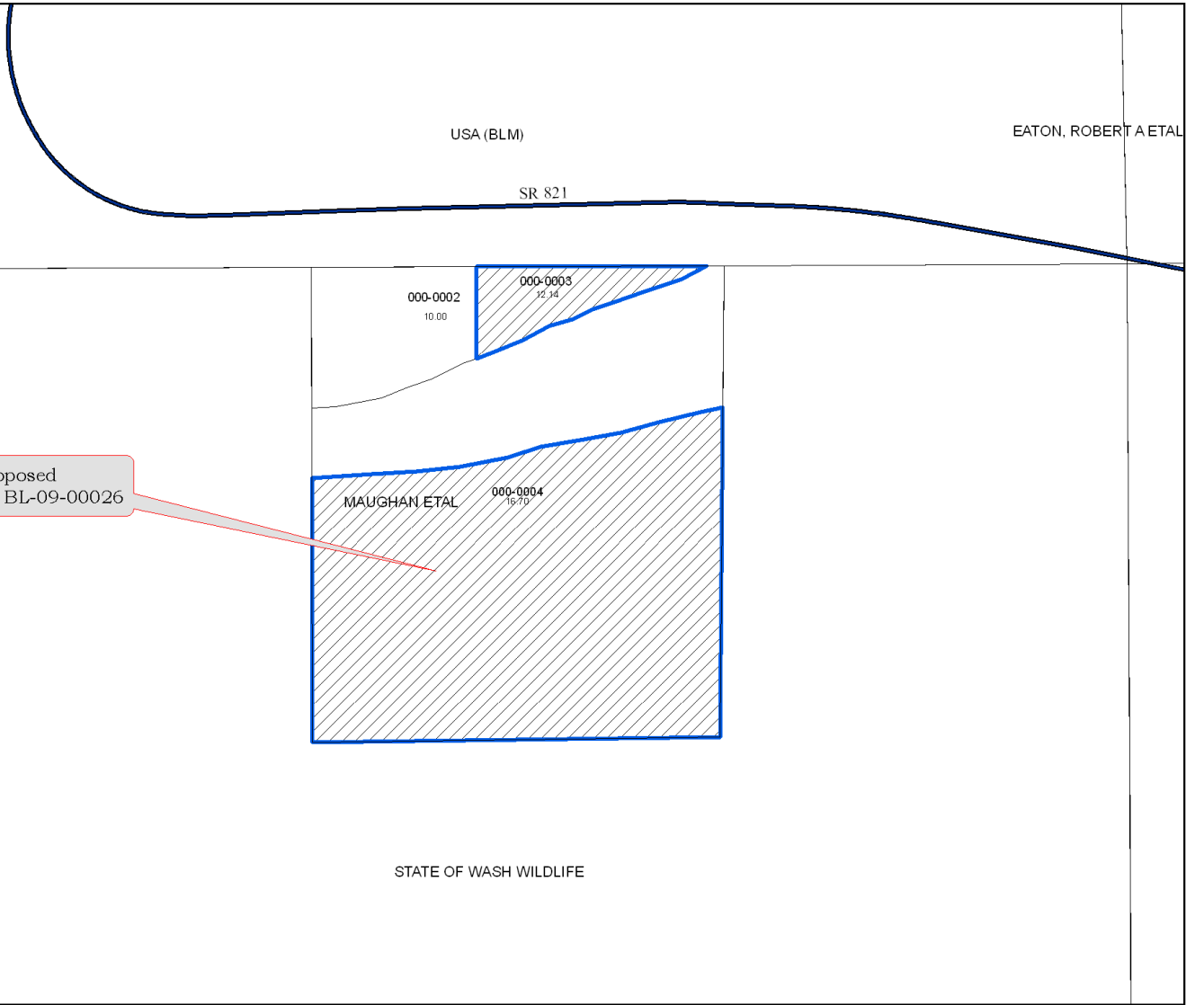
000-0003
12.34

MAUGHAN ETAL

000-0004
16.70

Proposed
Maughan BL-09-00026

STATE OF WASH WILDLIFE



10/6/2009 10:08 AM

Jeff Watson

From: Dave Nelson [dpnelson@encompasses.net]
Sent: Thursday, October 01, 2009 3:03 PM
To: Jeff Watson
Subject: BL-09-00026 MAUGHAN

HI JEFF,

WHAT I AM ATTEMPTING TO DO WITH THE BLA IS TO ROTATE THE DIVIDING LINE TO BE NORTH-SOUTH INSTEAD OF THE RAILROAD AS BEING THE DIVIDER. THIS WOULD LEAVE BOTH LOTS WITH ACCESS TO THE HIGHWAY. NO USE OF THE INTERVENING SPLIT COULD BE USED AGAIN.

I HOPE THIS WORKS FOR YOU.

