

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: April 28, 2011
SUBJECT: German BL-09-00027

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- 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.

Please let me know if you have any questions or need further information.

From: [Jeff Watson](#)
To: [Christina Wollman](#)
Subject: BL-09-00027 German
Date: Tuesday, April 26, 2011 8:01:00 AM

[BL-09-00027 German](#)

Christina,

Could you please review this application for final approval; legal descriptions have been provided. 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"

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.

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

GERMAN BLA DESCRIPTION

12/7/10

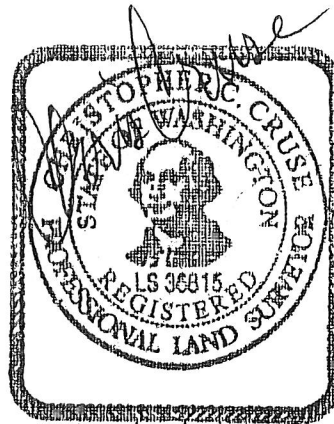
That portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 17 North, Range 18 East, W.M., in the County of Kittitas State of Washington, described as follows:

Beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter, thence N 89°47'48" E, along the south boundary of said Southwest Quarter of the Northwest Quarter, 449.71 feet to the centerline of the existing easterly ditch that bears northeasterly; thence along said easterly ditch the following six courses: N 10°58'31" E, 59.50 feet; N 44°30'45" E, 95.61 feet; N 52°22'16" E, 105.79 feet; N 39°18'31" E, 68.02 feet; N 30°28'57" E, 77.05 feet; and N 11°02'54" E, 144.10 to a point that is 450.67 feet, perpendicular measure, north of the south boundary of said Southwest Quarter of the Northwest Quarter; thence S 89°47'48" W, along a line 450.67 feet, perpendicular measure, north of and parallel with said south boundary of the Southwest Quarter of the Northwest Quarter, 308.00 feet to the centerline of the existing westerly ditch that bears southwesterly; thence along said westerly ditch the following four courses: S 15°12'51" W, 113.03 feet; S 09°43'11" W, 63.61 feet; S 23°55'36" W, 138.71 feet; and S 29°24'55" W, 129.38 feet to a point 40 feet, perpendicular measure, north of the south boundary line of said Southwest Quarter of the Northwest Quarter; thence S 89°47'48" W, along a line 40 feet, perpendicular measure, north of and parallel with the said south boundary, 255.01 feet to the west boundary of said Southwest Quarter of the Northwest Quarter; thence S 02°13'54" E, along said west boundary, 40.03 feet to the point of beginning;

EXCEPT the right of way for Fairview County Road along the west boundary thereof.

All as per attached Exhibit A.

This description is based on information of record.
No field work was done by Cruse & Associates.



12/7/2010



GERMAN BLA DESCRIPTIONS (cont.)
12/7/10

Revised 18-19-11000-0010

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies South and West of and below the right of way of the North Branch Canal of Kittitas Reclamation District;

