

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

April 12, 2010

Ninon Wheatley
11440 North Thorp Highway
Thorp WA 98946

RE: Wheatley Boundary Line Adjustment, BL-10-00011

Map Number: 18-17-02030-0022
18-17-02030-0023

Dear Applicant,

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:

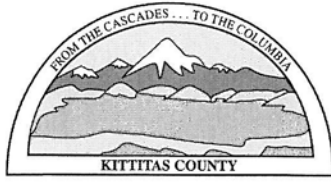
1. A legal description or recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. These properties appear to be within the boundaries of the Thorp Mill and West Side irrigation entities. The applicant will need to comply with all irrigation entity requirements, if any, prior to final approval of the Boundary Line Adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Comment Memos 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: Kittitas County Public Works Comments
Kittitas County Fire Marshall Comments



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: March 16, 2010
SUBJECT: Wheatley BL-10-00011

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. Additional access may not be allowed to either of the subject properties. A joint-use access may be required for any future development.
- 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.

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

Jeff Watson

From: Holly Duncan
Sent: Wednesday, March 17, 2010 9:23 AM
To: Jeff Watson
Subject: RE: BL-10-00011 Wheatley

Jeff,

It doesn't appear that there are any wells within 50 feet of the proposed property line. It also appears that the on site sewage systems are away from the proposed line. It looks OK to me.

Holly

From: Jeff Watson
Sent: Tuesday, March 16, 2010 1:15 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00011 Wheatley

[BL-10-00011 Wheatley](#)

Christina, Holly, 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"

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.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

March 17, 2010

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

Re: Wheatley (BL-10-00011)

Dear Mr. Watson:

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

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Jeff Watson

From: Jeff Watson
Sent: Tuesday, March 16, 2010 1:15 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00011 Wheatley

[BL-10-00011 Wheatley](#)

Christina, Holly, 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, March 16, 2010 1:13 PM
To: 'nwheat@fairpoint.net'
Subject: BL-10-00011 Wheatley
Attachments: BL-10-00011 Wheatley Irrigation.pdf

BL-10-00011 Wheatley

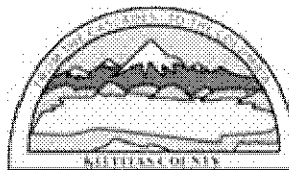
Dear Applicant,

Kittitas County Community Development Services has received, and preliminarily processed your boundary line adjustment application. This is a courtesy note to let you know that your property, according to our GIS irrigation layer (which admittedly is not the best it can be), overlaps two irrigation entities (Thorp Mill and West Side; see attached). Kittitas County Code (16.08.055) requires that boundary line adjustments meet the requirements of irrigation entities (Chapter 16.18) prior to final approval. In many instances these smaller entities, due to their limited scheduled meetings, can take a great deal of time to obtain approval from. If your application is of a time sensitive nature, it may behoove you to contact them early and often so that their requirements can be met in a timely fashion. In the mean time we will continue to process your application on our end; should you have additional questions or concerns, please feel free to contact me in any method listed below.

I'll be here...

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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Segregation Preliminary Submittal Requirements For:

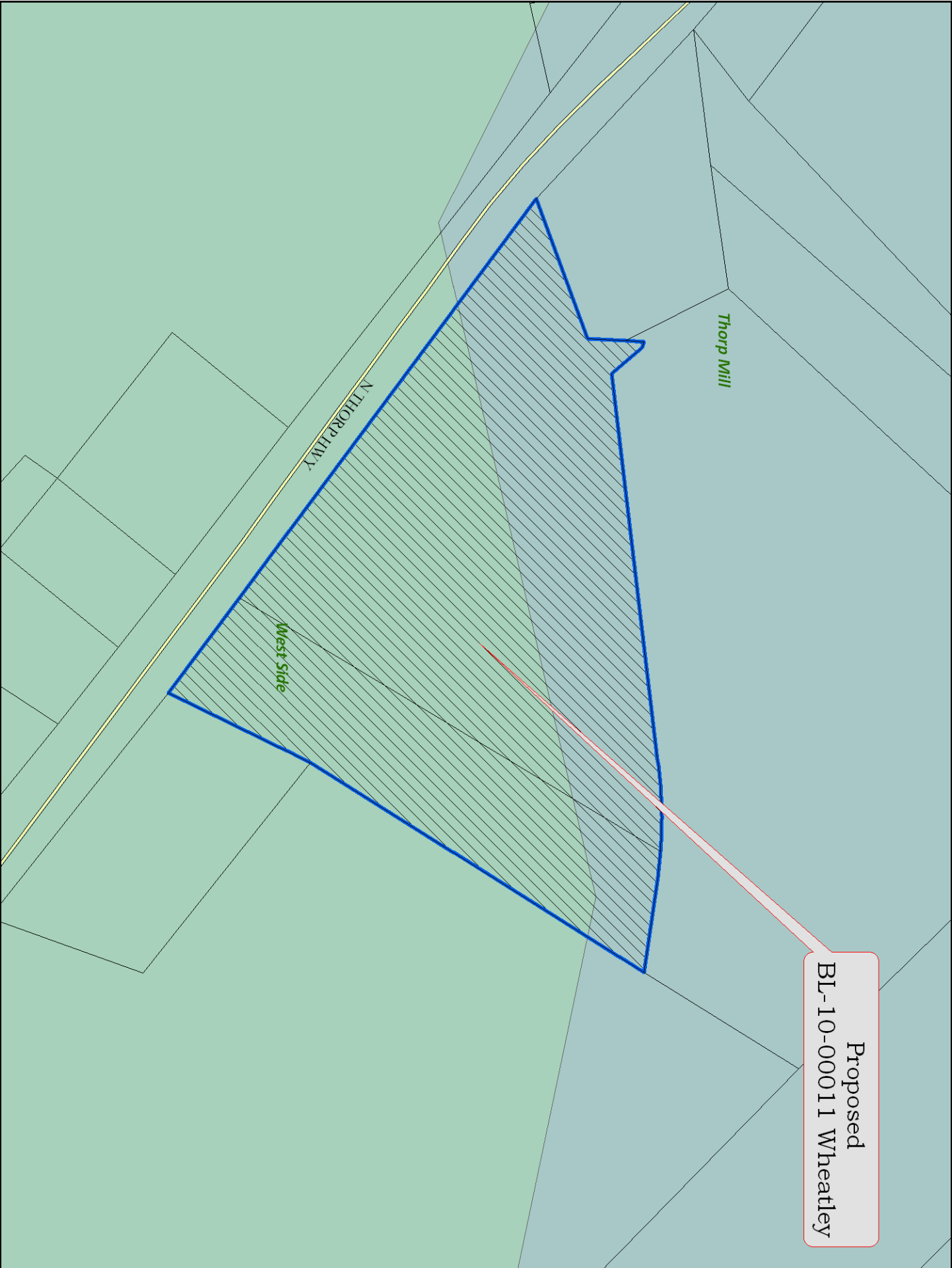
BL-10-00011 Wheatley

Date Received: March 4, 2010
Review Date: March 16, 2010
Map Number: 18-17-02030-0022, 18-17-02030-0023 Parcel Number: 369133, 379133
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