THANKS,

David P. Nelson, P.L.S.
dpnelson@encompasses.net



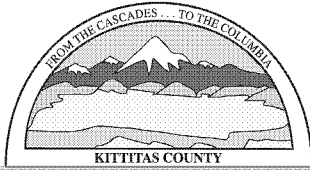
Together with Baima & Holmberg

Eastern Washington Division

108 E 2nd Street
Cle Elum, WA 98922
Phone: (509) 674-7433 ext. 225
Fax: (509) 674-7419

Western Washington Division

100 Front Street South
Issaquah, WA 98027
Phone: (425) 392-0250
Fax: (425) 391-3055



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 17, 2009

Gary Maughan
22591 M Road
Mattawa, WA 99344

Dear Mr. Maughan,

I am attempting to process your request for a boundary line adjustment, but am afraid it is unclear to me exactly what the request proposes. The site plan and documentation provided appears to indicate that the request is to combine the two parcels in question. Please call, e-mail, or stop by our office to clarify your request.

Sincerely,

Jeff Watson
Planner of record for:
BL-09-00026 Maughan

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682

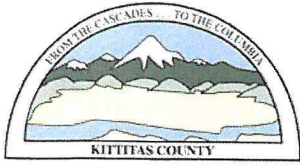
Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation

OCTOBER 6, 2009

Jeff Watson - KCCDS
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Phone: 509-933-8274
Fax: 509-962-7682
E-Mail jeff.watson@co.kittitas.wa.us

Page 1 of 1



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"

PERMIT NUMBER: BL-09-00020

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

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

- | | |
|--|--|
| <input type="checkbox"/> \$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,
___ SEGREGATED FOREST IMPROVEMENT SITE
___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL | <input type="checkbox"/> \$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| <input type="checkbox"/> \$50 Combination
___ COMBINED AT OWNERS REQUEST | <input checked="" type="checkbox"/> \$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| | <input type="checkbox"/> \$50 Mortgage Purposes Only Segregation |

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Weed

DATE:

7/10/09

RECEIPT #

00005227

RECEIVED
DATE STAMP
JUL 10 2009
Kittitas County
CDS

NOTES: _____

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

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: GARY MAUGHAN
Mailing Address: 22591 M ROAD
City/State/ZIP: MATTAWA, WA 99344
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Street address of property:

Address: SR 821
City/State/ZIP: ELLENSBURG, WA 98926

4. Zoning Classification: FOREST AND RANGE

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

New Acreage
(Survey Vol. _____, Pg. _____)

16-19-29000-0003 (955777) 12.14 AC

12.14 AC

16-19-29000-0004 (955778) 16.70 AC

16.70 AC

Applicant is: Owner Purchaser Lessee Other

Maughan et al LLC
Owner Signature Required

Gary Maughan
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2009 Paid

By: J Pettit
Kittitas County Treasurer's Office

Date: 12/29/09

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) 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)
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: Commercial Agriculture

Review Date: 2/2/2010

By: Jeff Watson

**Survey Approved: _____

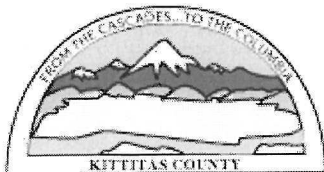
By: _____

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.

NOTE:

BOUNDARY LINE ADJUSTMENT DEFINITION IN 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 resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

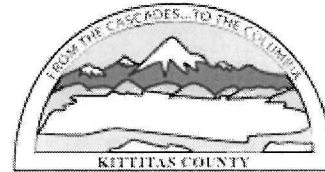
BL-09-00026
MAUGHAN



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 955777
Map Number: 16-19-29000-0003
Situs: \SR 821 ELLENSBURG
Legal: ACRES 12.14; PTN NE 1/4 NW1/4 & NW1/4 NE1/4 LYING N OF RR R/W; SEC~29, TWP 16, RGE 19~

Ownership Information

Current Owner: MAUGHAN ETAL
Address: 22591 M RD
City, State: MATTAWA WA
Zipcode: 99344

Assessment Data

Tax District: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 12.14
Last Revaluation for Tax Year:

Market Value

Land: 16,510
Imp:
Perm Crop:
Total: 16,510

Taxable Value

Land: 16,510
Imp:
Perm Crop:
Total: 16,510

Sales History

NO SALES HISTORY RECORDS FOUND!

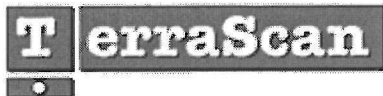
Building Permits

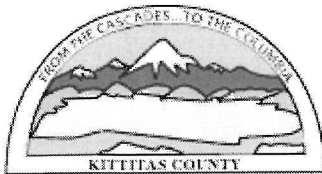
NO ACTIVE PERMITS!

5 Year Valuation Information

NO HISTORICAL VALUATION RECORDS FOUND!