AND

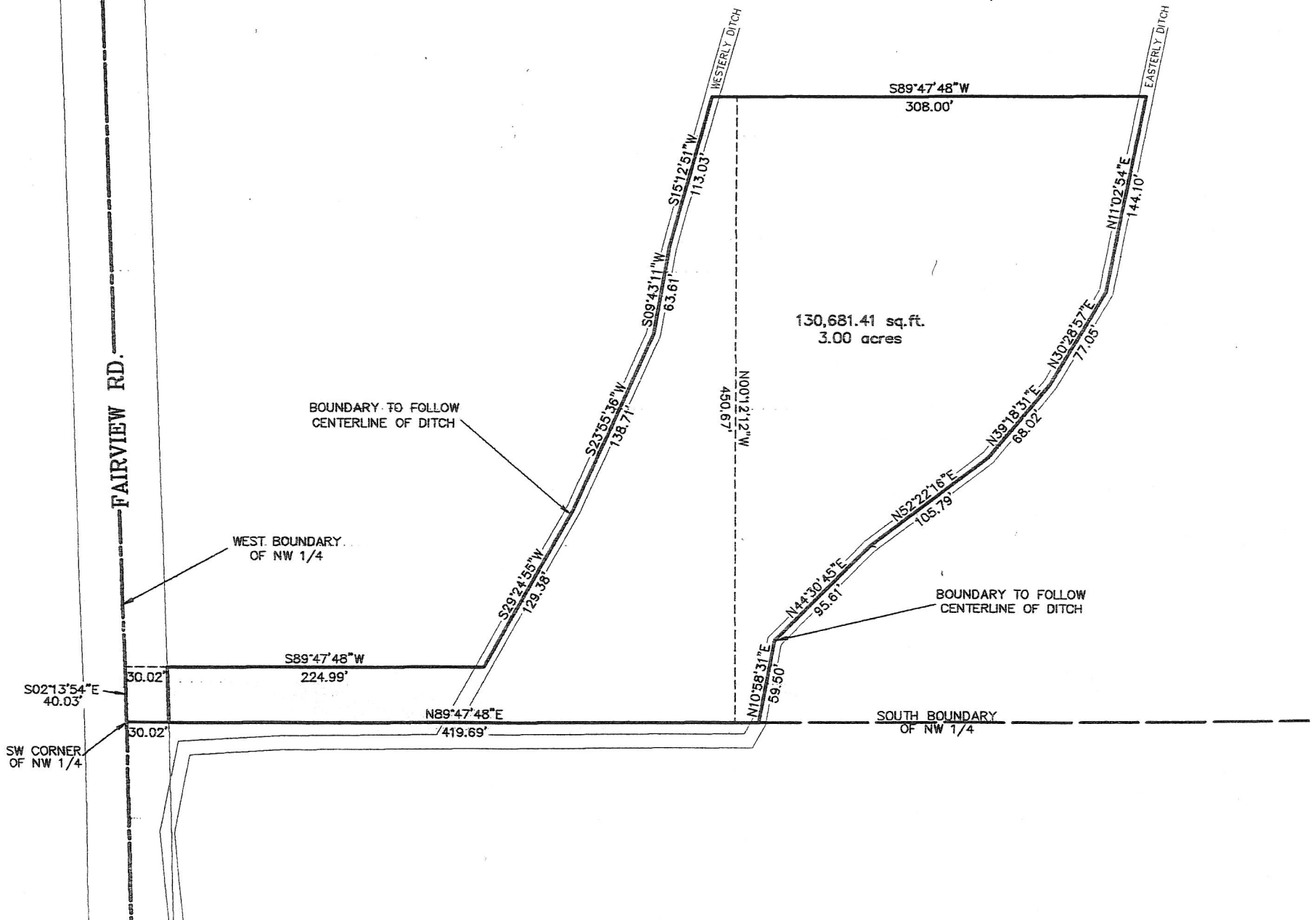
The North 1/2 of the Northwest 1/4, and the southwest 1/4 of the Northwest 1/4 of Section 11, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington; EXCEPT the right of way for Fairview County Road along the West boundary thereof;