- 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**



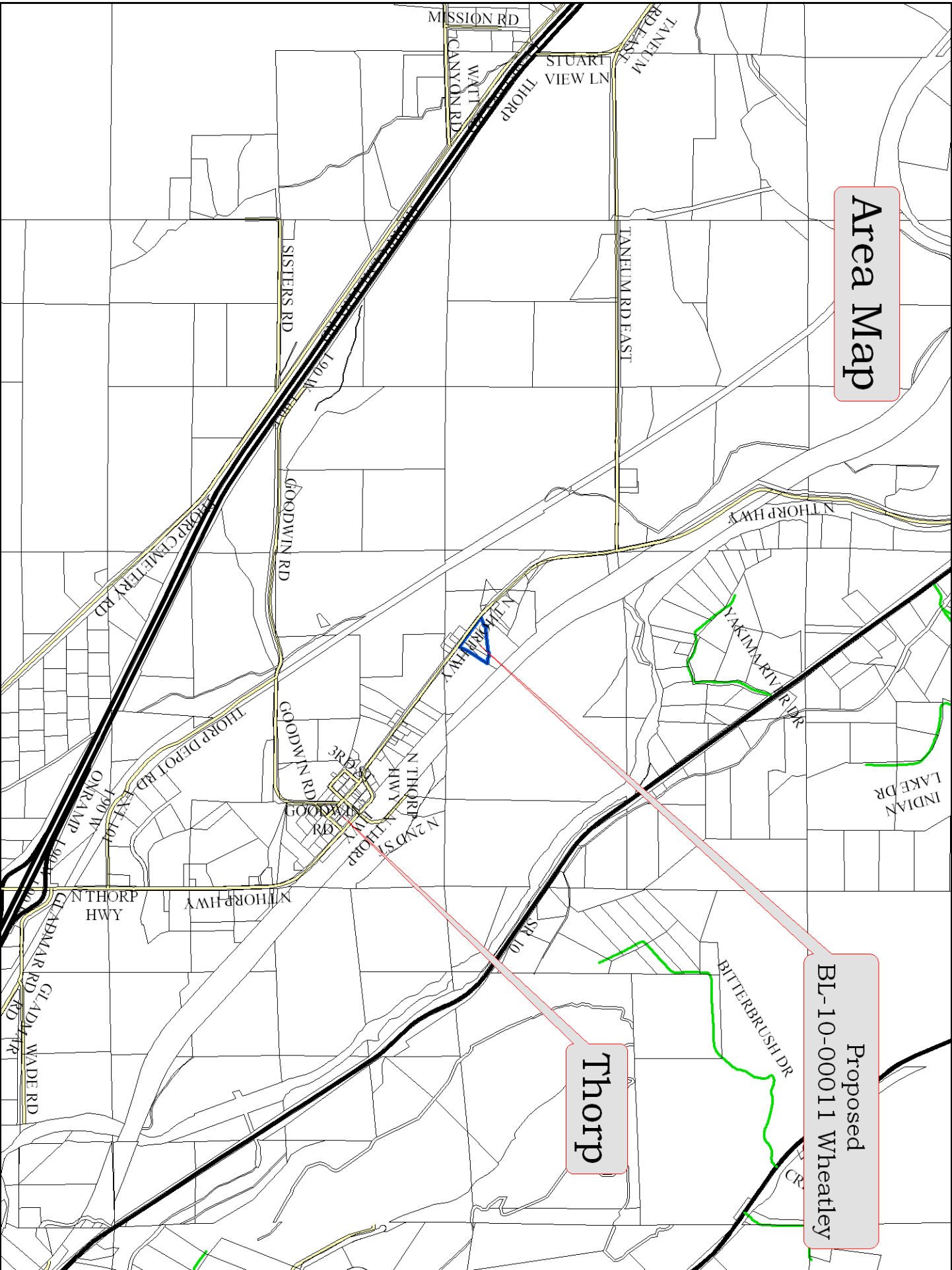
N THORP HWY

West Side

Thorp Mill

Proposed
BL-10-00011 Wheatley

Area Map



Thorp

Proposed
BL-10-00011 Wheatley



Proposed
BL-10-00011 Wheatley

Critical Areas

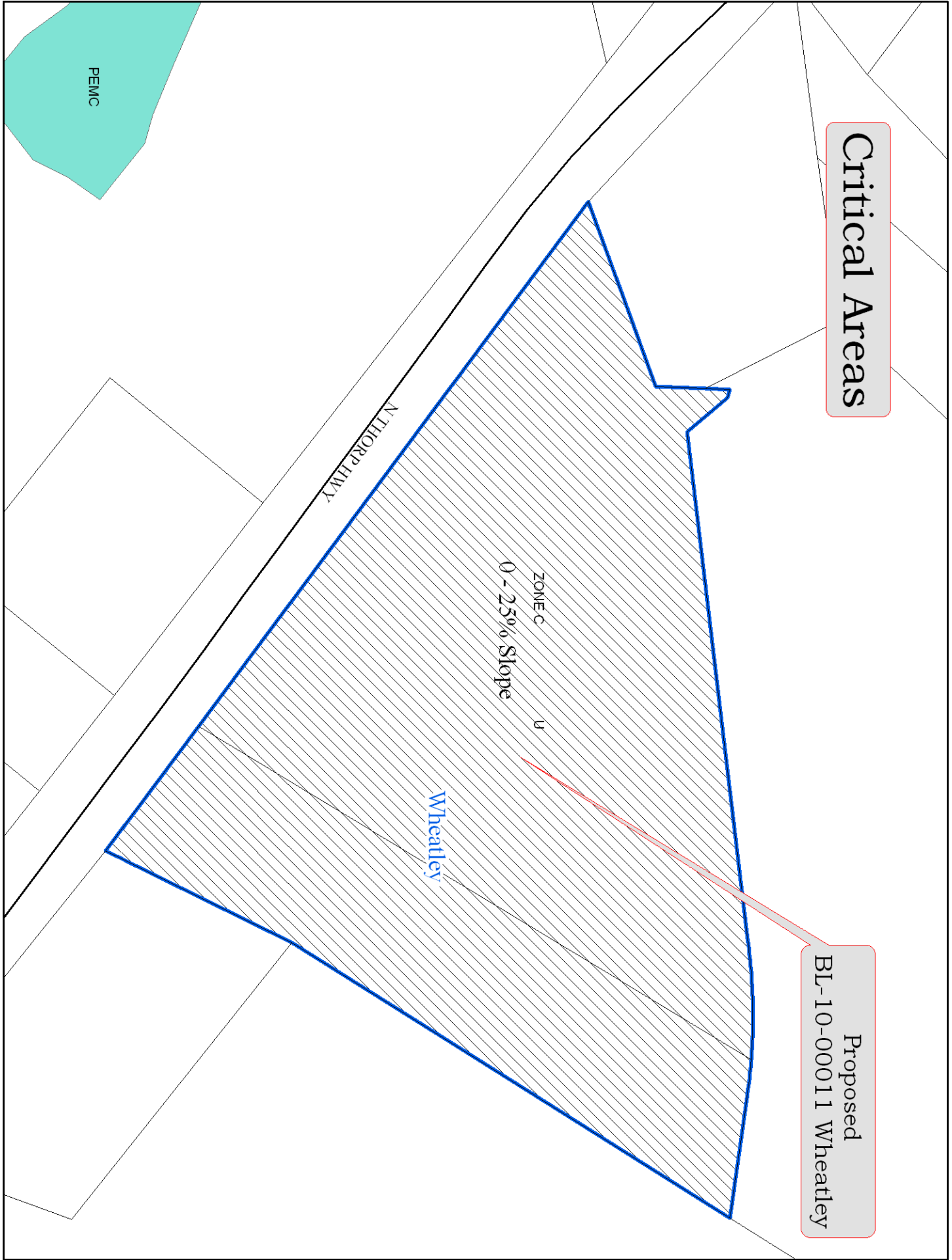
Proposed
BL-10-00011 Wheatley

ZONE C
U
0 - 25% Slope

Wheatley

N THORP HWY

PEMC



Rill, Ninon E.

dough

30 March, 2006

11-Jul

2006 Taxes PD 17 March, 2006

BLA

Sales Info:

Adjusted Acres:

0

06 for 07

	<u>Owner</u>	<u>Parcel Number</u>	<u>Acres</u>	<u>Lvalue</u>	<u>Ivalue</u>	<u>Tvalue</u>	<u>Lv/Lu</u>
Original:		18-17-02030-0022	2.87	Value to be determined by appr.			
New:		369133	2.48	Value to be determined by appr.			
		Ptn. S1/2 SW1/4 (Ptn. Parcel W, B21/P247)					
Original:		18-17-02030-0023	0.73	Value to be determined by appr.			
New:		379133	1.12	Value to be determined by appr.			
		Ptn. S1/2 SW1/4 (Ptn. Parcel W, B21/P247)					

Brief legal descriptions remain unchanged.

2006 BLA

FEES:

- \$300 Exempt Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

Attn: Scott Turnbull

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Applicant's Name: R11 RECEIVED
Address: 40 Cruse & Asger
City: _____

Phone (Home): _____
Original Parcel Number(s) & Acreage (1 parcel number per line):
State, Zip Code: 962-8242
Phone (Work): _____

Action Requested: SEGREGATED INTO _____ LOTS
 "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
New Acreage (Survey Vol. _____, Pg _____)
2.18 AC
2.48 AC
1.12 AC

Applicant Is: Owner Purchaser Lessee Other
Owner Signature Required: [Signature]
Treasurer's Office Review: _____

RECEIVED
MAR 08 2006
KITTITAS COUNTY
CDS

Tax Status: Current year paid
By: M. Starks
Kittitas County Treasurer's Office
Date: 3.17.2006

2006 BLA

Planning Department Review
for observance of Intervening ownership.

- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- (X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes X 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 applicable short 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: 3/9/06
By: [Signature]
**Survey Approved: 3/9/06
By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

RILL BLA DESCRIPTION

3/29/06

Southeasterly Parcel

That portion of Parcel W of that certain survey as recorded April 22, 1996 in Book 21 of Surveys at page 247, under Auditor's File No 199604220015, records of Kittitas County, State of Washington, which lies southeasterly of the following described line:

Beginning at the southerly most corner of said Parcel W, thence N 54°20'00" W, along the southwesterly boundary of said Parcel W, 102.01 feet to the true point of beginning for said described line; thence N 36°29'28" E, parallel with and 102.00 feet northwesterly of the southeasterly boundary of said Parcel W, 451.02 feet to a point on the north boundary of said Parcel W and the end of said described line;

Being a portion of the Southwest Quarter of Section 2, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington..

Above described parcel contains 1.12 acres.

Northwesterly Parcel

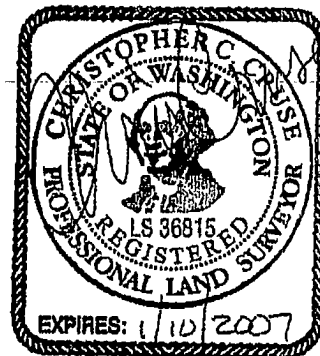
Parcel W of that certain survey as recorded April 22, 1996 in Book 21 of Surveys at page 247, under Auditor's File No 199604220015, records of Kittitas County, State of Washington; EXCEPT that portion of said Parcel W which lies southeasterly of the following described line:

Beginning at the southerly most corner of said Parcel W, thence N 54°20'00" W, along the southwesterly boundary of said Parcel W, 102.01 feet to the true point of beginning for said described line; thence N 36°29'28" E, parallel with and 102.00 feet northwesterly of the southeasterly boundary of said Parcel W, 451.02 feet to a point on the north boundary of said Parcel W and the end of said described line;