File date: 7/7/2009 5:08:40 PM

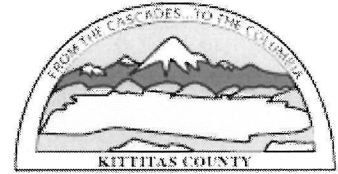




Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 955778
Map Number: 16-19-29000-0004
Situs: \SR 821 ELLENSBURG
Legal: ACRES 16.70; PTN NW1/4 NE1/4 LYING S OF RR
R/W; SEC 29, TWP 16, RGE~19~

Ownership Information

Current Owner: MAUGHAN ETAL
Address: 22591 M RD
City, State: MATTAWA WA
Zipcode: 99344

Assessment Data

Tax District: 19
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 16.7
Last Revaluation
for Tax Year:

Market Value

Land: 22,710
Imp:
Perm Crop:
Total: 22,710

Taxable Value

Land: 22,710
Imp:
Perm Crop:
Total: 22,710

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

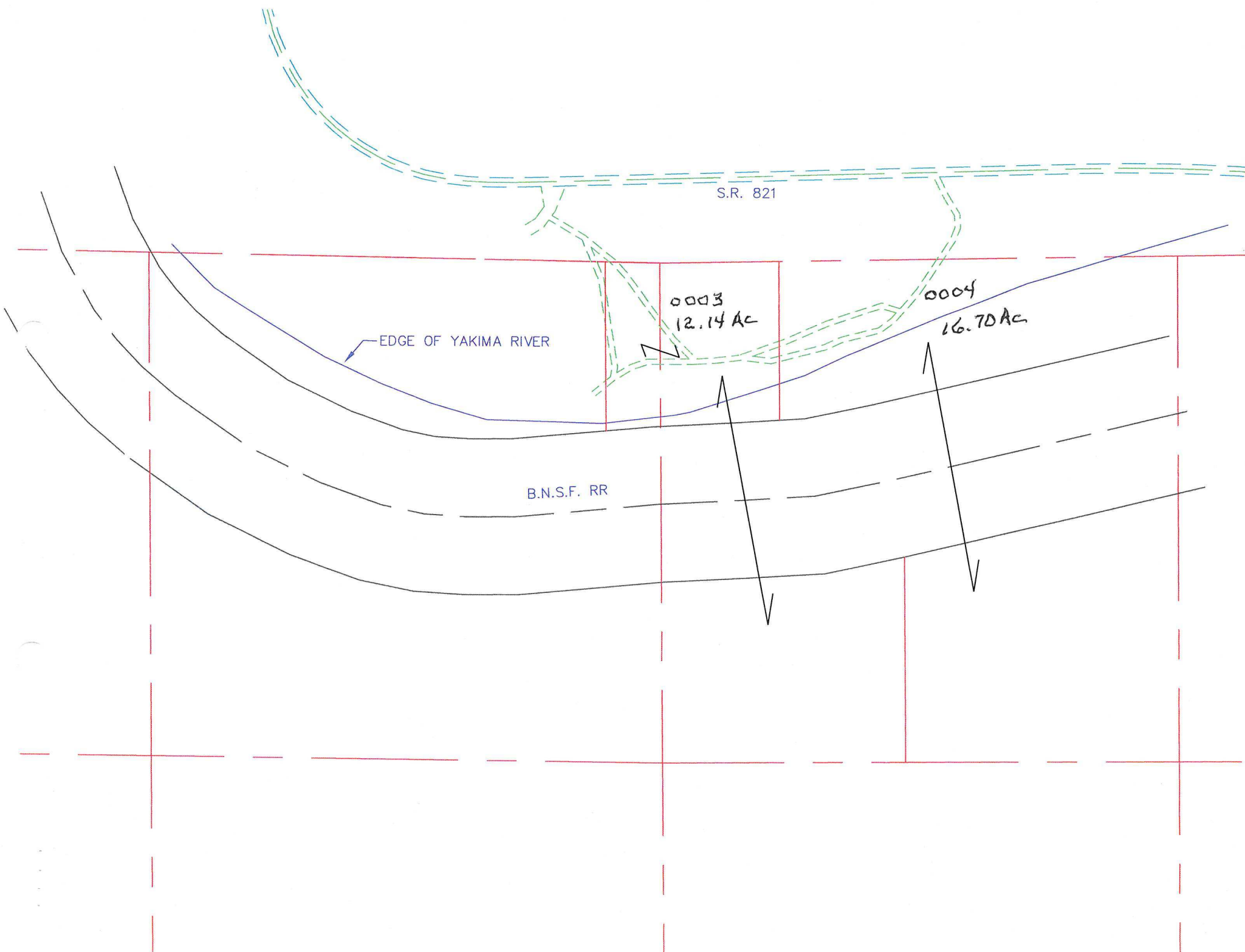
NO ACTIVE PERMITS!

5 Year Valuation Information

NO HISTORICAL VALUATION RECORDS FOUND!

File date: 7/7/2009 5:08:40 PM





S.R. 821

EDGE OF YAKIMA RIVER

B.N.S.F. RR

0003
12.14 AC

0004
16.70 AC