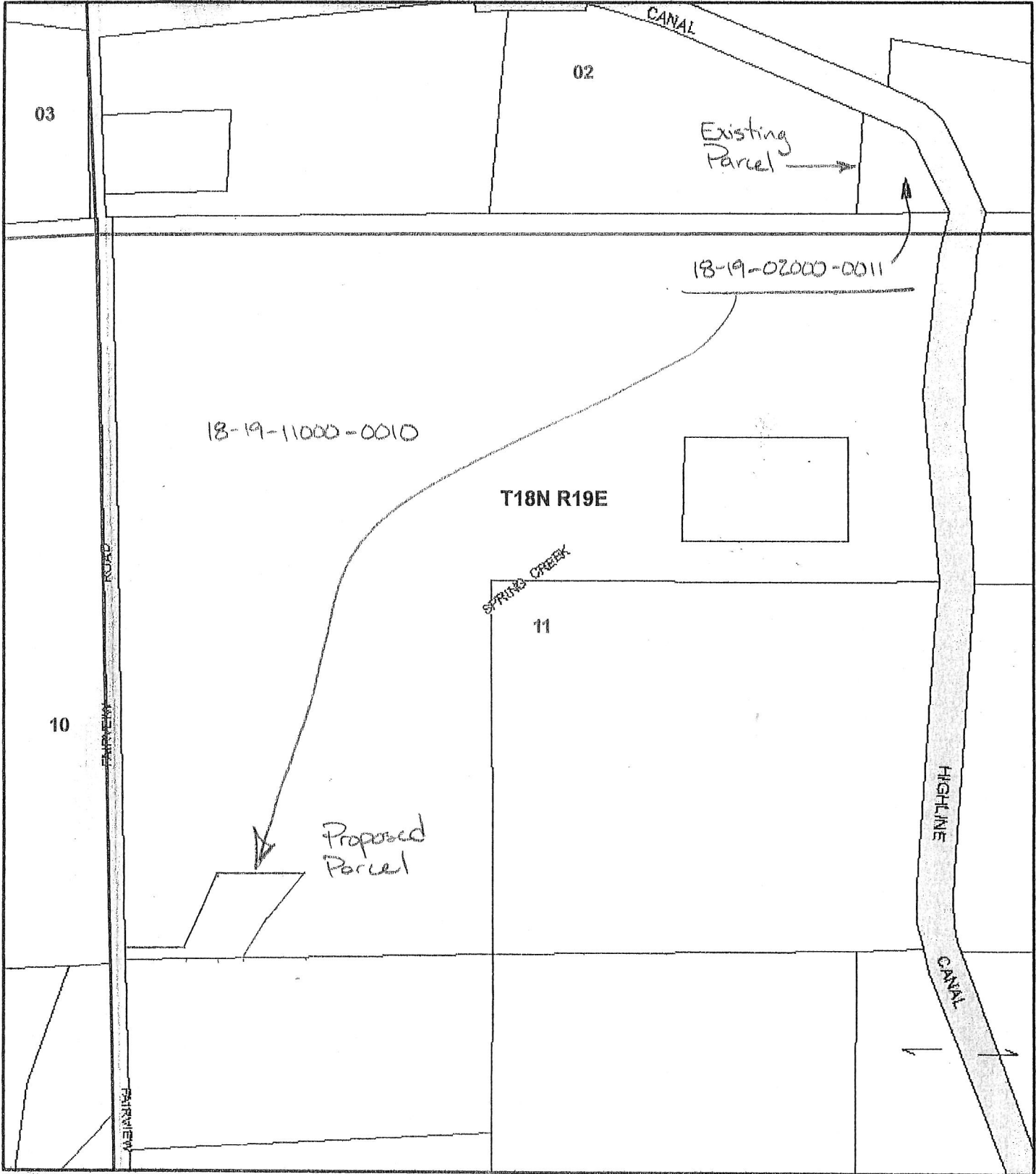
EXCEPT:

1. Tax Parcel No. 18-19-11000-0003;
2. That portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 17 North, Range 18 East, W.M., in the County of Kittitas State of Washington, described as follows:

Beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter, thence N 89°47'48" E, along the south boundary of said Southwest Quarter of the Northwest Quarter, 449.71 feet to the centerline of the existing easterly ditch that bears northeasterly; thence along said easterly ditch the following six courses: N 10°58'31" E, 59.50 feet; N 44°30'45" E, 95.61 feet; N 52°22'16" E, 105.79 feet; N 39°18'31" E, 68.02 feet; N 30°28'57" E, 77.05 feet; and N 11°02'54" E, 144.10 to a point that is 450.67 feet, perpendicular measure, north of the south boundary of said Southwest Quarter of the Northwest Quarter; thence S 89°47'48" W, along a line 450.67 feet, perpendicular measure, north of and parallel with said south boundary of the Southwest Quarter of the Northwest Quarter, 308.00 feet to the centerline of the existing westerly ditch that bears southwesterly; thence along said westerly ditch the following four courses: S 15°12'51" W, 113.03 feet; S 09°43'11" W, 63.61 feet; S 23°55'36" W, 138.71 feet; and S 29°24'55" W, 129.38 feet to a point 40 feet, perpendicular measure, north of the south boundary line of said Southwest Quarter of the Northwest Quarter; thence S 89°47'48" W, along a line 40 feet, perpendicular measure, north of and parallel with the said south boundary, 255.01 feet to the west boundary of said Southwest Quarter of the Northwest Quarter; thence S 02°13'54" E, along said west boundary, 40.03 feet to the point of beginning; EXCEPT the right of way for Fairview County Road along the west boundary thereof.