Being a portion of the Southwest Quarter of Section 2, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

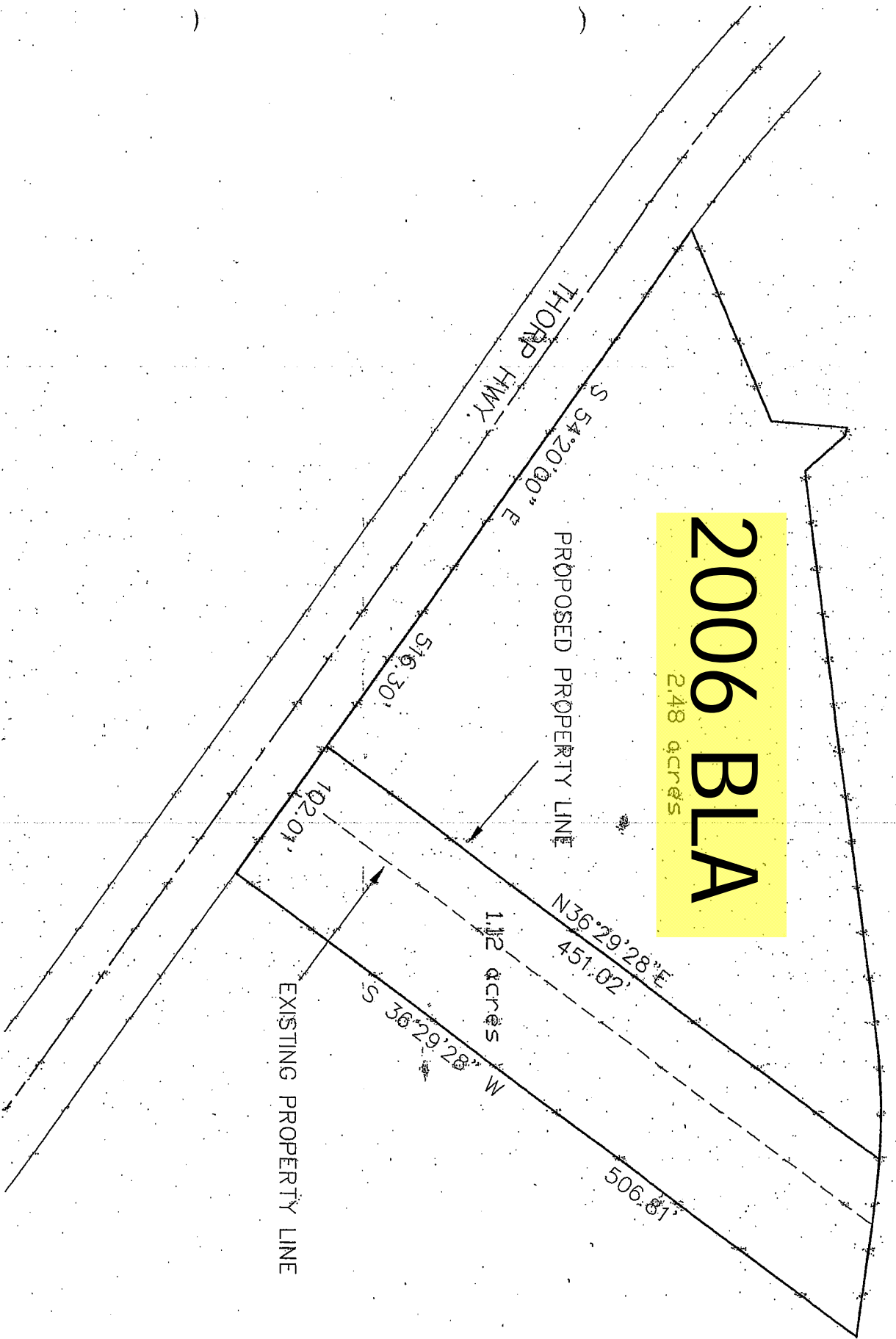
Above described parcel contains 2.48 acres.

2006 BLA



2006 BLA

2.48 acres



PART OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

1546 04220015

21-247

LEGAL DESCRIPTIONS

PARCEL W

PARCEL W OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1996 IN BOOK 21 OF SURVEYS AT PAGE 2-72, UNDER AUDITOR'S FILE NO. 19960422 0015, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LINE A

LINE A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED APRIL 22, 1996 IN BOOK 21 OF SURVEYS AT PAGE 2-72, UNDER AUDITOR'S FILE NO. 19960422 0015, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-1000 TOTAL STATION. THE CONTROLLING POINTS AND PROPERTY CORNERS THEREIN WERE PREVIOUSLY LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE DESCRIPTIONS OF RECORD FOR THE WILSON PROPERTY SHOWN HEREON AND PARCELS ADJACENT HAVE SUBSTANTIAL CLOSURE ERRORS AND/OR CONFLICTING DIMENSIONS CREATING SUBSTANTIAL GAPS OR OVERLAPS. THE INVOLVED PARTIES HAVE MET AND AGREED TO CORRECT THEIR BOUNDARIES AS RELATED TO THE WILSON PROPERTY. THE LEGAL DESCRIPTIONS HEREON ARE INTENDED TO FACILITATE THEIR AGREEMENT.