EXHIBIT A





Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

Scale = 1:6,000
1 Inch = 500 ft

Map Center: Township: **18** Range: **19** Section: **11**

6/5/2009

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



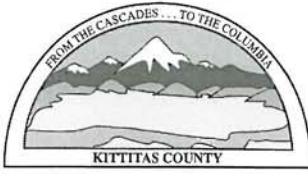
From: [Keli Bender](#)
To: [Jeff Watson](#)
Subject: German
Date: Monday, April 12, 2010 8:08:18 AM

Good morning Jeff;

This is in regards to the German BLA (BL-09-00027) All conditions set forth in the KRD General Guidelines have been met, therefore, this application has been approved. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@fairpoint.net
(509) 925-6158



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

January 11, 2010

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: German Boundary Line Adjustment, BL-09-00027

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 legal description or 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. This property is within the boundaries of the KRD. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the Boundary Line Adjustment.
4. Please refer to the attached Kittitas County Public Works Memo 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

cc:



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

January 28, 2010

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

Re: German BL, (BL-09-00027)

Dear Mr. Watson:

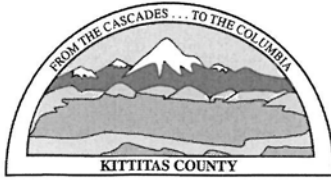
After conducting a review of the above named project, I have the following comments:

- All future development must comply with the International Fire Code.
- Any roads created as a result of this action shall meet the County Road Standards as well as International Fire Code requirements.

If you have any questions or concerns regarding fire service features, please contact the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 8, 2009
SUBJECT: German BL-09-00027

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. 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. In order to receive an access permit, the proposed location must meet sight distance requirements. Currently, the access does not meet sight distance requirement due to overgrown trees on the property to the south. The trees must be trimmed to allow for 425' of site distance. Any work done within the County right of way may require a permit from Public Works, and any work done within the creek bed will require a permit from Washington Department of Fish and Wildlife.
- b. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 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.

Page 1 of 1

Jeff Watson

From: Jeff Watson
Sent: Thursday, September 17, 2009 3:49 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Joe Gilbert; James Rivard
Subject: BL-09-00027 German
Attachments: image001.jpg

[BL-09-00027 German](#)

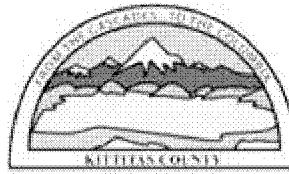
Christina, Brenda and all at Health,

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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9/17/2009 3:55 PM

Jeff Watson

From: Jeff Watson
Sent: Thursday, September 17, 2009 3:55 PM
To: 'Keli Bender'
Subject: BL-09-00027 German
Attachments: BL-09-00027 German Master File.pdf; image001.jpg

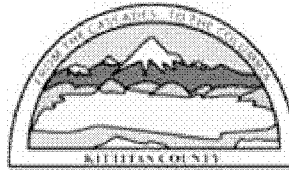
BL-09-00027 German

For Review & Comment

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



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BLA Preliminary Submittal Requirements For:

BL-09-00027 German

Date Received: July 15, 2009

Review Date: [Click here to enter a date.](#)

Map Number: 18-19-11000-0010, 18-19-02000-0011 Parcel Number: 154234, 164134

Planner: Jeff Watson Zoning: Agriculture 20

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

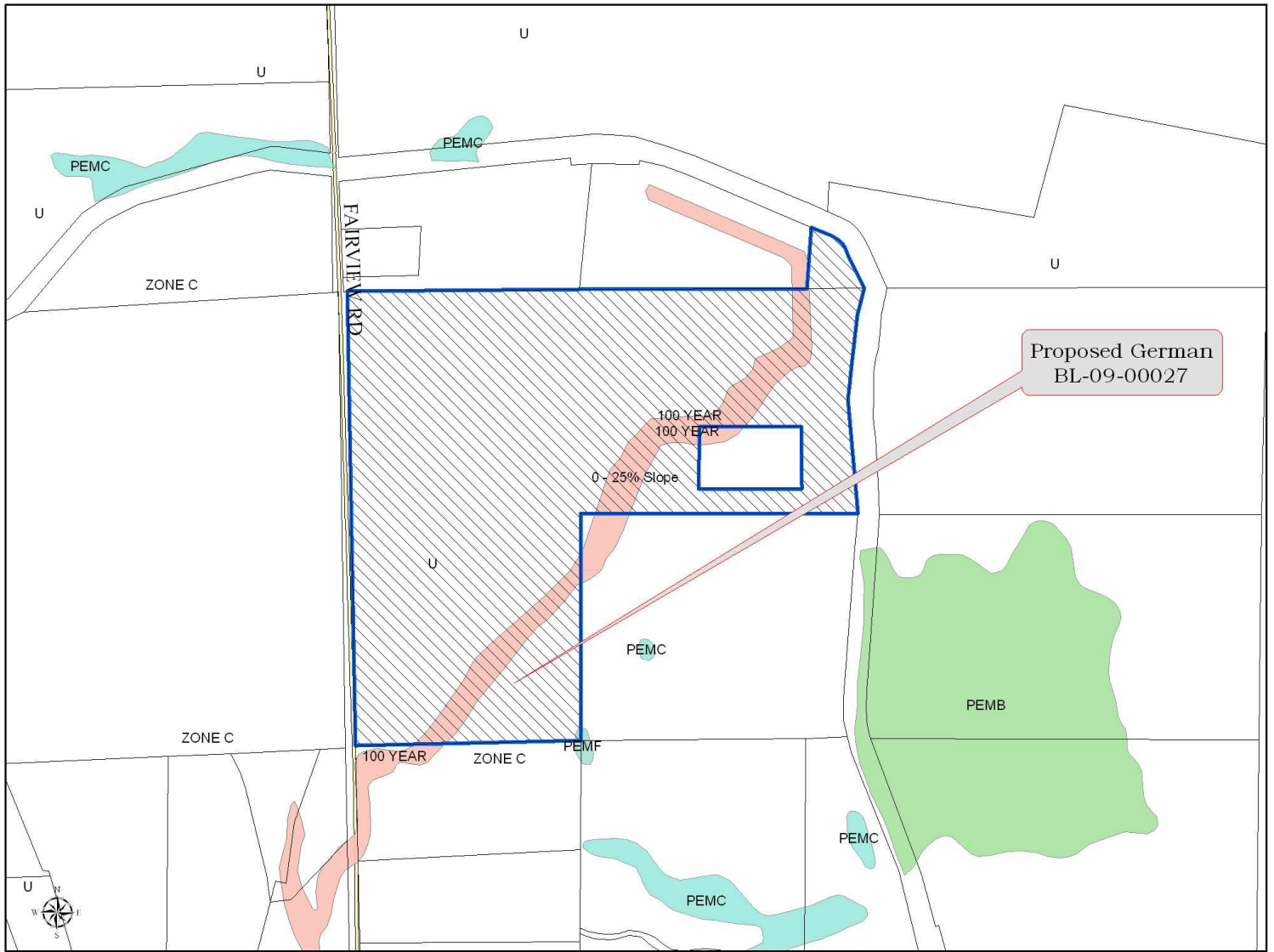
Located within Irrigation District

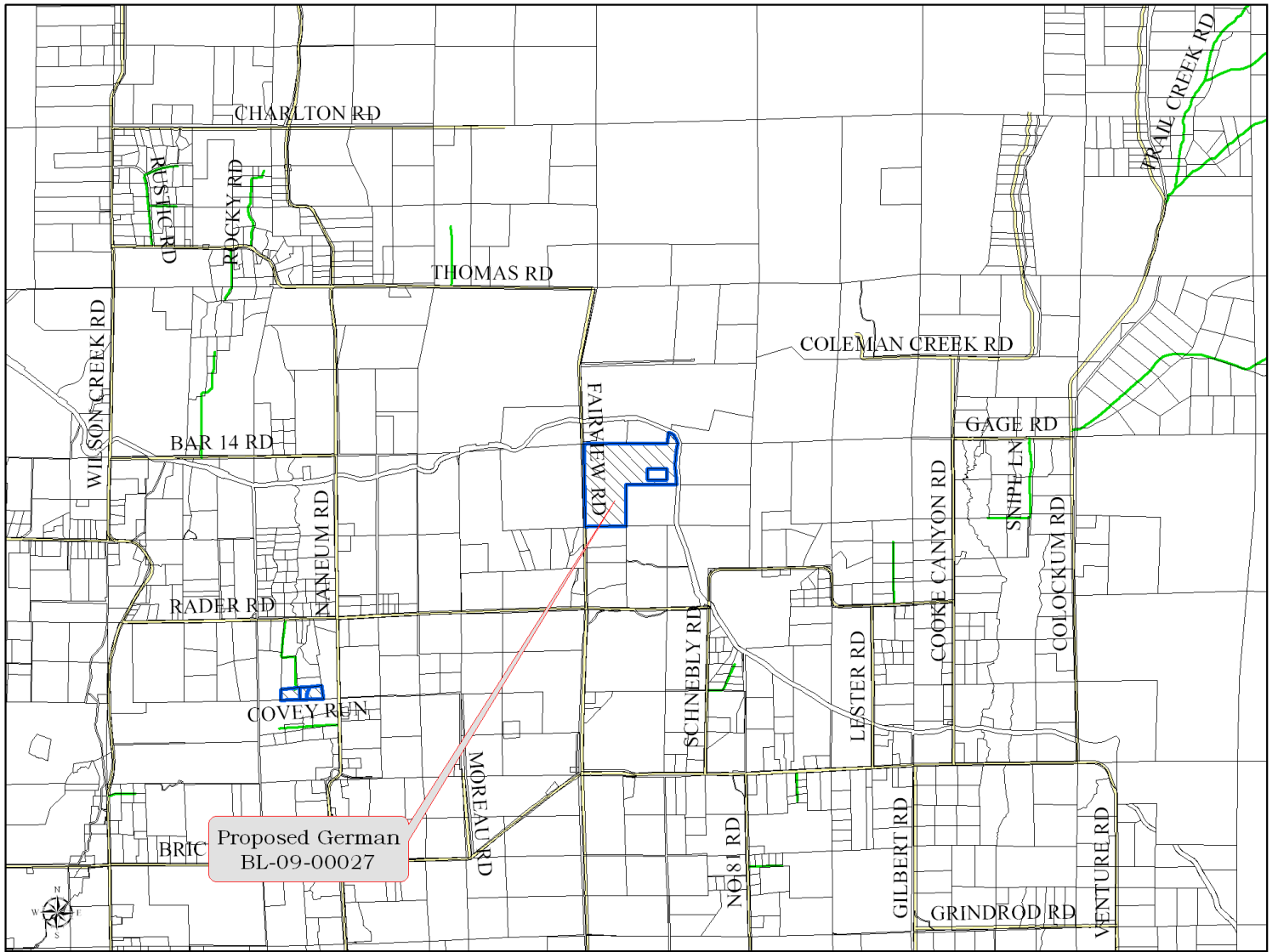
School District

In UGA

Critical Areas

- | | | | | |
|--------------------------------------|-------------------------------------|-------------------------------------|---------------|--|
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within a Shoreline of the State | Environment: | <input type="text"/> |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No | Within a FIRM Floodplain | Panel #: | <input type="text" value="5300950435B"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within a PHS Habitat | Habitat Type: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Wetland in Parcel | Wetland Type: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Seismic Rating | Category: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within Coal Mine Area | | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Hazardous Slope in Parcel | Category: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Airport Zones within Parcel | Zone: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Adjacent to Forest Service Road | Road: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Adjacent to BPA Lines or Easement | | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within 1000' of Mineral Land of LTS | | <input type="text"/> |







Proposed German
BL-09-00027