AUDITOR'S CERTIFICATE

Filed for record this 22nd day of APRIL,

1996, at 2:32 P.M., in Book 21 of Surveys

of page(s) 2-72, at the request of Cruse & Nelson,

BEVERLY M. ALLENBAUGH BY: *Beverly M. Allenbaugh*

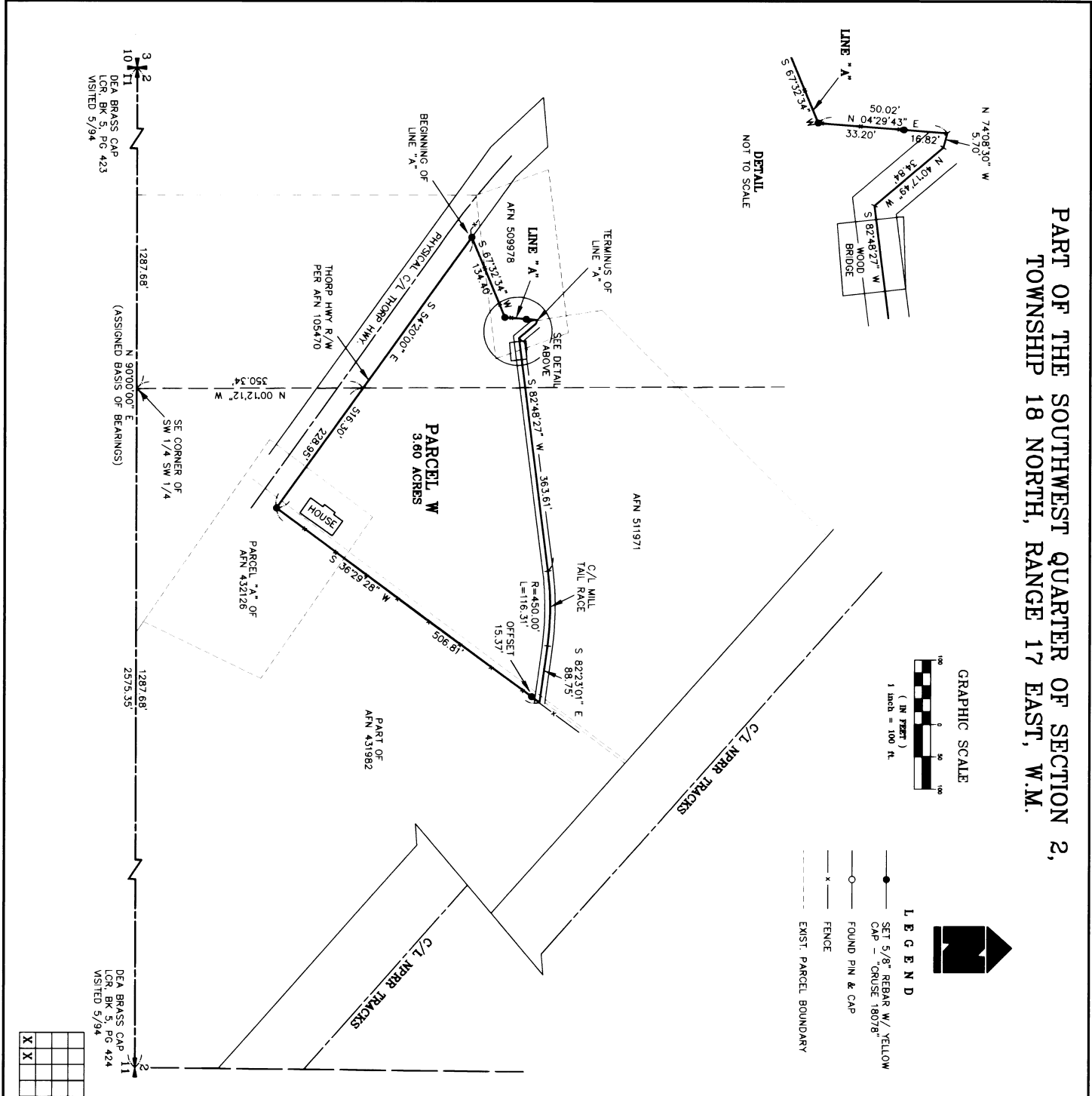
KITITAS COUNTY AUDITOR

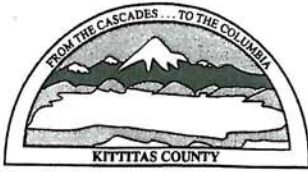
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of PHIL WILSON in MARCH of 1996.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 DATE 4-22-96