FAIRVIEW RD





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-09-00027

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

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE: 7-15-09

RECEIPT # 5270



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: German, Stephen K Etux
Mailing Address: 11040 Fairview Rd
City/State/ZIP: Ellensburg, WA 98926
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: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address:

3. Street address of property:

Address: 11040 Fairview Rd
City/State/ZIP: Ellensburg, WA 98926

4. Zoning Classification: AG-20

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

18-19-02000-0011 1.90 Ac.
18-19-11000-0010 122.80Ac

New Acreage
(Survey Vol. _____, Pg _____)

~~1.90 Ac.~~ 3.00 AC

~~122.80 Ac.~~ 121.70 AC

as per new descriptions

CC 12/7/2010



Applicant is: Owner Purchaser Lessee Other

[Signature]
Owner Signature Required

[Signature]
Applicant Signature (if different from owner)

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

Name: German, Stephen K Etux
Mailing Address: 11040 Fairview Rd
City/State/ZIP: Ellensburg, WA 98926
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: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. Street address of property:

Address: 11040 Fairview Rd
City/State/ZIP: Ellensburg, WA 98926

4. Zoning Classification: AG-20

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
<u>18-19-02000-0011 1.90 Ac.</u>	<u>1.90 Ac.</u>
<u>18-19-11000-0010 122.80Ac</u>	<u>122.80 Ac.</u>
_____	_____
_____	_____
_____	_____

Applicant is: Owner Purchaser Lessee Other


Owner Signature Required


Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2009 paid

By: MaCormeyr
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: Agriculture 20

Review Date: 9/17/2009

By: Jeff Watson

¹²⁹²¹
**Survey Approved: 4/25/2011

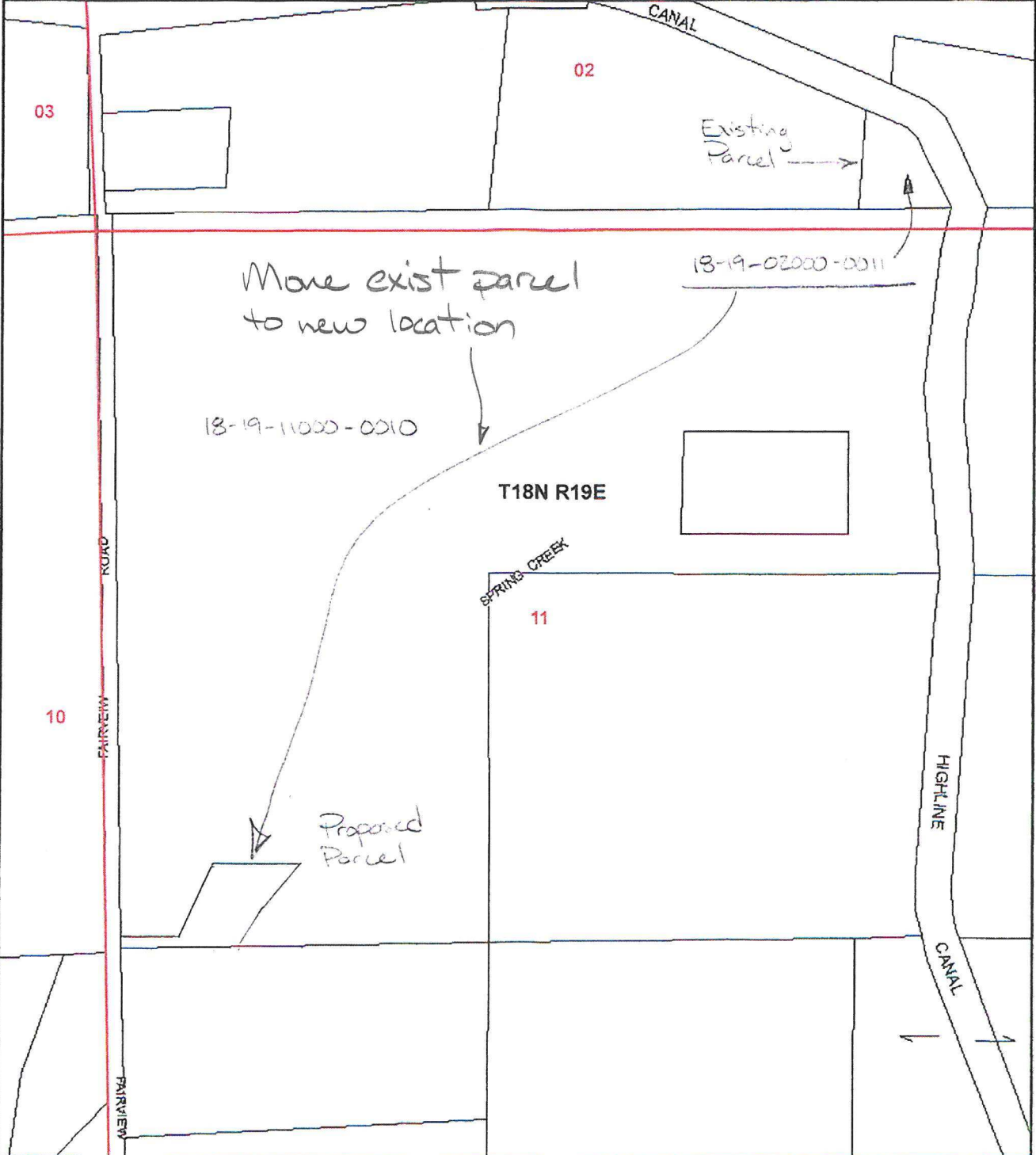
By: [Signature]

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.