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street
 Ellensburg, WA 98926 (509) 925-4747
WILSON SURVEY





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-10-00011

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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$100 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

PAID
MAR 04 2010
KITTITAS CO.
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

[Handwritten Signature]

DATE:
03-04-10

RECEIPT #
7141

DATE STAMP
HERE

NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Applicant's Name: Nixon E. Wheatley
City: Thorp
Phone number: 509-964-2520

Address: 11440 N. Thorp Hwy
State, Zip Code: WA 98946
Email Address: nwheat@Fairpoint.net

2. Street address of property:

Address: 11440 N. Thorp Hwy & 11442 N. Thorp Hwy
City/State/ZIP: Thorp WA 98946

3. Zoning Classification:

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

369133-18-17-02030-0022-2.48
379133 " " -0023 - 1.12

New Acreage
(Survey Vol. ____, Pg ____)

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required: Nixon E. Wheatley

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) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ___ No ___
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

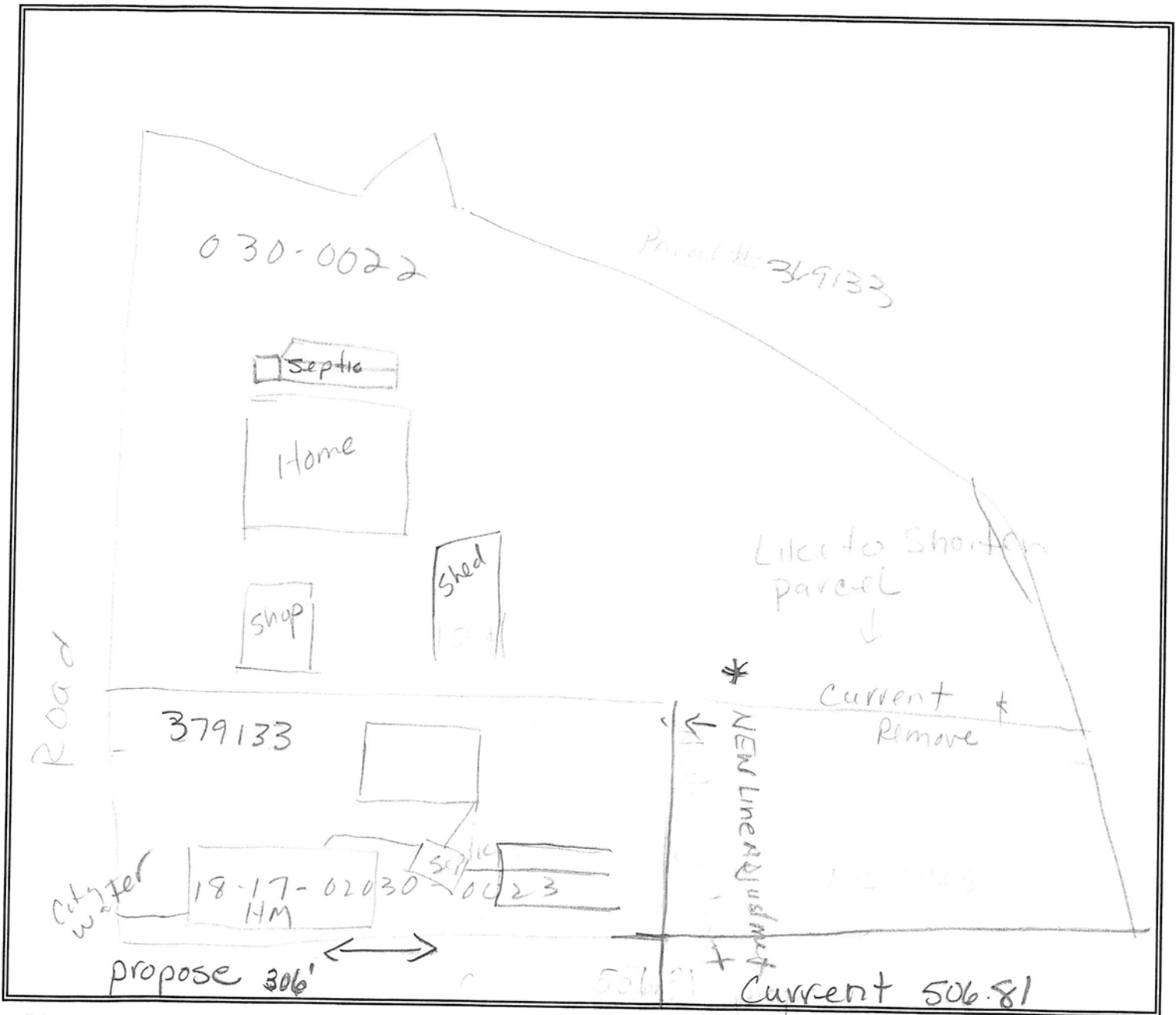
Review Date: _____ By: _____

**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.

This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)