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-09-00027
GERMAN



Map Center: Township: 18 Range: 19 Section: 11

6/5/2009

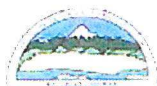
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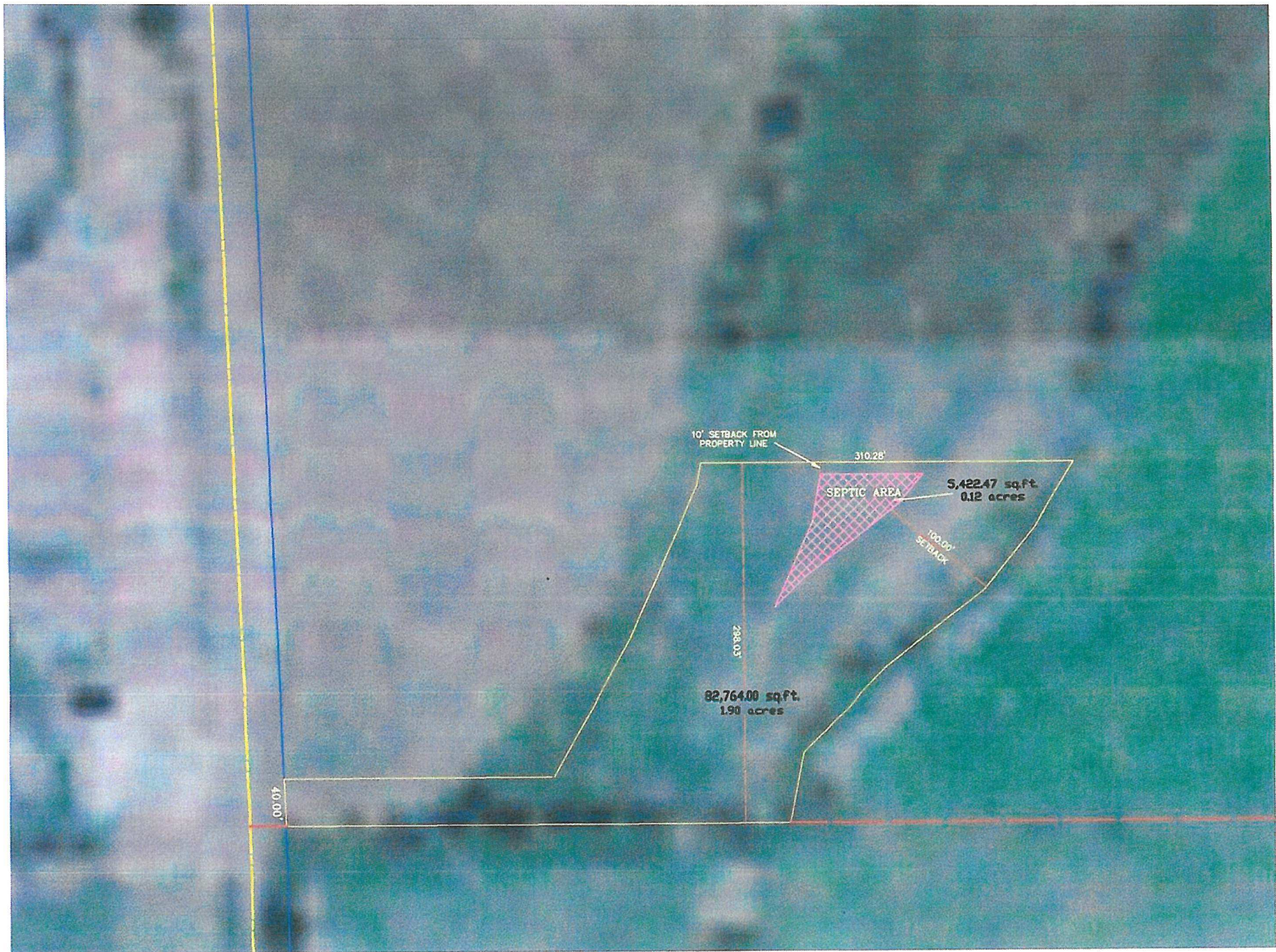
- Tax Parcels
- Townships
- Rights of Way
- Sections

Scale = 1:6,000
1 inch = 500 ft

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1"=100'