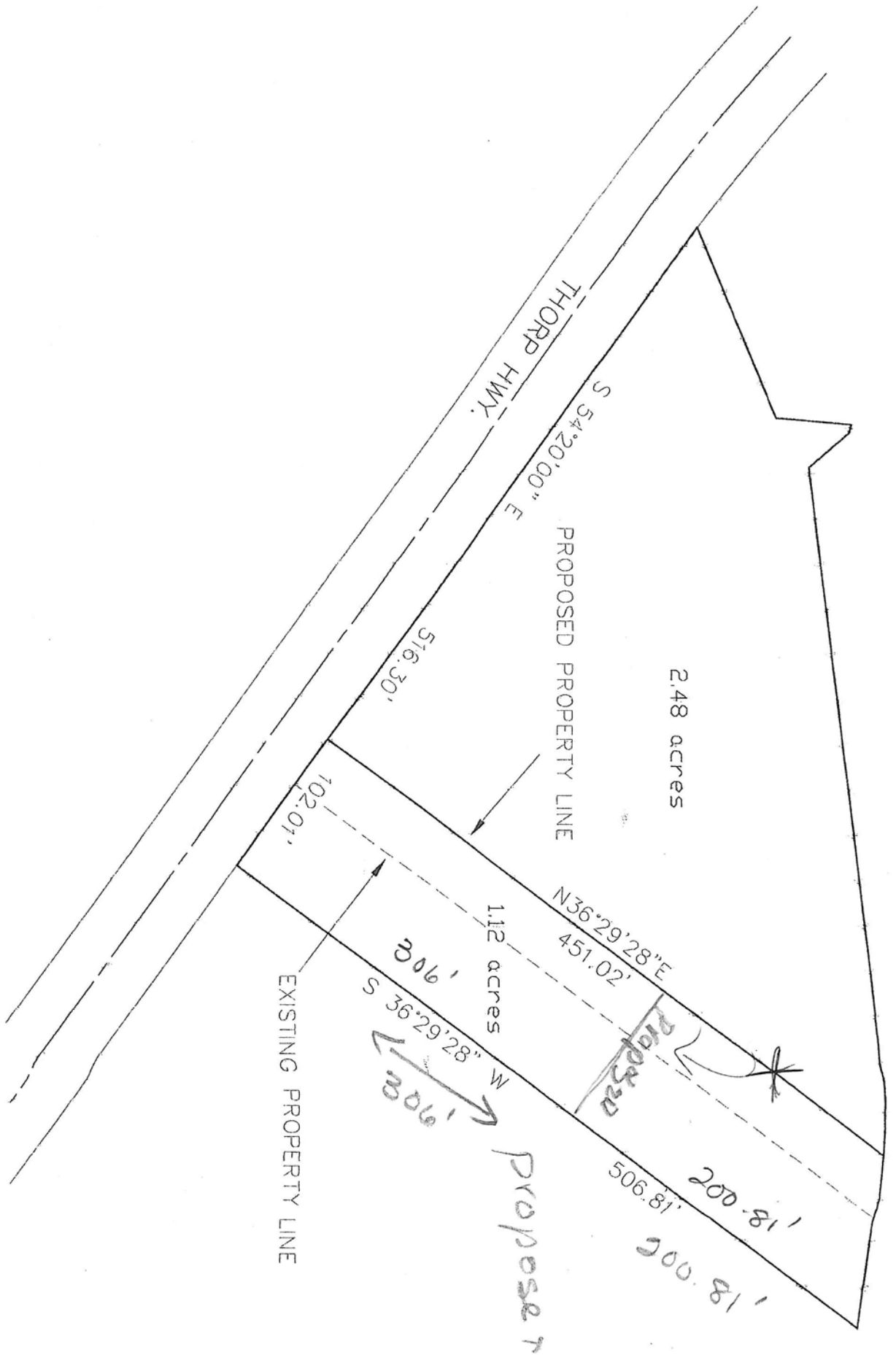


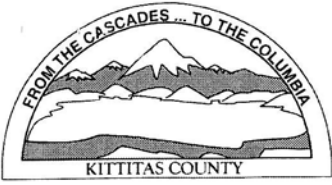
Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)

2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.

3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.





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

RECEIPT NO.: 00007141

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021879

Date: 3/4/2010

Applicant: WHEATLEY, NINON E

Type: check # 20991

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00011	BOUNDARY LINE ADJUSTMENT MINOR	101.00
BL-10-00011	BLA MINOR FM FEE	65.00
	Total:	166.00